**Exhibit I:** **Outline of Testimony of Lindsley Williams, Land Use, Planning and Zoning Consultant**

I **Introduction**

A. Site Location

B Site Zoning

1 Base Zoning C-3-C

2 Capitol South Receiving Zone

a. Resulting Development Envelope

3. CG Overlay to Depth of 100 Feet

a. Resulting Development Envelope

C. Comprehensive Plan

D. AWI Design Principles

II. Development Plan (if any elements not covered by prior witnesses)

III Zoning Analysis (Exhibit C of Pre-Hearing Statement)

IV. Cumulative Impact of Base, Receiving Zone, and CG Overlay – Contribute to Both Uniqueness of Site and Practical Difficulties (Exhibit D)

A. Rectangular Area of Same Size and Basic Shape (Width/Depth)

B M Street Setback Effect

C. Floor to Floor Distances

D. Regulatory Solutions Inadequate to Circumstances

E Relief Sought Creates No Adverse Effect Adjacent/Nearby Properties

V Special Requirements of the CG Overlay

A. Superior Design (by Architect and Landscape Architect)

B Specifics of CG Overlay not covered by Architect and Landscape Architect, if any, e g provisions on driveways and use restrictions for ground floor.

**VI. Conclusions**

**A. All CG Requirements Met**

**B. All zoning relief requirements met**

**C. Project approval with relief sought should be approved.**

ZONING COMMISSION
District of Columbia
CASE NO.06-03
EXHIBIT NO.14I

Vitae of Persons Proposed as Experts for ZC Case 06-03 (100 M Street, S E )

Eric J. Liebmann, AIA (Architecture and Urban Design)

Trinni M. Rodriguez, ASLA, RLA, AICP, AIA (Landscape Architecture)

Lindsley Williams, Land Use, Planning, and Zoning

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# Eric J Liebmann, AIA
Principal

**Years Experience**
25

**Education**
Master of Architecture, Harvard University, 1978
Bachelor of Architecture, University of Pennsylvania, 1973

**Registration**
Maryland, 1995, #10226

**Professional Affiliations**
The American Institute of Architects
NAIOP
ULI
Congress for New Urbanism

**Awards**
City Crescent Federal Office Building; AIA, Washington, DC Chapter Award for Excellence in Architecture

1600 Tysons Boulevard NAIOP/Northern Virginia Chapter Award of Excellence Best Office Building

1919 M Street/ NAIOP/Northern Virginia Chapter Award for Best Renovation

Rotch Travelling Scholarship Design Competition, 1984

Mr. Liebmann joined WDG in 1987 and served as Director of Architectural Design prior to becoming a Principal. Recognized as a designer of sensitivity and vision, he plays a leading role in the design of WDG's commercial, residential and hospitality projects. His portfolio of award-winning projects include City Crescent Federal Office Building in Baltimore, MD; 1600 Tysons Boulevard in McLean, VA; and The Metropolitan in Bethesda, MD. Mr. Liebmann's design work will be featured in a soon to be released publication celebrating the 120th anniversary of the presitigious Rotch Traveling Scholarship Competition, sponsored by the Boston Society of Architects.

Prior to joining WDG, he held the position of Senior Designer with Richard Meier and Partners, New York, and contributed to the master planning and design of major office facilities in Europe and the United States. He also served as a designer with Cesar Pelli and Associates, New Haven, Connecticut, and was a member of the design team responsible for the World Financial Center in lower Manhatten.

**Project Experience**

*Design Principal, Embassy Suites at Arizona Center, Phoenix, AZ:* 400-suite headquarters hotel. As part of the Arizona Center mixed-use development in downtown Phoenix, the hotel will serve both the new convention center and the new sports stadium.

*Design Principal, Westin Arlington Gateway, Arlington, VA:* 336-key, 15-story, 240,000-sf hotel.

*Design Principal, Proposed Convention Center Hotel, Baltimore, MD:* 1,000-key convention headquarters hotel including meeting facilities, ballrooms, restaurants, and health and fitness facilities.

*Design Principal, Rockville Town Square, RD Rockville LLC, Rockville, MD:* Public/Private venture consisting of Five and 6-story, 650-unit condominium and apartment development with 175,000-sf retail in the new Rockville downtown.

*Principal-in-Charge, Fairmont Condos, Arlington, VA, The JBG Companies.* 21-story residential building completing the Arlington Gateway master plan.

