

## **OUTLINE OF TESTIMONY**

Fernando Bonilla, AIA  
Grimm + Parker

- I. Introduction and experience
- II. Overall site planning considerations
- III. Description and design of proposed building
- IV. Streetscape improvements, circulation, and access
- V. Conclusions



## Fernando Bonilla AIA

Principal | Grimm + Parker Architects

Fernando is a Principal at Grimm + Parker Architects; he has 15 years of experience in the design, documentation and construction of more than 70 residential projects, ranging from market-rate to low-income, multifamily to age-restrictive, as well as mixed-use & student housing. Fernando was recently a speaker at Makeover Montgomery II Conference where he shared his passion in working with Public/Private Partnerships in affordable residential developments. He combines knowledge of the requirements presented by local jurisdictions and funding agencies with his talent crafting valuable and exceptional spaces that enrich our neighborhoods and cities. Fernando's design leadership has guided Grimm + Architects to win over 50 design awards in the last decade, including recognition from the American Institute of Architects, United States Green Building Council, the National Association of Home Builders Affordable Housing Coalition, the Housing Association of Nonprofit Developers and the Governor of Maryland's Smart Growth Awards program.

### FIRM

Grimm + Parker Architects

### EDUCATION

Bachelor of Architecture | 1999  
| Universidad San Francisco de  
Quito, Ecuador

### REGISTRATIONS

2011 | Architecture | MD 16486  
2013 | Architecture | DC  
ARC102241  
2014 | Architecture | VA  
401016743

### AFFILIATIONS

American Institute of Architects  
ULI  
NCARB

#### Parkside E, Washington, DC

Parkside Block E is a 6 story multi-family residential project for the workforce of Ward 7 in NE Washington, DC. Comprised of 186 units, Parkside offers contemporary layouts available in studios (some with lofts), 1, 2 and 3 bedrooms. The ground floor and a partially-underground parking garage for 65 cars are designed in concrete; the remainder of the building will be built in wood. The building is served by 2 elevators and amenities include a landscaped courtyard, club room for residents, concierge services and bike storage.

#### SeVerna I + II, Washington, DC

SeVerna II is the newest residential community built in the heart of NOMA (North of Massachusetts Avenue). The first phase of the project included 48 affordable tax-credit residential units in a 5-story mid-rise building and 12 two-over-two townhomes. The second phase of the project includes the construction of a 9-story, mixed-income high rise along K street with underground parking, lively amenity areas and contemporary floor plans.

#### Trinity Plaza, Washington, DC

Trinity Plaza is a new 4-story mixed-use and mixed-construction building at the corner of South Capitol and Atlantic Streets SW (Ward 8) containing 49 rental units and over 5,400 SF of retail & office space. Residential units include a mix of 1, 2 and 3 bedrooms.

#### The Alaire at Twinbrook Station, Rockville, MD

The Alaire is the first LEED ND Certified project in DC Metro area, mixed-use apartment complex within walking distance of the Metro station that incorporates a combination of retail and residential. Building "A" includes 125 residential units with 151,288 gsf and 11,116 gsf of retail space and 91 parking spaces. Building "B" includes 146 residential units of 159,288 gsf and a 7,345 gsf restaurant. Additionally, there are 5,000 sf of amenity space with views of an exterior pool and terrace area. A separate 6-level garage provides an additional 320 parking spaces.

#### Upper Rock District, Rockville, MD

The vision for the development is that of a mixed-use, multi-family residential community with 844 new residences, and a variety of small scale retail and commercial spaces. Integral to the plan are progressive planning principles and features including live/work lofts, incubator retail, sustainable design, pedestrian focused public space, and a commitment to public art.

#### Fells Point Station, Baltimore, MD

Fells Point Station, a former police station built in the 1920s, is located at 1621 Bank Street in Upper Fells Point, Baltimore's oldest waterfront neighborhood. This urban renewal, residential project involves the rehabilitation of the historic building, with new construction of a four-story wood framed addition with a brick façade to complement the existing structure. The building will provide 47 apartment units above a concrete pedestal with retail space below. Amenities include a lobby, clubroom, high speed internet access, and an exercise room. An elevated courtyard provides common space and is also a green roof structure which will cover the parking and hardscape areas.