

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT

BRAD FENNELL

- I. Introduction of Applicant and History of the Project

- II. Goals and Objectives of the Modification

- III. Community Dialogue Process

- IV. Benefits and Amenities
 - a. Those Already Implemented
 - b. Continuing Benefits and Amenities

- V. Conclusion

OUTLINE OF TESTIMONY OF CHERYL O'NEILL, PROJECT ARCHITECT,

TORTI GALLAS URBAN

- I. Introduction (proffered as an expert in architecture and urban design)
 - A. Project Architect, Torti Gallas Urban
- II. Site Location and Description
 - A. Overview of Site and Surrounding Area,
 - B. Description of General Land Use in Immediate Area
- III. Description of Modification Project Overview
 - A. Site Configuration
 - B. Block Overview
- IV. Block 3
 - A. Proposed Design and Buildings
 - B. Response to Zoning Commission and Office of Planning
 - C. Description of Materials
 - D. Areas of Flexibility Requested
- V. Block 4
 - A. Building Overview
 - B. First Stage Design
- VI. Conclusion

**OUTLINE OF TESTIMONY OF DWIGHT FINCHER, MEDICAL OFFICE BUILDING
ARCHITECT, WILMOT SANZ**

- I. Introduction (proffered as an expert in architecture)
 - A. Medical Office Building Architect, Wilmot Sanz
- II. Block 1
 - A. Proposed MOB Design
 - B. Proposed Parking Garage
 - C. Response to Zoning Commission and Office of Planning
 - D. Description of Materials
 - E. Areas of Flexibility Requested
- III. Conclusion

OUTLINE OF TESTIMONY OF ERWIN ANDRES, TRANSPORTATION ENGINEER,

GOROVE/SLADE ASSOCIATES

- I. Introduction (proffered as an expert in transportation planning and engineering)
 - A. Project Transportation Consultant, Gorove/Slade Associates
- II. Site Area and Conditions
- III. Access Considerations and Circulation
- IV. Discussion of Traffic Impacts of Project and Traffic Demand Management Plan
- V. Discussion of Loading Impacts of Project and Loading Management Plan
- VI. Conclusion



Education

- Cornell University, Studies in Urban Design, 1985 - 1987
- Cornell University, Bachelor of Architecture, 1974 -80

Registration/Certification

- Certified Planner, AICP #204727



Skyland Town Center



Prince George's Plaza Transit District Plan



Arthur Capper/Carrollsborg Dwellings

Ms. O’Neill is a Principal and Urban Designer at Torti Gallas where she is responsible for directing and coordinating the design and planning of both large and small scale communities and challenging, urban architectural projects. Her responsibilities include the development of design solutions, community, client and planning agency review presentations, and the supervision and evaluation of in-house design teams. Ms. O’Neill serves as a member of the Urban Design and Architecture Advisory Panel of the Baltimore Planning Department.

Selected Project Experience

Skyland, Washington, DC (PUD) - An 18-acre residential, mixed-use Planned Unit Development. The project introduces a comparatively higher density to the existing neighborhood and integrates a town center that includes retail. A pedestrian friendly urban environment is established along the perimeter of the retail area.

Park Heights Redevelopment, Baltimore, MD - As part of the development team chosen by the city of Baltimore to redevelop the Park Heights neighborhood, Torti Gallas is working with NHP Foundation to bring new housing units, a neighborhood park, community garden space and an urban plaza to this northwest Baltimore neighborhood. Henson Development Company and Marenberg Enterprises are also part of the development team.

South Campus Redevelopment, Catholic University of America, Washington, DC (PUD) - Torti Gallas was part of the development team for Catholic University’s University Village, creating a dramatic “Gateway Village” that will enhance the value and amenities of the campus, and will enable the University to have a strong hand in delivering a high quality living and learning experience to its students, faculty, alumni, staff and neighbors.

Prince George’s Plaza Transit District Plan, Prince George’s County, MD - Torti Gallas led a multidisciplinary team of urban planners, architects, economists and transportation specialists to create a vision for The Prince George’s Plaza Transit District for the Maryland-National Capital Park and Planning Commission (M-NCPPC). The study area covers approximately 363 acres in northwestern Prince George’s County, just outside the boundary of the District of Columbia and surrounding the Prince George’s Plaza Metro Green Line Station and the Mall at Prince Georges.

Parkside/Kenilworth Neighborhood Revitalization, Washington, DC - Land Planning for the Parkside Kenilworth under a HUD CHOICE Neighborhood Planning Grant. The preliminary planning effort, conducted during an intensive on-site charrette, focused on the revitalization of two sites to include 1,822 residential units, parking, recreation and community/management buildings.

Arthur Capper/Carrollsborg Dwellings, Washington, DC - HOPE VI revitalization of the Arthur Capper/Carrollsborg Public Housing which creates 1,150 new residential units, 600,000 square feet of office, 75,000 square feet of neighborhood retail, and a 17,000 square foot community building. The recreational program is partially contained within the community building and grounds; including multi purpose facilities, swimming pool, and basketball courts, and partially on the playing fields of the adjacent Marine Corps Barracks Complex.

Lafayette Courts, Master Plan and Neighborhood Revitalization, The Housing Authority of Baltimore City (HABC), Baltimore, MD - Master Planning of 21.5 acres, demolition of approximately 807 high-rise units, renovation of 36 low-rise apartment units and design and construction of 228 new rowhouse units and 110 Elderly units under the HOPE VI Program.