**Awards Continued**
Frederick Sheldon Traveling Fellowship
Harvard University, 1978-79

REBCO Foundation Grant
Harvard University, 1978

*Principal-in-charge, SW Mixed-Use Development, Washington, DC, Confidential Client* 340,000-sf, 7-story residential building surrounding a central courtyard Project includes renovation and

*Design Principal, Arlington Gateway, The JBG Companies, Arlington, VA* 1.25-million-sf, $110 million, mixed-use project with office and residential components

*Design Principal, Clarendon1021 Condos, Arlington, VA.* 415-unit condominium building with underground parking on 3 levels.

*Design Principal, Carlton House, Reston, VA* 12-story, 297-unit condominium building above 519-space below grade parking adjacent to the Reston Town Center

*Design Principal, The Metropolitan, Montgomery County Housing Opportunities Commission, Bethesda, MD* Mixed-use development that includes a $21 million, 12-story, 308-unit residential building, 15,000 sf of retail space, a 22,000-sf, five-story office building and a 5,000-sf child care center

*Design Principal, Park Hyatt Residential, Pritzker Residential, LLC Washington, DC* 90-unit, $15 million infill apartment building adjacent to the Park Hyatt Hotel

*Design Principal, Rockville Town Center, Rockville, MD* 8 to 10 story, 325-unit condominium and apartment development with 20,000-sf of retail with underground parking in the new Rockville downtown

*Design Principal, Potomac Place, Washington, DC* 4 6-acre residential complex involving construction of two new mid-rise, twin towers with 298 units and renovation of an existing 400-unit apartment structure

*Design Principal, Sunset Hills Tower, Reston, VA* 12-story, 296-unit, high-rise luxury apartment building

*Design Principal, Crystal City Retail, Arlington, VA* Award-winning renovation and addition of 175,000 sf of streetscape retail to portions of existing buildings along Crystal Drive

*Design Principal, 1201 Eye Street, NW, The John Akridge Companies, Washington, DC* 12-story, 269,000-sf office building with ground floor retail and 3 levels of underground parking

*Design Principal, 20 M Street, SE, Lerner Enterprises, Washington, DC* 10-story, 200,000-sf, $20 million, Class A office building with 4 levels of parking

*Design Principal, City Crescent Federal Office Building, Otis Warren Realty, Baltimore, MD* 350,000-sf, $23 million Federal office building which houses the US Army Corps of Engineers, Baltimore District, Secret Service and Small Business Administration The project met specific GSA requirements and the Baltimore Architectural Review Board Recipient of numerous awards including The American Institute of Architects/Washington Chapter Merit Award for Excellence in Architecture

*Fallsgrove Corporate Center; Lerner Enterprises, Rockville, MD.* 8-story, 208,000-sf, $25 million, high-tech, Class A office building with 126,000-sf structured parking garage

*Design Principal, 8515 Georgia Avenue, The Peterson Companies/Foulger Pratt Companies, Inc , Silver Spring, MD* 11-story, $20 million, 245,000-sf office building with 30,000-sf retail space and 3 levels of parking **Awarded the MD/DC NAIOP 2005 Best Suburban Corporate Office*

*Design Principal, Corporate Office Centre at Tysons II, 1600 Tysons Boulevard, Lerner Enterprises, McLean, VA.* 360,000-sf, 13-story, $32 million, office building with a 6-level structured parking garage **Awarded the NAIOP Award of Excellence for "Best Office Building, Speculative High Rise (10 stories and above)"*

*Design Principal, 1919 M Street, NW, The Charles E. Smith Companies, Washington, DC* Renovation and redesign of an 8-story, 312,300-sf, $30 million, office building to reposition it as a Class A project. **Awarded the NAIOP Award of Excellence for "Best Office Building Renovation, Speculative High Rise (10 stories and above)"*

**Institutional**

*Design Principal, IONA Senior Services Headquarters, Washington, DC* 22,000-sf senior services center

PARKERRODRIGUEZ

# TRINI M. RODRIGUEZ, AICP, RLA

PRINCIPAL

Prior to establishing ParkerRodriguez in 1996, Trini Rodriguez was principal of the nationally recognized planning and landscape architectural firm of HOH Associates, Inc Ms Rodriguez is a landscape architect and architect with a variety of experience ranging from building design to small- and large-scale urban design, landscape architecture and master planning. She has managed and designed master plans for projects throughout the United States and abroad She has interdisciplinary expertise that has served a broad spectrum of public agencies, institutions, private developers and corporations She is fluent in Spanish, French and English. Ms Rodriguez has worked as an architect in Venezuela, as a designer with EDAW and has taught in the Landscape Design Program at George Washington University, Washington, D C

SELECTED PROJECTS:

