

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
Hampton East Owner LLC
4750 and 4730 Benning Road, SE
Portion of Lots 1 and 2 and in Square 5344**

Outlines of Witness Testimony (Representative) and Expert Resumes
submitted in accordance with Subtitle Y § 300.8(k)

Nick Simpson, CEO, Mentis Capital Partners

Representative of the Applicant

- Overview of proposed residential development and affordable housing component
- Summary of community outreach and engagement

Aubrey Jason Grant, Principal, EMOTIVE Architecture, PLLC

Proffered Expert Witness in Architecture and Urban Design

- Overview of proposed residential development
- Overview of floor plans, unit types, and private outdoor spaces
- Design compatibility with existing multifamily buildings

David Landsman, President, CAS Engineering – DC, LLC (or)

Martin S. Landsman, Senior Project Manager, CAS Engineering – DC, LLC

Proffered Expert Witness in Civil Engineering and Site Design

- Description of proposed site design for new residential development
- Proposed subdivision to create three new record lots and zoning compliance
- Explanation of unique conditions affecting property and resulting challenges in providing required street frontage (30 ft.)

*The Applicant reserves the right to call additional witnesses during the public hearing, as necessary, to present its case in chief to the Board.



Professional Registrations

Registered Architect, DC #ARC101472

Registered Architect, MD #16713

Registered Architect, VA #0401017312

Certifications and Associations

American Institute of Architects

National Council of Architectural
Registration Boards

District of Columbia Board of
Architecture, Interior Design and
Landscape Architecture, Member

National Organization of Minority
Architects, Member

DC Building Industry Association,
Member

2018 Affordable Housing Task Force,
Member of the DC Mayor's Office

Education

Bachelor of Architecture, Howard
University

Recognition and Awards

Renovation of Envoy Lobby,
Washington, DC

ASID Maryland Design Competition, 2nd
Place

Peninsula 88, Washington, DC

Delta Associates, Esteemed Award
of Best Washington/Baltimore High-
Rise Condominium Community

Years of Experience / Years with EMA

26 / 13

Two-Year Workload

50% Subscribed, 50% Capacity

AUBREY JASON GRANT | AIA, NCARB, NOMA

Principal Architect

Aubrey is guided by his principle, *"Elevate through Architecture,"* which reflects his passion for designing spaces that enrich communities and transform how people live, work, and interact. With nearly 30 years of experience, he blends vision, integrity, and technical expertise for innovation designs that meet the unique needs of diverse projects. His approach seamlessly integrates building typologies with their surrounding contexts, resulting in functional, enduring spaces that inspire and connect. Since founding Emotive Architecture in 2011, he has continued to push the boundaries of design, championing projects that reflect his unwavering commitment to excellence and community empowerment through architecture. To date, he has led eight projects for the Department of General Services.

REPRESENTATIVE PROJECT EXPERIENCE

DGS Office of Neighborhood Safety and Engagement Building Concept Design, Washington, DC

Ongoing

Principal-in-Charge

Aubrey is leading the development of a concept plan for the renovation of the ONSE building.

DGS MPD 2nd, 3rd 4th, and 5th Districts Headquarters Program of Requirements and Test Fits, Washington, DC

Completed in 2022

Principal-in-Charge

Aubrey provided executive oversight to the team that developed requirements and test fits for multiple Metropolitan Police Department Headquarters buildings to evaluate their renovations or replacement. The projects included feasibility analysis, site development, and programmatic test-fit services for new facilities at the existing sites.

FCEC Resilience Incubator, Washington, DC

4,000 SF | Ongoing (2025 Estimated Completion)

Principal-in-Charge

The FH Fauntery Community Enrichment Center, Washington, DC's inaugural incubator, is a testament to EMA's commitment to fostering intergenerational growth and connection. Under the guidance of Aubrey, the A/E team re-imagined a commercial space within a five-story mixed-use building, transforming it into a hub for personal and professional development. The design reconfigured the floor plan to seamlessly integrate retail, business, and multipurpose areas for a dynamic environment that inspires collaboration, innovation, and creativity. The space was thoughtfully crafted to be welcoming and interactive, inviting engagement and connection at every turn.

AUBREY JASON GRANT | AIA, NOMA

Principal Architect



Cycle House Apartments
Washington, DC

Cycle House Apartments, Washington, DC

16,700 SF | \$7.8M | Ongoing | Net-Zero and LEED for Homes (Target) Principal-in-Charge

Aubrey provided executive design management to shape this mixed-use project. Comprising 18 residential units and retail space, the project stands out as one of the District's first Net-Zero affordable housing developments, employing Passive House principles to achieve exceptional energy efficiency and exemplify a forward-thinking approach to sustainable urban living. Aubrey leveraged innovative prefabricated construction techniques, enabling minimized on-site production, accelerated construction timelines, and reduced environmental impact. The all-wood panelized construction system further optimized efficiency while maintaining structural integrity. Funded through the Low-Income Housing Tax Credit Program and supported by the Office of the Deputy Mayor for Planning and Economic Development, the project contributes much-needed affordable housing to the District's inventory.



