



**Federico Olivera Sala**  
**Associate Principal**

**Fede Olivera Sala has been practicing architecture for over 21 years, with a concentration in building design, urban design and regional planning.** Fede is in charge of feasibility studies and the planning department. His urban design background and conceptual design capabilities create a well balanced approach in studies at the early stages of the design process. Fede has been with SK+I 15 years.

Prior to joining SK+I, Fede was a faculty member for six years teaching Urban Design at the University of Belgrano in Buenos Aires. Later, Fede was an Associate Architect with the Argentinean firm of Guiraldes, Cordeyro & Soifer in Buenos Aires. As a result of his unique design orientation, he received two urban design awards for resort buildings in Buenos Aires, as well as five commissions for conceptual master plans for communities surrounding Buenos Aires.

Fede also gained professional experience as the co-founder of a firm he managed in Buenos Aires for six years. His company provided services from conceptual design thru construction documents and construction administration for a variety of building types, ranging from residential to commercial, and including an interior design practice.

**EDUCATION, MEMBERSHIPS & CERTIFICATIONS**

- Bachelor of Architecture – University of Belgrano’s School of Architecture
- Master of Architecture (US Equivalent) – University of Belgrano’s School of Architecture

**ARCHITECTURE PORTFOLIO**

<b>4990 Fairmont</b>	Bethesda, MD
<b>Fenwick</b>	Silver Spring, MD
<b>West Lane</b>	Bethesda, MD
<b>The Parker at Huntington Metro</b>	Alexandria, VA
<b>West Square</b>	Boston, MA
<b>The Madison</b>	Alexandria, VA
<b>Lot 31 – The Darcy + The Flats</b>	Bethesda, MD
<b>Bainbridge Bethesda</b>	Bethesda, MD
<b>Halstead Square Building 1 + 2</b>	Fairfax, VA
<b>Post Carlyle Square Block O</b>	Alexandria, VA
<b>Chase Point</b>	Washington, DC
<b>Jenkins Row</b>	Washington, DC
<b>Sheridan Station Phase I + II</b>	Washington, DC
<b>Dulles Station Buildings K + I</b>	Fairfax, VA
<b>Wheaton Metro/ Netterstrom</b>	Wheaton, MD
<b>The Desoto</b>	Washington, DC
<b>Massachusetts Court Apartments</b>	Washington, DC
<b>Halstead Patriot Village</b>	Fairfax, VA
<b>Spinnaker Bay</b>	Baltimore, MD
<b>The Silverton</b>	Silver Spring, MD

**ZONING COMMISSION**  
District of Columbia  
CASE NO.15-16  
EXHIBIT NO.31D



### Professional Experience

#### OCULUS

Washington, DC  
Principal  
1993 – present

#### HOH Associates, Inc.

Alexandria, VA  
Senior Associate  
1990-1993

#### EDAW, Inc.

Alexandria, VA  
Senior Associate  
1985-1990

#### VVKR, Inc.

Alexandria, VA  
Associate  
1980-1985

### Education

Bachelor of Science  
Landscape Architecture  
Pennsylvania State University, 1980

### Professional Registrations

Registered Landscape Architect  
Maryland, 1983

Licensed Landscape Architect  
Virginia, 1996

Licensed Landscape Architect  
New Jersey, 2014

Licensed Landscape Architect  
Pennsylvania, 2014

### Principal, Landscape Architect

As one of the founding principals of OCULUS, Don is a landscape architect and urban designer with over 30 years of experience and has been responsible for more than forty built projects. He has extensive experience in the design, management, and implementation of a wide range of design and planning projects.

Don has received numerous awards and recognition for his projects and design work. His responsibilities have included leading public workshops and design charrettes, programming, setting project direction and tone of design, managing production of contract documents, and administration of construction. He is registered in Maryland and Virginia, and holds a BS in Landscape Architecture from Pennsylvania State University. Don is a hands-on principal involved with every aspect of each and all design projects from start to finish.

