



Duncan Lyons, LEED AP BD+C
Principal & Firmwide Office Buildings Developer Practice Area

Design Director

Duncan has a broad background in base buildings and interiors from his work with institutional and commercial clients around the world.

His strong ability to communicate design concepts allows him to effectively facilitate discussions between a project’s owner and design & construction teams. He has coordinated technical efforts and led sustainable practices on many projects, and his work has been recognized by awards from AIA, NAIOP, and the Washington Business Journal.

36 Years of Experience	
Joined Gensler 2012	
Background	
Bachelor of Architecture, Bath University, Bath, UK	
Bachelor of Science, Architecture, Bath University, Bath, UK	
Foreign Exchange Program, University of Kentucky, Lexington, KY	
Registered Architect: United Kingdom	
Member, Royal Institute of British Architects (RIBA)	
USGBC LEED®-Accredited Professional	
Selected Project Experience	Size (sq ft)
Brand Design	
600 Mass Ave Positioning Strategy, Washington, DC	N/A
Cities + Urban Design	
Al Waab City, Central District, Doha, Qatar	3,625,000
Al Waab City, Master Plan Update, Doha, Qatar	N/A
Brookfield Streets At Southpoints Mall Redevelopment, Durham, NC	4,356,000
Bucharest Justice District, Bucharest, Romania	12 Acres
Hittin Master Plan Competition, Riyadh, Saudi Arabia	3,793,000
i PARK AT TARAMANI CHENNAI, Chennai, India	5,000,000
North American Properties Ridge Hill Master Plan, Yonkers, NY	65 Acres
Perimeter Mall Master Plan, Dunwoody, GA	15 Acres
Skies of Ejabah Competition, Makkah, Makkah, Saudi Arabia	1,600,000
Climate Action + Sustainability	
Third Way Direct Air Capture Visualizations, Washington, DC	N/A
Consulting + Real Estate Services	
Henrico Workplace Strategy, Henrico, VA	N/A
HSN, Campus Strategic Plan, Saint Petersburg, FL	1,200,000
Oklo Project, Idaho Falls, ID	N/A
Project Future, Bethesda, MD	N/A
Third Way Exhibit Design, Washington, DC	N/A
Culture + Museums	
Jewish Community Center of Greater Washington, Rockville, MD	122,000
Jewish Community Center of Greater Washington, Programming & Master Plan, Rockville, MD	122,000
Maury Schoolyard Initiative, Alexandria, VA	N/A
Smithsonian Consolidation Concept Design, Washington, DC	548,000
Education	
Taylor Innovation Academy, Upper Marlboro, MD	68,000
Healthcare	
Community of Hope Family Health & Birth Center, Washington, DC	24,557
Kaiser Permanente, Medical Office Building, Springfield, VA	N/A
Kaiser Springfield MOB, Springfield, VA	100,000
Park Potomac Medical Office Building (Parcel C MOB), Potomac, MD	96,000

Board of Zoning Adjustment
Disb. Potomac, MD
CASE NO. 21426
EXHIBIT NO. 10

Selected Project Experience	Size (sq ft)
Hospitality	
Aramark, Murphy's at Catholic University of America, Washington, DC	5,000
Marriott, HQ Workplace Strategy, Bethesda, MD	953,000
VY at Reston Heights, Public & Amenity Spaces, Reston, VA	10,000
Mixed Use + Retail Centers	
1401 Research Boulevard Site Planning, Rockville, MD	N/A
2100 2nd St Development Feasibility Study, Washington, DC	645,000
Crystal City Repositioning, Arlington, VA	220,000
GDiD, Hefei SBM, Hefei, China	N/A
GIO, St. Louis, MO	N/A
Marymount University Ballston Center Redevelopment, Arlington, VA	165,000
Rush River Commons, Black Kettle Mixed Use Development, Washington, VA	9 Acres
Office Buildings - Developer	
1770 Crystal Drive, Arlington, VA	274,000
1770 Crystal Drive, Marketing Center, Arlington, VA	7,000
2020 K Street NW, Restrooms 10th & 11th Floor, Washington, DC	1,000
2445 M Street, Visioning & Tenant Study, Washington, DC	N/A
5252 Wisconsin Avenue Concept Study, Washington, DC	100,000
6832 Old Dominion, McLean, VA	24,470
AREP, Creative Office Concept Design, Herndon, VA	N/A
AREP, Creative Office Review Concept Design, Pennington, NJ	10,000
Ashburn Campus Quantum Park, GSA Building, Ashburn, VA	7,000
Ballston's Macy's, Concept Study, Arlington, VA	410,000
BP Springfield Warehouse Master Plan Concept Design, Springfield, VA	N/A
Charleston Technology Center, Charleston, SC	76,000
Marriott HQ Study, Bethesda, MD	700,000
Marriott HQ Study, Washington, DC	800,000
Constitution Square, Washington, DC*	2,100,000
Cypress Center Repositioning, Concept Study, Tampa, FL	10,000
DLF Taramani - Phase I, Chennai District, India	1,950,000
Encompass Health Liberty Park HQ, Birmingham, AL	199,000
JBG Smith, Concept Design Land Bay H, Alexandria, VA	1,000,000
LaFayette Centre II, Alternate Tenant Studies, Washington, DC	N/A
Marriott International Global Headquarters, Bethesda, MD	238 Keys/77,000
Orion 180 Headquarters, Melbourne, FL	80,000
Potomac Yard, Land Bay H, Alexandria, VA	825,000
PROJECT LIGHTHOUSE II, McLean, VA	150,000
Reston Gateway, Land Schematic Design, Reston, VA	225,000
SEC Proposal for Block 669,670, Washington, DC	1,300,000
SouthPark Center Concept, Orlando, FL	2,000,000
Square 669 & 670 Massing Studies, Washington, DC	450,000
Stream Realty Design Competition, Atlanta, GA	1,000,000
The Boro Tower, Tysons, VA	597,183
The Humane Society of the United States, Activity Analysis & Strategy	N/A