Peninsula 88
Washington, DC

Peninsula 88, Washington, DC *

165,400 SF | \$42M | Completed in 2020 | LEED Silver
Lead Architect

Aubrey led design development and building permitting for the first residential project to break ground in the Buzzard Point area of Washington, DC's southwest waterfront. Aubrey's expertise on this 110-unit condominium was vital to overcome challenges posed by the 500-year floodplain, resulting in a design that seamlessly integrates resilience and innovation. The building's post-tensioned concrete construction ensures long-term durability, while its LEED Silver certification reflects a strong commitment to sustainability. Under Aubrey's leadership, the project received recognition for its exceptional design by Delta Associates.



Park 7
Washington, DC

Park 7, Washington, DC *

400,000 SF | \$41M | Completed in 2014
Project Architect

Aubrey led design coordination and building permitting for a landmark affordable housing development that delivered 377 units in a 400,000 SF building on a two-acre site. The building targeted residents earning 30% and 50% AMI and included one- to three-bedroom apartments, with larger units addressing family needs. Constructed with four stories of wood framing on a concrete podium, the project meets 2015 Enterprise Green Communities Standards.

** Completed with another firm*

David C. Landsman, P.E., Prof. L.S.

Manager, CAS Engineering-DC, LLC

4836 MacArthur Boulevard, NW, 2nd Floor, Washington, DC 20007

(202) 393-7200 office, (301) 788-0599 cell, david@cas-dc.com



ENGINEERING-DC, LLC

Experience you can build on.

Current Position

Manager overseeing daily engineering, permitting, surveying and operations of CAS Engineering-DC, LLC.

Education

Master of Business Administration

Sept. '13

Richard J. Bolte, Sr. School of Business, Mount St. Mary's University, Emmitsburg, MD

Concentration in Finance

Bachelor of Science, Civil Engineering

May '08

A. James Clark School of Engineering, University of Maryland, College Park, MD

University Honors Citation, Concentration in Environmental Studies and Water Resources

Experience

Manager

Nov. '15 - Current

CAS Engineering-DC, LLC, Washington, DC

- Leads engineers, surveyors and permit technician staff.
- Manage projects and supervise design work.
- Proposal preparation and contract acquisition.
- Feasibility and zoning research/consultation.
- Site plan layout, grading, stormwater management design.
- Hydraulic analysis utilizing Flowmaster, HEC-RAS, HY-8, TR-55 and TR-20.
- Utility main, public main connection, well, septic and sandmound layout and design.

Branch Manager

Mar. '14 – Nov. '15

Senior Project Manager

Oct. '13 – Mar. '14

Project Manager, Project Engineer

May '08 – Oct. '13

Engineering Intern / Project Surveyor

Sept. '03 – May '08

CAS Enterprises, Inc., CAS Engineering, Frederick, MD and Washington, DC

- Experience in Washington, DC, Arlington and Fairfax Counties, VA, and Montgomery County, MD.
- Proficient with AutoCAD Land Desktop, AutoCAD Civil, AutoCAD Survey.
- Hydraulic analysis utilizing Flowmaster, HEC-RAS, HY-8, TR-55 and TR-20.
- Utility main, public main connection, well, septic and sandmound layout and design.
- Survey crew experience (rod-man, instrument operator, crew chief on two-man crew) including boundary, topographic, stream profiling, stakeout surveys.

Junior Design Engineer

May '07 – Aug. '07

Bohler Engineering, Ronkonkoma, NY

- Feasibility research and site analysis in Nassau and Suffolk Counties, NY.
- CAD design, revisions and coordination with engineering team.
- Preliminary grading and layout for commercial sites (clients include 7-Eleven, Lowes, former Commerce Bank).

Registrations

Professional Engineer (PE), West Virginia, Lic. No. 026519

March, '24

Professional Engineer (PE), Colorado, Lic. No. PE.0063787

Jan., '24

ISA Certified Arborist, International Society of Arboriculture, Cert. No. MA-6549A

July, '22

Registered Land Surveyor (RLS), District of Columbia, Reg. 20-27

Nov, '20

Professional Land Surveyor (Prof. LS), District of Columbia, Lic. No. LS909272

Aug., '17

Professional Land Surveyor (Prof. LS), Maryland, Lic. No. 21513

June, '17

Professional Engineer (PE), Virginia, Lic. No. 0402051784

Apr. '13

Professional Engineer (PE), Maryland, Lic. No. 43307

Feb. '13

Professional Engineer (PE), District of Columbia, Lic. No. PE906954

Dec. '12

LEED Green Associate, Reg. No. 10576478

Dec. '09

Land Surveyor in Training (LSIT), Maryland, Reg. No. 21513

April '09

Engineer in Training (EIT), Maryland, Reg. No. 35801

April '08

Specific Project Experience

1326 & 1350 Florida Avenue, NE, Washington, DC

Utility/site layout, stormwater management design, and construction support for two separate five-story mixed-use buildings.

1355 17th Street, NW, Washington, DC

Utility/site layout, stormwater management design, and construction support for nine-story apartment building.

1919 14th Street, NW, Washington, DC

Utility/site layout, stormwater management design, and construction support for seven-story mixed-use building.