***Prince William County Route 1 Corridor Revitalization Study, Prince William County, Virginia.*** ParkerRodriguez, working with Prince William County and the community, undertook a revitalization study for the Route 1 corridor from the Occoquan River to the Marine Corps Base Quantico The study focused on creating new codification of the built environment along the corridor To achieve the new code several steps were implemented with involvement from the community These studies included existing land use maps, visual surveys, roadway sections, design guidelines and façade improvement studies The final study was approved by the Board of Supervisors and is currently being implemented

***Alban Towers, Washington, DC.*** This landmark apartment building adjacent to the National Cathedral was restored to its former radiance and Sixteen manor residences were built to screen a new parking garage for the surrounding neighborhoods ParkerRodriguez, Inc provided extensive landscape design of the grounds, courtyards, and private residences

***Montgomery County Streetscape Revitalization, Montgomery County, Maryland.*** Streetscape design, urban design and traffic coordination. Selection of street furniture Citizen meetings PRI has been under contract for indefinite delivery for four years Projects include Silver Spring, Takoma Park, and Wheaton

***Mixed Use Ordinance (MXD), Frederick County, Maryland.*** The mixed use ordinance was prepared in order to encourage and regulate true mixed use development, one that expresses a strong sense of place and promotes pedestrian oriented experiences

***PDUC Ordinance. Loudoun County, Virginia.*** Draft of the Planned Development Urban Center (PDUC) ordinance to implement the County's vision for Urban Loudoun by providing for a compatible mixture of office, commercial, cultural, institutional, governmental and residential uses The district was divided into the following components Urban core, urban center fringe and urban center neighborhoods

***Clarendon Centre, Arlington, Virginia.*** A high-density vertically mixed-use project on 13 acres featuring 250,000 square feet of

retail on an urban plaza, mid-rise apartments above, and townhouses on the periphery to buffer surrounding single-family neighborhoods

***White Flint, Bethesda, Maryland.*** A high-density mixed-use development at 3 5 FAR featuring retail, restaurants, office and residential towers overlooking a linear network of urban plazas at a Metro Station

***Alexandria 2020, Alexandria and Arlington, Virginia.*** A 320-acre, thirty-year master plan and urban design for the development of Potomac Yard, a rail yards within the urban core of the Washington, D C , region. This model for urban design and mixed-use development near a major airport received a national award from the American Society of Landscape Architects The plan is responsive to, as well as enhanced, by proximity to National Airport. The siting and orientation of residential blocks, the massing of the commercial core, and the configuration of open space are designed with respect to FAA restrictions taking into account safety factors, limitations on building height, and noise levels The plan takes full advantage of the multimodal transportation opportunities attended by the site's adjacency to metro and AMTRAK rail lines and linkages to the airport by these and a proposed water taxi.

***Cameron Station, Alexandria, Virginia.*** Streetscape and public space landscape design for base conversion project located near old town Alexandria Design Guidelines and landscape design for this 164-acre, 2500-unit residential development feature an urbane streetscape with a hierarchy of neighborhood and city parks serving as focal points and gathering places ParkerRodriguez developed the design from initial concepts through design development, material selection, costing, and are currently preparing construction documents

***Air Rights Center, Bethesda, Maryland.*** Landscape design for the urban plaza terrace courtyard, upgrade of the crescent trail and streetscape for this urban site in the heart of downtown Bethesda

***Elm Street Park, Bethesda, Maryland.*** Conducted a site inventory and analysis, as well as a design charrette with citizens and presentation to the Parks and Recreation Department and MNCPPC County Staff Prepare design of twenty-year design vision for park improvements

***Monument Place, Arlington, Virginia.*** Landscape design for these unique residences overlooking the Washington Mall with unmatched views of the monuments The design included the streetscape courtyard with classical monuments and terraces

***Dulles Town Center Commons, Loudoun County, Virginia.*** Landscape design and construction supervision of a "Town Commons" with play fields, amphitheater, plaza and totally accessible Hadley's playground, the first in Loudoun County.