### Selected Projects

#### Columbia Pike Village Center, Arlington, VA

Project Type: Public square, Mixed-Use  
Responsibilities: Site planning, design.

#### Eleven55 Ripley, Silver Spring, MD

Project Type: Multi-family residential  
Responsibilities: Site planning, design, construction documentation/administration

#### Square 701 Ballpark, Washington, DC

Project Type: Multi-family residential, Office, Mixed-Use  
Responsibilities: Site planning, design, construction documentation

#### Chevy Chase Center, Chevy Chase, MD

Project Type: Mixed-Use  
Responsibilities: Site planning, design, construction documentation/administration

#### South Carlyle Master Plan, Alexandria, VA

Project Type: Mixed-Use, master planning  
Responsibilities: Master planning, open space planning

#### 680 Rhode Island Ave, Washington, DC

Project Type: Urban Infill Redevelopment  
Responsibilities: Site design, master planning, graphic presentation material.

#### NPR Headquarters, Washington, DC

Project Type: Corporate Headquarters  
Responsibilities: Design, construction documentation/administration

#### Wheaton Town Square, Wheaton, MD

Project Type: Town Square, Mixed-Use  
Responsibilities: Master planning, detailed site design

**Riverfront Phase 1 Washington, DC**

Project Type: Urban Waterfront, Mixed-Use  
 Responsibilities: Site planning, detailed site design

**Riverfront Master Plan, Washington, DC**

Project Type: Urban Waterfront, Mixed-Use  
 Responsibilities: Master planning, open space design

**Cityline, Washington, DC**

Project Type: Multi-family residential  
 Responsibilities: Design, construction documentation/  
 administration

**Constitution Center, Washington, DC**

Project Type: Office  
 Responsibilities: Design, construction documentation/  
 administration

**Northern Virginia Community College, Loudoun  
 Campus Master Plan, Loudoun, VA**

Project Type: Educational and Campus  
 Responsibilities: Master planning, site design

**St. Matthews Redevelopment, Washington, DC**

Project Type: Multi-family residential, institutional  
 Responsibilities: Site design, PUD submission

**The George Washington University Science &  
 Engineering Complex, Washington, DC**

Project Type: University Academic Building  
 Responsibilities: Design, construction documentation

**University of Virginia West Grounds Master Plan,  
 Charlottesville, VA**

Project Type: Educational and Campus  
 Responsibilities: Master planning, site design

**Penrose Square, Arlington, VA**

Project Type: Urban plaza  
 Responsibilities: Master planning, site design,  
 construction documentation / administration, community  
 workshops

**Pearl Street, Bethesda, MD**

Project Type: Office  
 Responsibilities: Site planning, design, construction  
 documentation

**Elevation at Washington Gateway, Washington, DC**

Project Type: Multi-family residential  
 Responsibilities: PUD submission, site design, open  
 space design

**Mosaic Park, Arlington, VA**

Project Type: Park, playground  
 Responsibilities: Master planning, site design,  
 construction documentation, community workshops

**100 K Street, Washington, DC**

Project Type: Mixed-Use

Responsibilities: Design, construction documentation

**22 West, Washington, DC**

Project Type: Multi-family residential  
 Responsibilities: Design, construction documentation/  
 administration

**Potomac Yard Master Plan and Guidelines,  
 Alexandria & Arlington, VA**

Project Type: Master planning  
 Responsibilities: Master planning, open space planning,  
 community participation, design guidelines

**200 I Street SE, Washington, DC**

Project Type: Office  
 Responsibilities: Design, construction documentation

**Waterfront Station, Washington, DC**

Project Type: Mixed-Use, metro plaza  
 Responsibilities: PUD submission, master planning,  
 open space design, construction documentation

**Van Ness Center, Washington, DC**

Project Type: Office, metro plaza  
 Responsibilities: Design, construction documentation

**Dulles Airport Landscape Master Plan and Design  
 Guidelines, Dulles, VA**

Project Type: Infrastructure, master planning  
 Responsibilities: Project management, master planning

**Monumental Core Plan 2050, Washington, DC**

Project Type: Master planning  
 Responsibilities: Master planning

**The George Washington University Museum,  
 Washington, DC**

Project Type: University Academic Building  
 Responsibilities: Design, construction documentation

**WestEnd 25, Washington, DC**

Project Type: Multi-family residential  
 Responsibilities: Design, construction documentation

**Honors and Awards**

2015 ASLA Potomac Chapter Merit Award, The Riverfront  
 2014 Outstanding Redevelopment Plan Award, Strategic  
 Investment Area Plan, Charlottesville, Virginia, American  
 Planning Association, Virginia Chapter.