Selected Project Experience	Size (sq ft)
The Wellness Center at West Falls, West Falls Church, VA	145,520
Three Crystal Gateway Study, Arlington, VA	N/A
TSA Headquarters, Springfield, VA	635,155
Tysons Overlook, Tysons, VA	308,000
Tysons West Office Building, Concept Design, Tysons, VA	380,000
Union Market North Building Study, Washington, DC	250,000
Washington Gateway PUD, Washington, DC	234,000
West Falls Church, West Falls Church, VA	145,000
Wheaton Town Center, Wheaton, MD	662,500
WMATA, Eisenhower Avenue Office, Alexandria, VA	431,000
Office Buildings - Repositioning + Landlord Services	
1227 25th Street Lobby Renovation, Washington, DC	2,781
1401 New York Ave Repositioning, Washington, DC	210,000
1660 International Drive Repositioning, McLean, VA	300,000
1770 Crystal Drive Repositioning, Arlington, VA	284,000
1776 G Street NW Repositioning Study, Washington, DC	266,000
2020 K St NW, Retail Storefront Concept, Washington, DC	N/A
2020 K St NW, Retail Space Feasibility Study, Washington, DC	N/A
2445 M Street Repositioning, Washington, DC	290,000
601 D Street Repositioning, Pre-Design Services, Washington, DC	50,000
609 H Street NE, Building Repositioning Study, Washington, DC	90,000
International Place Repositioning, Arlington, VA	427,000
Irvington Centre Repositioning, Rockville, MD	N/A
Judiciary Center Building Upgrades, Washington, DC	30,000
L&C Tower, Lobby Repositioning, Nashville, TN	4,000
Live Oak Square Repositioning, Atlanta, GA	201,000
Northbridge Repositioning Competition, West Palm Beach, FL	250,000
Park Tower Repositioning, Tampa, FL	6,000
Presidential Tower Repositioning, Arlington, VA	422,000
Quantum Park E-Pods Repositioning Concept, Ashburn, VA	15,000
The Wharf Pier 4, Washington, DC	25,000
Tysons Metro Center II Repositioning, McLean, VA	135,000
Tysons Metro Center III Repositioning, McLean, VA	258,000
Residential	
Kroskin Group, Residential Programming & Massing Study, Tysons, VA	300,000
Square 669 & 670 Residential Massing Study, Washington, DC	1,500,000
Wesley Student Housing, Washington, DC	350,000
Wellness	
Marriott Headquarters Workplace Strategy, Bethesda, MD	953,507
Workplace - Consumer Goods	
Shaw Create Centre, Cartersville, GA	61,773
VWGoA Chattanooga, Chattanooga, TN	N/A
Workplace - Financial Services	
Confidential Financial Services Client, Tampa, FL	210,000
FactSet Manila, Manila, Philippines	200,000

Selected Project Experience	Size (sq ft)
<i>Workplace - Foundations + Associations + Organizations</i>	
Air Force Association, Arlington, VA	82,000
American Physical Therapy Association Centennial Center Headquarters, Alexandria, VA	186,731
CEA Innovation House, Washington, DC	4,000
Washington Animal Rescue League, Concept Design, Washington, DC	N/A
<i>Workplace - Government + Defense</i>	
2100 2nd Street SW, Concept Design, Washington, DC	N/A
Balfour Beatty - Clackamas County Courthouse, Oregon City, OR	N/A
Cleveland County Master Plan, Norman, OK	N/A
Gaston County Courthouse 5th Floor, Gastonia, NC	N/A
Government Tenant, Rockville, MD	935,401
GSA Alexandria U.S. Courthouse and Post Office, Alexandria, LA	30,000
GSA Monroe U.S. Courthouse and Post Office, Monroe, LA	29,500
GSA Region 7 Zone 3, Multiple Projects	N/A
GSA Texarkana U.S. Courthouse and Post Office, Texarkana, TX	100,800
HHS Due Diligence Study, Perry Point, MD	210,000
Judiciary Center, Base Building Upgrades & Sustainability Consulting, Washington, DC	345,000
Monroe Federal Building, Courthouse & Post Office, Capital Security and Courts Components, Monroe, LA	14,000
Poder Judicial Anexo E, Catedral, Costa Rica	161,000
Smith County Courthouse Peer Review, Tyler, TX	N/A
The Humane Society of the United States, Visioning	N/A
Three Constitution Square, Marketing Lease Materials, Washington, DC	N/A
Travis County Civil and Family Courts, Austin, TX	493,000
USAO/US Marshals Service, 601 D Street, Washington, DC	309,000
<i>Workplace - Media</i>	
NBC4 / WRC, Feasibility and Conceptual Planning Study, Washington, DC	187,000
The Washington Post, Washington, DC	238,000
WAMU, American University, Washington, DC	96,000
WETA, Test Fits and Building Studies, Potomac Yards, Alexandria, VA	200,000
<i>Workplace - Professional Services</i>	
Presidential Tower, Leasing Assistance, Arlington, VA	N/A