

**Z.C. CASE NO. 07-26G**

**OUTLINES OF WITNESS TESTIMONY**

**Evens Charles, 899 Lodging Group, LLC (Applicant)**

- Introduction
- Site location
- Summary of approved overall PUD
- Description of existing penthouse and review of proposed modifications
- Community engagement
- Conclusion and request for approval

**Manish Patel, Fillat + Architecture**

- Introduction and experience
- Review of architectural drawings showing penthouse modifications
- Compliance with standards for granting special exception relief
- Conclusions

**Brandice Elliott, Holland & Knight LLP**

- Introduction and expertise
- Site location and description
- Compliance with PUD Modification With Hearing Requirements
- Comprehensive Plan and racial equity evaluation
- Conclusion

# MANISH PATEL

RA, LEED AP BD+C

Principal

manish.patel@pfarc.com

**FILLAT+**  
ARCHITECTURE



Manish Patel's experience in design, construction documents, and construction administration has provided him with a well-rounded background in architecture. As project manager, Manish excels at the task of fitting the clients' needs along with the importance of life safety and constructability requirements into a clean, well documented solution. When taking the initial design concept into a reality, he believes that the solution and details should appear effortless with respect to the environment and surroundings.

## SELECTED EXPERIENCE

### RESORTS & MASTER PLANNING

The Ghana Winneba Project  
Pragati Green Avenues  
Kuwait National Guard Museum  
Al Salam Island  
Grand Resort & Spa  
Osun Resort  
Elwakra Golf Resort

Winneba, Ghana  
Hyderabad, India  
Kuwait  
Kingdom of Bahrain  
Beirut, Lebanon  
Osagba Ede, Nigeria  
Qatar

### EDUCATION

**BArch, 1999,**  
New Jersey Institute of  
Technology

### REGISTRATIONS

Registered Architect:  
NJ, MD  
LEED AP BD+C

### BACKGROUND

**FILLAT+ Architecture**  
Principal  
2020 - Present

Associate Principal  
2018 - 2020  
Associate - 2014 - 2017

**Boggs & Partners  
Architects**  
Associate, Senior  
Architect, 2004 - 2013

**Silverberg Associates**  
Project Manager,  
1999 - 2004

### HOSPITALITY

Moxy Hotel - K Street  
Meininger Hotel  
AC Hotels  
Moxy Hotel - NY Ave  
Moxy Hotel - Buzzard point

Washington, DC  
Washington, DC  
Washington, DC  
Washington, DC  
Washington, DC

### INSTITUTIONAL

The Bruce School Renovation  
12th Street Campus Renovation  
Tiger Woods Learning Center

Washington, DC  
Washington, DC  
Washington, DC

### OFFICE

GSA's Thomas P. O'Neill Jr. Federal Building (FOB8)  
Sallie Mae Headquarters  
The Windermere Group Mixed-Use Development  
United Association of Plumbers & Pipefitters Headquarters  
National Sailing Hall of Fame & Science Center  
U.S. Defense Contractor Headquarters  
King Farm Mixed-Use Development  
American Speech-Language-Hearing Assoc. Headquarters  
Stoneleigh Spec Twin Office Buildings  
Verizon Central Offices

Washington, DC  
Newark, DE  
Annapolis, MD  
Annapolis, MD  
Annapolis, MD  
Bethesda, MD  
Rockville, MD  
Rockville, MD  
Westfields, VA  
NJ

### RESIDENTIAL

Residences at Annapolis Junction  
Private Residence  
Private Residence Pool House  
Private Residence  
Private Estate  
Berkleigh Residences at Baltimore Crossroads  
9th & M Co-Living by Common House  
V on Georgia

Savage, MD  
Annapolis, MD  
Annapolis, MD  
Deale, MD  
Mount Kisco, NY  
White Marsh, MD  
Washington, DC  
Washington, DC

# Holland & Knight



## Brandice N. Elliott

DIRECTOR OF PLANNING SERVICES

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Washington, D.C.

+1.202.469.5572

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### PRACTICES

Land Use: Mid-Atlantic | Land Use and Government |  
Real Estate Development

**Brandice N. Elliott** is the director of planning services in Holland & Knight's Washington, D.C., office and a member of the firm's Land Use and Government Team. Ms. Elliott works with the firm's nationally recognized development, land use and zoning attorneys to support clients as they acquire, plan and develop real estate projects.

Ms. Elliott has more than 15 years of experience providing detailed zoning, planning and design analysis to land use projects. She also has vast knowledge of land use, zoning, urban design and environmental regulatory compliance.