2014 Award of Excellence, Strategic Investment Area  
 Plan, Charlottesville, Virginia, Virginia Society of the AIA  
 2013 VA ASLA Travelling Award, South Carlyle Master  
 Plan

2005 Honor and Traveling Award, Powhatan Springs  
 Park: ASLA, Maryland-Potomac Chapter

2005 Best New Park, Virginia, Powhatan Springs Park -  
 Virginia Parks and Recreational Services

2002 Semi-finalist, Pentagon Memorial Competition

#### Education

- M.S., Construction Engineering, Illinois Institute of Technology, 1996
- B.S., Civil Engineering, Syracuse University, 1992

#### Registrations

- Professional Engineer: Illinois (#062051641), Virginia (#32661), District of Columbia (#PE901159), and Maryland (#315420)
- Erosion and Sedimentation Control Certified, Virginia

#### Areas of Expertise

- Site Design
- Intersection Design
- Maintenance of Traffic
- Public Involvement
- Pedestrian and Bicycle Facilities
- Adaptive Re-Use
- Transit-Oriented-Development
- WMATA Adjacent Construction
- Ultra-Urban Design
- Low-Impact-Design

Mr. Delgado is a Principal with Bowman Consulting with more than 20 years of extensive experience designing and managing civil engineering projects for federal, state, and municipal clients, with emphasis on urban projects in the Washington D.C. area. Additionally, Mr. Delgado is responsible for coordinating with clients; developing contracts and fee proposals; responding to client requests-for-proposals; preparing final contract documents; and overseeing quality design while meeting sensitive time constraints.

#### Rhode Island Avenue Metro Redevelopment, Washington, DC

Project Director responsible for the planning, design, and construction engineering services for a new mixed-use urban center located at the Rhode Island Avenue Metro Station. The project involves extensive coordination with WMATA, DC Office of Planning, DDOT, and the community. The project includes a WMATA garage, two residential/retail parking garages with parking spaces, 274 residential units, and over 70,000 SF of retail.

#### Capital Gateway, Washington DC

Principal-in-Charge. Bowman was an integral partner in the development of the site. Mr. Delgado was responsible for all design and coordination related to the site plan for both the PUD and final engineering phases. In addition, he worked closely with DDOE on the design of the stormwater management system.

#### Florida Avenue, Washington, DC

Principal-in-Charge. Located on Florida Avenue in Washington, DC at 9th Street and 8th Street. The project involves two separate parcels on either side of 8th Street, Parcel A situated on the south side of Florida Avenue, NW between 8th and 9th Streets, and Parcel B situated on Florida Avenue at 8th Street. The overall project consists of the re-development of two (2), six-story residential buildings with below-grade parking. The sites are located in close proximity and partially over top of the existing WMATA tunnels. Significant upgraded utilities, streetscape, and pedestrian facilities are incorporated into the project. Mr. Delgado worked closely with multiple DC agency's to ensure a successful project completion.

#### Atlantic Plumbing, Washington, DC

Located on V Street at 8th Street in Washington, DC, the project involves two separate parcels on either side of V Street, Parcel A situated on the south side of V Street at 8th Street, and Parcel B is situated on the north side of V Street at 8th Street. The overall project consists re-development of two (2), high-density, multifamily buildings with below-grade parking. The sites are located adjacent to the 9:30 Club in close proximity to Howard University. Significant upgraded utilities, streetscape, and pedestrian facilities are incorporated into the project. Mr. Delgado worked closely with multiple DC agency's and Howard University to ensure a successful project completion.

