

Z.C. Case No. 14-21

OUTLINE OF TESTIMONY

Steve Gresham

Niles Bolton Associates

- I. Description of Subject Property/Site Conditions and Surround Area
- II. Development Information for Project
- III. Overview of Site Plan and Interior Layout
- IV. Architectural Elements and Design Considerations

Steve Gresham, AIA

Principal

A leader in multi-family housing, Steve understands the demands and intricacies of the markets in which NBA operates. Drawing on that background, he knows what will work in a given market, what the project budget can afford and how to work within both constraints. He has lectured on various architectural related subjects and has testified at Congressional subcommittee hearings on the Construction Safety, Health & Education Improvement Acts of 1990 and 1991. Steve has a depth of experience garnered over 38 years and has been responsible for the design of over 25,000 multifamily housing units in the Mid-Atlantic and Northeast.

Selected Works

The Blair Towns Silver Spring, Maryland

First certified Leadership in Energy and Environmental Design (LEED) apartment community in the United States.; 107,000 sf, 78 units, 420-space parking deck.

Flats 170 at Academy Yard Odenton, Maryland

369 units in seven buildings, 484,000 gsf. Five, 4-story breezeway buildings. Two elevator/interior corridor buildings, one of which is a 4/5 split. Tuck-under, single-bay, wood-frame garages. Targeting LEED Silver certification.

Annapolis Towne Centre Annapolis, Maryland

Located within a 35-acre mixed use town center, Mariner Bay at Annapolis Towne Centre offers 8 levels of residential above 2 levels of retail. This project includes 208 luxury apartments and 73,000 sf ground floor retail. Unit sizes range from 700 sf to 1,400 sf.

Jefferson at Congressional Village Rockville, Maryland

Sited on seven acres within a 13-acre mixed-use project; 406 rental apartments; 9,000 sf retail space; 10,000 sf clubhouse, 860 structured parking spaces Turn of the century main street vernacular.

Jefferson at Inigo's Crossing Montgomery County, Maryland

Transit-oriented development within walking distance to the Grosvenor Metro station. The project consists of 473 luxurious apartments on 3.34 acres, 570,000 sf with a central clubhouse that acts as the community hub for residents.

Georgetown Heights Washington D.C.

4/5 story, 44-unit condominium project located at the corner of Wisconsin Ave. and Calvert Street.

Post Park Hyattsville, Maryland

396 Mixed Use development. Because the site is located in the Transit Overlay Zone, certain guidelines and standards the county set forth had to be met in the design of the plaza, open space, and building.

The New Village at Patchogue Patchogue, New York

Mixed-use development, 291 units; Studio, one, two and three bedroom configurations, 10,000 sf retail space, 8,000 sf restaurant space; Roof top pool, Social room, Fitness Center, 397 parking spaces in underground, covered and surface parking.



EDUCATION

Master of Business Administration
Georgia State University

Master of Architecture
Georgia Institute of Technology

Bachelor of Science, Architecture
University of Virginia

QUALIFICATIONS

38 years of architectural experience

Registered architect in 10 states and the District of Columbia

Joined NBA in 1982

ASSOCIATIONS

American Institute of Architects

Urban Land Institute

National Council of Architectural
Registration Boards

National Multi Housing Council

Member of the Society of College and
University Planning (SCUP)



**Georgetown Heights
Washington D.C.**