Martin Luther King Plaza Revitalization, Philadelphia, PA - HOPE VI Revitalization of a dense, high-rise public housing community into a mixed-program neighborhood of 128 on-site residential units, 121 off-site residential units, 8,000 sf of retail, a 10,000 sf community center and a new 1/2 acre urban park.



DWIGHT FINCHER AIA, LEED AP BD+C

PRINCIPAL | HEALTHCARE ARCHITECT

EDUCATION

Bachelor's Degree in Architecture,
University of Oklahoma

YEARS OF PROFESSIONAL EXPERIENCE

33 years of experience

REGISTRATIONS

Registered Architect

LEED Accredited Professional

PROJECT EXPERIENCE

Sibley Memorial Hospital

Washington, DC

200 bed patient tower and campus transformation, cancer center, new medical office building, new parking garage

Sibley Memorial Hospital

Washington, DC

Existing patient tower renovation

Inova Schar Cancer Institute

Merrifield, VA

466,000 sf new cancer center

Beebe Healthcare

Rehoboth, DE

New surgery and specialty hospital

Beebe Healthcare

Milford, DE

Cancer center & freestanding emergency department campus

Inova Women's Hospital & Inova Children's Hospital

Falls Church, VA

660,000 sf specialty hospital tower

Inova Fairfax Hospital

Falls Church, VA

Patient bed tower addition and renovation of existing bed tower

MedStar Franklin Square Medical Center

Baltimore, MD

Patient tower & ED addition

Adventist Shady Grove Medical Center

Rockville, MD

Bed tower, ED, surgery expansion

Christiana Care Wilmington Hospital

Wilmington, DE

Bed tower, surgery, ED expansion & renovation

Inova Heart & Vascular Institute

Falls Church, VA

400,000 sf specialty hospital

Christiana Hospital

Newark, DE

Patient tower & interventional suite addition

Provena Saint Joseph Hospital

Elgin, IL

Bed tower and surgery addition and renovation

MedStar Montgomery Medical Center

Olney, MD

Bed tower vertical expansion

Salem Regional Medical Center

Salem, OH

Patient bed tower addition

Holy Cross Health

Silver Spring & Germantown, MD

Pharmacy upgrades, misc. renovations

Erwin N. Andres

Principal

Mr. Andres' diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design.

Mr. Andres has directed transportation impact studies, traffic circulation and transit studies, parking studies, and multi-modal studies for master plans, business districts and new real estate development projects of all types and sizes. He has evaluated alternative public transportation modal options. He is familiar with roadway classification and its application to transportation planning. He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses.

Erwin's project experience covers the full spectrum of land-use and includes:

Mixed-Use Development

680 Rhode Island Avenue LTR, Washington DC
965 Florida Avenue PUD, Washington DC
Reunion Square, Washington, DC
Atlantic Plumbing, Washington, DC
City Center DC, Washington, DC
Hecht's Warehouse, Washington, DC
High Line at Union Market, Washington, DC
Michigan and Irving Redevelopment, Washington, DC
New City DC, Washington, DC
Skyland Town Center, Washington, DC
The Yards, Washington, DC
Walter Reed Army Medical Center Redevelopment, Washington, DC

Medical

Sibley Memorial Hospital, Washington, DC
Walter Reed National Military Medical Center, Bethesda, MD
Children's National Health System, Washington, DC
Children's National Research & Innovation Center, Washington, DC
Kaiser Permanente, Gaithersburg & Largo, MD
Manazel Medical Center, Abu Dhabi, UAE
MedImmune, Gaithersburg, MD
Ohio State University Heart Hospital, Columbus, OH

Colleges and Universities

Mt. Vernon College at George Washington University, Washington, DC
Ohio State University, Columbus, OH
University of Toledo, Toledo, Ohio
University of Virginia Health Sciences District, Charlottesville, VA



Education

Bachelor of Science,
Civil Engineering,
Rutgers University, 1994

Professional Associations

Urban Land Institute (ULI)

American Planning
Association (APA)

Institute of Transportation
Engineers (ITE)

Lambda Alpha International
(LAI) Land Economics
Honorary Society, Board
Member & Past President

University of Maryland
Graduate Program in Real Estate,
Lecturer

Experience

25 years total
21 years with Gorove Slade

Location

Washington, DC

Federal Government

Department of State at WRAMC, Washington, DC

FBI Headquarters Relocation, Washington DC

National Academy of Science, Washington, DC

National Cancer Institute, Ft. Detrick, Frederick, MD

National Institute of Health, Bethesda, MD

National Institute of Standards and Technology (NIST),
Gaithersburg, MD & Boulder, CO

US Coast Guard at St. Elizabeth's - Washington, DC

USDOT Headquarters, Washington DC

Washington Navy Yard, Washington, DC

Primary and Secondary Schools

Bruce Monroe Elementary School, Washington, DC

Capitol Hill Montessori School, Washington, DC

Eagle Academy Naylor Campus EISF, Washington, DC

Houston Elementary School, Washington, DC

Hyde Addison Elementary School, Washington, DC

John Eaton Elementary School, Washington, DC

National Cathedral School, Washington, DC

St. Alban's School, Washington, DC

French International School, Montgomery County, MD