**13th and U, Washington, D.C.**

Principal in charge for this mixed-use project. The project is located in the U Street corridor, in the “Uptown Arts Overlay” District of the City in the Northwest quadrant of the District. The project site is bounded by U Street, NW to the north of the site; 13th Street, NW to the east; an existing Public Alley to the south; and existing retail uses to the west. The project includes a proposed Hotel facility, with street level retail, underground parking, and residential uses on top of the building. The project required a consolidated Planned Unit Development (PUD) application which was approved. Bowman’s work efforts included surveying, engineering, and landscape architectural services associated with the consolidated PUD application and final design for the project.

**The View at Waterfront, Washington, D.C.**

Principal in charge for this mixed-use project. The project involves an application to modify a Planned Unit Development approved by the Zoning Commission. The project site is bounded by M Street, SW to the south; 6th Street, SW to the west; K Street, SW to the north and 1151 4th Street, SW to the east. The site currently includes approximately 3.71 acres of land area and contains two existing 9-story residential buildings designed by the noted architect I.M. Pei (the “Pei Towers”). The modified PUD proposes construction of 2 new 6-story residential buildings with retail along M Street. Bowman’s work efforts included surveying and engineering services associated with the modified PUD application and final design for the project. Significant coordination efforts with DDOT, WMATA, and DC Water ensured a successful application.

# Erwin N. Andres, P.E.

## Principal

Mr. Andres has 20 years of experience working on a wide range of traffic and transportation projects serving private sector, public sector, institutional, and federal agency clients in the metropolitan Washington, DC area. His diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design.

His experience has also been geared to serve the strategic development needs of private developers, address local jurisdictional approval requirements for federal agency clients, and develop sound transportation operational and management plans for institutional clients. Mr. Andres has directed studies related to traffic circulation, transit, parking demand, and transportation demand management for new developments and urban infill redevelopments. He has performed traffic impact assessments for a wide range of land uses that include residential, office, shopping and convention centers, and institutional complexes.

**Professional Registration:** Professional Engineer: Maryland (#29177), New Jersey (#4557000)

**Education:** Bachelor of Science, Civil Engineering, *Rutgers University, New Brunswick, NJ (1994)*

**Publications:** "Ask the Expert", Healthcare Magazine, November 2003  
ULI North Capitol Main Street Technical Assistance Program Study, August 2009

### Professional Associations:

Urban Land Institute (ULI)	Georgetown University Real Estate Program, Lecturer
American Planning Association (APA)	University of Maryland School of Architecture, Lecturer
Institute of Transportation Engineers (ITE)	Lambda Alpha International (LAI), Chapter President
DC Building Industry Association (DCBIA)	International Council of Shopping Centers (ICSC)

### MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS

Mr. Andres has managed a number of mixed-used developments in the District of Columbia. The analysis addresses the existing traffic conditions, future traffic conditions without development, and future traffic conditions with development. Other tasks that are usually involved in larger projects of this nature are traffic signal design plans, parking analysis, site access and circulation planning, vehicular maneuverability analysis and loading access design, and Transportation Demand Management (TDM). Mr. Andres has also managed transportation studies for mixed-use developments that analyzed potential multi-trip sharing and shared parking between restaurant, hotel, bank, residential, office, and retail center uses. Principal tasks of these projects include vehicular and parking generation, development of parking demand profiles, entrance design for large vehicle circulation access, and identification of general street traffic conditions around the site.