Prior to joining Holland & Knight, Ms. Elliott worked in the District of Columbia Office of Planning for 10 years, where she played a key role in the management of several development projects of varying size and complexity citywide. She worked with a broad coalition of development stakeholders and district agencies to negotiate planned unit developments (PUDs), map amendments, design review projects, text amendments, variances and special exceptions in order to provide recommendations aligned with district regulations, policies and priorities, and presented the analyses to the D.C. Zoning Commission and Board of Zoning Adjustment (BZA). Ms. Elliott also assisted in long-range planning efforts, including the Comprehensive Plan update and other small-area plan initiatives.

Ms. Elliott's experience also includes serving as a planner and deputy zoning administrator for the Town of Herndon, Virginia, where she oversaw the development of several projects, contributed to comprehensive plan area studies and coordinated advisory committees. Prior to that, Ms. Elliott spent several years in Mesa, Arizona, where she served as a zoning plans examiner, planner and code compliance officer.

## Credentials

### Education

- Arizona State University, MUEP, Master of Urban and Environmental Planning
- Arizona State University, B.A., Psychology, *magna cum laude*

### Memberships

- American Institute of Certified Planners (AICP)

## Publications

- District Adopts Migratory Local Wildlife Protection Act, *Holland & Knight's Washington, D.C., and Northern Virginia Land Use Blog*, October 14, 2024

# Holland & Knight

- D.C. City Council Emergency Legislation Addresses Rental Assistance Program Financial Crisis, *Holland & Knight's Washington, D.C., and Northern Virginia Land Use Blog*, October 9, 2024
- D.C. Council to Consider Changes to Historic Preservation Law, *Holland & Knight's Washington, D.C., and Northern Virginia Land Use Blog*, September 26, 2024
- DMPED Issues RFEI for Poplar Point, *Holland & Knight's Washington, D.C., and Northern Virginia Land Use Blog*, August 28, 2024
- District Continues Efforts to Enhance Areas Within Downtown, *Holland & Knight's Washington, D.C., and Northern Virginia Land Use Blog*, August 13, 2024
- New D.C. Zoning Regulations Effective Aug. 2, 2024: What You Need to Know, *Holland & Knight's Washington, D.C., and Northern Virginia Land Use Blog*, August 5, 2024
- Nannie Helen Burroughs NE Corridor: Draft Small Area Plan Released for Public Comment, *Holland & Knight's Washington, D.C., and Northern Virginia Land Use Blog*, August 1, 2024
- Ivy City: Draft Small Area Plan Released for Public Comment, *Holland & Knight's Washington, D.C., and Northern Virginia Land Use Blog*, July 25, 2024
- FY 2025 Budget Support Act Funds New Tax Abatement in Central Washington, D.C. , *Holland & Knight Alert*, July 15, 2024
- D.C. Office of Planning Issues Draft Ivy City and Nannie Helen Burroughs Small Area Plans, *Holland & Knight Alert*, July 8, 2024
- Permit Conditions and Impact Fees Subject of Recent U.S. Supreme Court Decision, *Holland & Knight Alert*, May 30, 2024
- District of Columbia Releases Regulations for the Housing in Downtown Tax Abatement, *Holland & Knight Alert*, March 25, 2024
- Legislation Proposes Amendments to D.C.'s Tree Preservation Law, *Holland & Knight Alert*, March 8, 2024
- D.C. Releases Draft Regulations for the Housing in Downtown Tax Abatement, *Holland & Knight Alert*, January 29, 2024
- D.C. Zoning Commission Votes to Dismiss Inclusionary Zoning Amendment, *Holland & Knight Alert*, March 31, 2023
- D.C. Office of Planning Recommends Not Moving Forward with Inclusionary Zoning Amendment, *Holland & Knight Alert*, March 21, 2023

## Speaking Engagements

- D.C. and Northern Virginia Zoning, Environmental and Development Updates, Holland & Knight Webinar, October 29, 2024
- Mid-Atlantic Zoning, Environmental and Development Updates, Holland & Knight Webinar, June 26, 2024
- D.C. Land Use and Zoning Updates, Holland & Knight Webinar, March 13, 2024
- Zoning and Land Use Updates, Holland & Knight Program, October 18, 2023

## BRANDICE N. ELLIOTT

### PROFESSIONAL BACKGROUND

Brandice has extensive expertise in urban planning, land use, and zoning gained through over fifteen years of experience working in both public and private sectors. She is currently the Director of Planning Services at Holland & Knight LLP, Washington, DC office. Prior to that, Brandice was a Development Review Specialist with the D.C. Office of Planning (DCOP) for ten years. Her prior experience also includes serving as a Deputy Zoning Administrator, Zoning Plans Examiner, and Code Compliance Officer.