***Dulles Town Center Office One, Loudoun County, Virginia.*** Landscape design for this award winning spec-office The landscape creates a series of courtyards in the parking lot that links directly to the building entry

***Dulles Town Center Streetscape, Loudoun County, Virginia.*** Overall streetscape design berm planting and design review panel member for all parcels

***Hoffman Center, Alexandria, Virginia.*** Landscape design for the streetscape and central plaza of the renovated mixed-use complex in the heart of the Eisenhower Valley. Shops lining the street terminate into a plaza with a water fountain across the street from a multi-screen cinema

***Key Highway, Baltimore, Maryland.*** A high-density mixed-use waterfront project adjacent to the Inner Harbor in Baltimore with an extensive marina and promenade and a series of parks as major amenities Existing piers were retrofitted to allow 3-5-story apartment structures with private access to marina (Completed while working for EDAW, Inc )

***Celebration, Osceola County, Florida.*** Celebration is a 9,000-acre master-planned mixed-use development comprised of commercial recreation, retail and residential areas reminiscent of traditional small American towns Fifty-four holes of golf were planned in association with a series of villages with over 8,000 units including a waterfront traditional downtown district designed around extensive swampland areas The master plan also includes a learning center, town center, an office park, a wellness center, a workplace, an international mall and the Disney Institute Ms Rodriguez was the project manager of HOH's involvement in the master planning and design effort in coordination with the multi-disciplinary design team of consultants including world-renowned architects such as Charles Moore and Robert Stern and golf course architect, Robert Trent Jones

***Lansdowne, Loudoun County, Virginia.*** This 2,250-acre master plan for Xerox Realty Corporation is a prestigious mixed-use development, which includes an 18-hole championship golf course The course opened in the summer of 1991 and includes an executive conference center/hotel The course was designed by Robert Trent Jones, Jr , in collaboration with HOH

***Riderwood Village, Silver Spring, Maryland.*** Riderwood consists of 2,500 residences arranged into four villages, each with a campus like quadrangle as the focal point for the five-story buildings The gated community features a chapel, community gardens, lakeside park and amphitheater Ms Rodriguez is the Principal-In-Charge of this retirement community The services provided by PRI are programming, planning and landscape architecture

***Oyster School and Henry Adams, Cleveland Park, DC.*** Landscape design and site planning for this unique model of public-private partnership This very urban site presented great challenges to accommodate both uses in a small site The residential development paid in full for the construction of a new Oyster School in this very prominent Washington neighborhood

***Tyson's II, Tyson's Corner, Virginia.*** Landscape design for the renovation of the Tyson's II motor court and the landscape design for the new office buildings

***General Plan of the Panama Canal Zone, Panama.*** This plan was prepared to formulate comprehensive approaches to the long-

term sustainable development of the Canal Zone as it reverts back to the Republic of Panama The growth pressures of the cities of Panama and Colon will spill over the two poles of the Canal Zone allowing for metropolitan expansion in these areas The plan incorporates metropolitan growth, environmental preservation needs and opportunities for economic expansion through the sustainable development of the tourism industry, port and airport related activities The plan explored strategies for public and private investment, land use and legislative policies and disposition recommendations for the existing installations in all the military bases

PROJECTS FOR WHICH MS RODRIGUEZ HAS BEEN PRINCIPAL-IN-CHARGE

Riderwood Village, Montgomery County, Maryland
Celebration, Orlando, Florida
Monument Place, Arlington, Virginia
Oxon Creek, Anacostia, Washington, DC
Oxon Crescent, Anacostia, Washington, DC
Oyster School, Cleveland Park, Washington, DC
Henry Adams, Cleveland Park, Washington, DC
Dulles Town Center Commons, Loudoun County, Virginia
Dulles Town Center Office One, Loudoun County, Virginia
Twin Oak, Arlington, Virginia
Clarendon Center, Arlington, Virginia
Alban Towers, Cleveland Park, Washington, DC
Grosvenor Place, Rockville, Maryland
Strathmore Hall, Rockville, Maryland
Air Rights, Bethesda, Maryland
Elm Street Park, Bethesda, Maryland
Belmont Greene, Loudoun County, Virginia
Cameron Station, Alexandria, Virginia
Baker Place, Frederick, Maryland
Hoffman Center, Alexandria, Virginia
Jefferson Park, Fairfax, Virginia

EDUCATION.

Master of Regional Planning, 1985, University of Pennsylvania
Master of Appropriate Technology for Development, 1985, University of Pennsylvania
Certificate of Urban Design, 1984, University of Pennsylvania
Master of Landscape Architecture, 1983, University of Pennsylvania
Bachelors of Architecture, 1980, Universidad Central de Venezuela

AWARDS.