Representative projects include the following:

CityCenter DC, Washington, DC	The Apollo (H St. NE) Whole Foods, Washington, DC
The Yards, Washington, DC	Florida Rock Redevelopment, Washington, DC
Burnham Place at Union Station, Washington, DC	Half Street Akridge Development, Washington, DC
Georgetown Safeway, Washington, DC	Petworth Safeway, Washington, DC
North Bethesda Conference Center, Bethesda, MD	East Capitol Street Gateway, Washington, DC
Skyland Town Center, Washington, DC	Georgia Avenue Walmart, Washington, DC
The Louis at 14 <sup>th</sup> & U, Washington, DC	H Street Connection, Washington, DC

### **MASTER PLANNING AND REDEVELOPMENT PROJECTS**

Mr. Andres has worked on the transportation aspects of comprehensive master plans. Tasks for these types of projects include developing multi-modal plans, long-term transportation master plans, near-term detailed traffic analyses, on-site circulation studies, parking studies, maneuverability analyses, and Transportation Demand Management plans. Representative projects include the following:

Walter Reed Army Medical Center, Washington, DC	Mt. Rainier M-UTC Plan, Mt. Rainier, MD
Brookland/CUA Small Area Plan, Washington, DC	FBI Headquarters Building, Washington, DC
Takoma Small Area Plan, Washington, DC	Suitland Federal Center, Suitland, MD
NASA Goddard Master Plan, Greenbelt, MD	NCI-Frederick Master Plan, Ft. Detrick, MD
NIH Master Plan, Bethesda, MD	Florida Avenue Market, Washington, DC
NSA-Bethesda Master Plan	Washington Nationals Stadium, Washington, DC
DC United Soccer Stadium, Washington, DC	DHS at St. Elizabeth's Campus, Washington, DC
USDOT Headquarters Building, Washington, DC	

### **CAMPUSES, SCHOOLS, AND INSTITUTIONS**

Mr. Andres has been involved with the development of circulation studies, traffic simulations, traffic signal design, parking studies, transportation master plans and data collection for many universities, schools and institutions. Representative projects include the following:

Ohio State University, Columbus, OH	Kingsbury Academy, Washington, DC
UVA Health Sciences District, Charlottesville, VA	Duke Ellington School, Washington, DC
National Museum AAH&C, Washington, DC	Evermay, Washington, DC
Washington International School, Washington, DC	Halcyon House, Washington, DC
Washington National Cathedral, Washington, DC	DC Courts, Washington, DC
Woodrow Wilson High School, Washington, DC	National Academy of Sciences, Washington, DC
Cardozo High School, Washington, DC	Corcoran Art Gallery Addition, Washington, DC

### **PUBLIC TESTIMONY**

Mr. Andres has been qualified as an expert witness before Zoning Boards and Commissions in numerous jurisdictions throughout the northeast United States that include the District of Columbia, Montgomery County and Prince George's County in Maryland, and numerous counties in Pennsylvania, New Jersey, New York and Connecticut.

**OUTLINE OF TESTIMONY OF REPRESENTATIVE OF APPLICANT,  
MICHAEL SKENA**

- I. Introduction of Applicant
- II. Vision for Property
- III. Goals and Objectives of Proposal
- IV. Community Dialogue Process
- V. Conclusion

**OUTLINE OF TESTIMONY OF PROJECT ARCHITECT,  
FEDERICO OLIVERA SALA  
SK&I ARCHITECTS**

- I. Introduction
  - A. Project Architect, SK&I
- II. Site Location and Description
  - A. Overview of Site, Surrounding Area, and Land Use
- III. Description of Stage Two
  - A. Phase One
    - a. Vision
    - b. Design Considerations
    - c. Materials
    - d. Views
    - e. Zoning Parameters
    - f. Flexibility
  - B. Stage One
- IV. Conclusion

**OUTLINE OF LANDSCAPE ARCHITECT,  
DONALD HOOVER  
OCCULUS**

I. Introduction

- a. Project Landscape Architect, Oculus

II. Overview of Site

III. Description of Project

- a. Design Considerations
- b. Contextual Considerations
- c. Green Design
- d. Materials
- e. Temporary Uses

IV. Conclusion

**TESTIMONY OF PROJECT TRANSPORTATION ENGINEER,  
ERWIN ANDRES  
GOROVE SLADE**

I. Introduction

II. Background Information

III. Site Circulation

IV. Trip Generation

V. Loading and Parking

VI. Transportation Demand Management

VII. Conclusion