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### EXPERIENCE

#### **DIRECTOR OF PLANNING SERVICES, HOLLAND & KNIGHT LLP**

August 2022 - Present

- Prepares and manages developer applications for a variety of projects, including Planned Unit Developments (PUDs), zoning map amendments, zoning variances, and special exceptions.
- Assists clients with zoning entitlements and acquisition of building permits.
- Prepares testimony for zoning and land use planning to be provided to the D.C. Zoning Commission and Board of Zoning Adjustment.
- Advises clients on interpretation and application of development regulations and approval processes.
- Prepares detailed comprehensive plan, zoning, and land use analysis to advise client during property acquisition and entitlements.

#### **DEVELOPMENT REVIEW SPECIALIST, DISTRICT OF COLUMBIA OFFICE OF PLANNING**

September 2012 - August 2022

- Prepared analyses of complex project proposals to determine conformance with the Comprehensive Plan, Small Area Plans, Zoning Regulations, and other District policies.
- Provided subject matter expertise of District policies, development goals, processes, procedures, and standards as they related to the Agency.
- Regularly provided testimony to the D.C. Zoning Commission and Board of Adjustment regarding Office of Planning recommendations.
- Collaborated with Applicants and District Agencies to refine projects and reduce conflicts in the proposed design.

Projects: Managed several PUDs of varying complexity in the Florida Avenue Market Development with the goal of securing significant benefits and amenities, particularly affordable housing; Managed development proposals in Southeast Federal Center, which generally consisted of design review and text amendments that brought the Zoning Regulations in conformance with the Master Plan; and Served as subject matter expert in development of the Chevy Chase Small Area Plan.

#### **PLANNER AND DEPUTY ZONING ADMINISTRATOR, TOWN OF HERNDON COMMUNITY DEVELOPMENT**

November 2010 - September 2012

- Served as Planner and Deputy Zoning Administrator managing the Site Plan Review Process, ensuring that all requests complied with the Comprehensive Plan, Town Code, and Town policies.
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# BRANDICE N. ELLIOTT

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- Coordinated the Pedestrian and Bicycle Advisory Committee, which provided input for the first Countywide Bicycle Transportation Plan, and presented regular updates at public information sessions and to the Town Council.
- Was the point of contact for matters concerning the Town Code and its consistency with federal Chesapeake Bay regulations.

Projects: Contributed to the first Fairfax County Bicycle Transportation Plan; Assisted with Comprehensive Plan Area Studies, including the Herndon Metrorail Study Area Plan and Downtown Herndon Area Plan.

**PLANNER, TELERGY CONSULTING**

September 2009 - November 2010

- Served as Planner obtaining entitlements for the development of telecommunication infrastructure.
- Coordinated public engagement, site research, city review processes, and city public hearing processes for approvals for the development of infrastructure.

**CITY OF MESA, PLANNING DIVISION**

**PLANNER II AND CODE COMPLIANCE OFFICER** (March 2010 - September 2010)

**PLANNER I** (December 2007 - January 2009)

**ZONING PLANS EXAMINER** (August 2005 - December 2007)

- Documented cases of zoning violation, provided notification to property owners, and provided assistance to correct the violation within a timely manner.
- Served as the Planner and primary contact for all requests requiring relief from the Zoning Regulations.
- Prepared analyses of project proposals to determine conformance with the Comprehensive Plan, Small Area Plans, Zoning Regulations, and other City policies.
- Provided subject matter expertise of City policies, development goals, processes, procedures, and standards as they related to the Agency.
- Regularly provided testimony to the Zoning Adjustment Hearing Officer and Board of Adjustment regarding Office of Planning recommendations.
- Collaborated with Applicants and City Agencies to refine projects and reduce conflicts in the proposal design.
- Coordinated permit reviews requiring zoning approvals and provided technical reviews of residential, commercial, and sign plans, verifying compliance with City Codes, Zoning Commission approvals, and Board of Zoning Adjustment approvals.

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**EDUCATION**

**ARIZONA STATE UNIVERSITY**

MUEP, Master of Urban and Environmental Planning

**ARIZONA STATE UNIVERSITY**

B.A., Psychology

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**CERTIFICATION**

American Institute of Certified Planners