320 Florida Avenue, NE, Washington, DC

Utility/site layout and stormwater management design for a 13-story multi-unit residential building and adjacent park.

55 M Street, SE, Washington, DC

PUD support/application for four-phase development, including expert witness testimony.

625 Rhode Island Avenue, NW, Washington, DC

PUD support/application, utility/site layout and design, and construction support for four-story apartment.

4804 Georgia Avenue, NW, Washington, DC

Stormwater, GAR, ESC design, utility/site layout and design, and construction support for five-story apartment.

Bullis School Shared Use Path, Potomac, MD

Site layout, grading and final design for shared use path along school frontages (one County and one State).

Central Union Mission, Washington, DC

Utility/site layout, stormwater management design, and construction support for partial renovation and construction of seven-story mixed-use building.

Kensington Heights, Kensington, MD

Final site design for thirteen-lot subdivision with two roadway extensions.

Loree Grand at Union Place, Washington, DC

Utility/site layout, stormwater management design, and construction support for multi-phased, mixed-use development following PUD applications and revisions/amendments.

National Cathedral School Park, Washington, DC

Design and utility/site layout for athletic field, school expansion/renovation and courtyard renovations.

Phillips Park, Washington, DC

Private residential community, final site design for individual home sites, thirty-three residences.

Velocity Capitol Riverfront, Washington, DC

Utility/site layout, stormwater management design, and construction support for multi-phased, mixed-use development.

Martin S. Landsman, PE

Senior Project Manager, CAS Engineering-DC, LLC

4836 MacArthur Boulevard, NW, Second Floor, Washington, DC 20007

(202) 393-7200 office, (301) 639-8610 cell, marty@cas-dc.com



Experience you can build on.

Current Position

Senior Project Manager performing engineering design for land development projects of CAS Engineering-DC, LLC.

Education

Bachelor of Science, Civil Engineering

May '14

A. James Clark School of Engineering, University of Maryland, College Park, MD

University Honors Citation, Concentration in Transportation and Project Management

Experience

Senior Project Manager

June '18 - Current

CAS Engineering-DC, LLC, Washington, DC

Project Manager

April '17 – June '18

CAS Engineering-DC, LLC, Washington, DC

Project Engineer

Nov. '15 – April '17

CAS Engineering-DC, LLC, Washington, DC

- Site plan layout, grading, stormwater management, green area ratio design.
- Hydraulic analysis utilizing Flowmaster and TR-55.
- Design computations and layout for stormwater management products (for green roof, bioretention facilities, infiltration trenches, etc.).
- Utility main, public main connection layout and design.
- Feasibility and zoning research/consultation.
- Streetscape design for urban development projects.

Project Engineer

June '14 – Nov. '15

Engineering Intern / Project Surveyor

June '08 – May '14

CAS Enterprises, Inc., CAS Engineering, Frederick, MD and Washington, DC

- Experience in Washington, DC, Arlington and Fairfax Counties, VA, and Montgomery County, MD.
- Proficient with AutoCAD Land Desktop, AutoCAD Civil, AutoCAD Survey.
- Hydraulic analysis utilizing Flowmaster and TR-55.
- Utility main, public main connection, well, septic and sandmound layout and design.
- Survey crew experience (rod-man, instrument operator, crew chief on two-man crew) including boundary, topographic, stream profiling, stakeout surveys.

Estimating Intern

June '13 – Jan. '14

WL Gary Company, Washington, DC

- Quantity/Labor takeoffs, estimating, and bid preparation for mechanical and plumbing contracts
- Coordinated project pricing with subcontractors and equipment vendors
- Experience in commercial/residential high/mid-rise development and medical/institutional campus development bids

Registrations

Professional Engineer (PE), Colorado, License No. PE0063690

December '23

Professional Engineer (PE), Washington, DC, License No. PE920411

May '18

Engineer in Training (EIT), Maryland, Reg. No. 45714

April '14

Martin S. Landsman, PE
Senior Project Manager, CAS Engineering-DC, LLC



Specific Project Experience

301 Florida Avenue, NE, Washington, DC

Utility/site layout and stormwater management design for an eight-story mixed-use building.

40 N Street, NE, Washington, DC

Utility/site layout and stormwater management design for a 13-story multi-unit residential building.

Cathedral Avenue, NW Residential Development

Utility/site layout, roadway extension, and stormwater management design for three new single-family detached dwellings in the Wesley Heights neighborhood of NW DC.

Ebenezer Eritrean Church, 6316 Piney Branch Road, NW, Washington, DC

Utility/site layout, and stormwater management design for two-story church building.

The Highline, 320 Florida Avenue, NE, Washington, DC

Utility/site layout, and stormwater management design for a twelve-story mixed-use building.

Parc Riverside, Phase 2, 1010 Half Street, SE, Washington, DC

Utility/site layout, and stormwater management design for a thirteen-story mixed-use building.

Swampoodle Park

Utility/site layout, and stormwater management design for a playground / dog park.

University Terrace Residential Development, Washington, DC

Utility/site layout, and stormwater management design for four new single-family detached dwellings in the Kent neighborhood of NW DC.