American Planning Association Merit Award NEAC, 1995, Prince William County Context, Issues and Strategies
American Planning Association Merit Award, VA Chapter, 1989
Lansdowne, Loudoun County Virginia
Thesis Project Design Award, 1980
Parque Escorial, San Juan, Puerto Rico NAHB Award for Planning, 2001
Farrcroft, Fairfax, Virginia NAHB Community of the Year, 2001

PARKERRODRIGUEZ

MEMBERSHIPS:
American Institute of Architects (AIA)
American Institute of Certified Planners (AICP)
American Society of Landscape Architects (ASLA)
Urban Land Institute (ULI)

***Lindsley Williams*** is an experienced land use planner and has extensive knowledge of the comprehensive planning processes (with both Federal and "municipal" components), and the zoning regulations of the District of Columbia. He has appeared as an expert witness in before the Zoning Commission of the District of Columbia, and has provided assistance to clients with matters pending before the Board of Zoning Adjustment Mr Williams has also testified as an expert in the Superior Court of the District of Columbia and been deposed as an expert in zoning matters before that Court

He also has extensive knowledge of the permitting process of the District of Columbia, and its relationship to the locally prevailing building code (BOCA), and the designation of historic areas and properties, and their relationship to both the permitting process and relevant aspects of zoning procedures where historic designations play a role

For eight years, concurrent with his full-time Federal employment as a Commissioned Officer of the U.S. Public Health Service, Mr Williams served on the Zoning Commission of the District of Columbia including serving as its Chairperson and Vice Chairperson. By virtue of that position, Mr. Williams also served, as did other Commission members, as one of the members of the Board of Zoning Adjustment

While serving on the Commission itself, Mr. Williams participated in a wide variety of matters appropriate to its jurisdiction, which in the District of Columbia includes the approval (or disapproval) of rezonings and Planned Unit Developments -- matters most often decided in other jurisdictions by a local elective body such as a City or County Council. During his tenure, the Zoning Commission considered and decided an average of two cases per month. These included significant, and hotly debated, development proposals and complex reforms of the Zoning Regulations themselves in areas of policy (e g , rules applicable within given zones, map changes) and technical matters (e g , standards for parking and loading)

While serving as one of the "rotating" members of the Board of Zoning Adjustment, Mr Williams considered typical requests for variances and special exceptions, along with appeals of decisions reached by the Zoning Administrator Under District rules, the Board of Zoning Adjustment is the body that reviews and approves "campus plans" on which approval of individual development projects of local institutions of higher learning rest He also suggested ways by which the Board could streamline its processes, which were adopted.

Mr Williams is widely regarded in matters of land use, planning and zoning After retiring from his career of active-duty as a PHS officer (August 1966 - September 1996), and in addition to providing planning advice to various clients, Mr Williams served as Co-Chairperson of a Task Force designed to produce the legislative materials needed by which the Council of the District of Columbia could proceed to adopt reforms identified by the Business Regulatory Reform Commission (BRRC) This effort involved bringing together more than a dozen land use professionals (mainly attorneys), analyzing each of the nearly 100 recommendations, and preparing a written report for the Council and its committee on Consumer and Regulatory Affairs That report, along with the underlying recommendations of the BRRC, formed the basis for statutory changes that were effected within six months of the start of the Task Force -- a remarkably short time in the District of Columbia where final

approval of statutory changes includes normal review by the Mayor, but also additional reviews by the District of Columbia Financial Responsibility and Management Assistance Authority (commonly called the "Control Board") and further layover before the United States Congress.

Mr Williams served as one of two key individuals in the contract awarded by the "Control Board" to the law firm of Holland & Knight, LLP, which reviewed regulations and procedures affecting building and land use in the District of Columbia Mr Williams not only identified the processes but also the key organizing principles of the database in which findings were captured and then analyzed This led to that firm's recommending, with input from Mr Williams and others, a wide-ranging number of changes streamlining procedures and reducing requirements

Mr. Williams served as Director for Land Use within the Office of the Deputy Mayor for Planning and Economic Development, Government of the District of Columbia Mr Williams provided guidance to staff of the Office of Planning at a time when it had no director, and helped the Director assume his duties once appointed In the course of this, he provided advice on planning and zoning issues that formed the nucleus of the positions enunciated by municipal officials

Mr Williams is currently affiliated with the law firm of Holland & Knight LLP as a land use, planning, and zoning consultant This relationship, which became effective March 1, 2002, followed a period of part-time employment by that firm (April 2000-Feburary 2002) He currently provides professional services to that firm's clients through their organization, while providing independent advice to others from time to time

Mr Williams is a member of the Economic Development Committee of the District of Columbia Building Industry Association. Mr Williams has also served or as a member of the Board of several voluntary organizations, including Property Owners' Association of Deep Creek Lake (Garrett County, Maryland), and Cleveland Park Historic Society

Mr. Williams received a Bachelor of Arts in Sociology with honors from Haverford College and a Masters in Regional Planning from the University of North Carolina at Chapel Hill.

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