

OUTLINE OF TESTIMONY

**PHIL ESOCOFF
GENSLER**

- I. Introduction and Experience
- II. Overall Site Planning Considerations
- III. Description and Design of Proposed Building
- IV. Streetscape Improvements, Circulation, and Access
- V. Conclusions

Philip Esocoff, FAIA

Curriculum Vitae

EDUCATION

Bachelor of Arts, University of Pennsylvania
"Class of 1946" Award to Outstanding Senior, University of Pennsylvania
Friars Senior Honor Society
Thouron British-American Exchange Fellow, Architectural Association, London
Master of Architecture, University of Pennsylvania
Dale Traveling Fellowship, University of Pennsylvania

REGISTRATION

Registered Architect in the District of Columbia, Commonwealth of Pennsylvania, State of Maryland, and Commonwealth of Virginia

PROFESSIONAL AFFILIATIONS

College of Fellows, the American Institute of Architects
Society for College and University Planning
Member, Lambda Alpha

DESIGN AWARDS

American Institute of Architects, Washington DC Chapter
Senate Square, Presidential Citation
American Institute of Architects, Washington DC Chapter
The Jefferson at Penn Quarter, Award of Merit in Historic Resources
American Institute of Architects, Washington DC Chapter
The Jefferson at Penn Quarter,
American Institute of Architects, Washington DC Chapter
Award of Merit in Architecture, NTSB Academy
American Institute of Architects, Washington DC Chapter
Award of Merit in Architecture, Torgersen Hall
American Institute of Architects, Washington DC Chapter
Award for Excellence in Architecture, 2401 Pennsylvania Avenue, NW
American Institute of Architects, Washington DC Chapter
Award for Excellence in Architecture, The Torpedo Factory
American Institute of Architects, Washington DC Chapter
Merit Award for Historic Preservation, The Greyhound Bus Terminal
Annual Preservation Award, DC Preservation League
The Greyhound Bus Terminal, 1100 New York Avenue
American Institute of Architects, Washington DC Chapter
Award for Excellence in Architecture, Perpetual American Bank
American School & University Magazine
Bronze Citation, Torgersen Hall
Washington Building Congress, Craftsmanship Award for Cast in Place Concrete
Dumont East and Dumont West
Washington Building Congress. Craftsmanship Award for Precast Concrete
400 Massachusetts Avenue
Associated Builders and Contractors
Excellence in Construction, Goodwin House
Assoc. Builders & Contractors, Excellence in Construction Award
The Whitman Condominium
Architectural Precast Association
Award for Design Excellence, 400 Massachusetts Avenue
Architectural Precast Association
Award for Design Excellence, Torgersen Hall at Virginia Tech
Masonry Institute Craftsmanship Award
400 Massachusetts Avenue
Masonry Institute
Honorable Mention, Design Awards, Boys and Girls Town
The Waterfront Center Annual Award
Excellence on the Waterfront, The Torpedo Factory
Loudoun County Economic Department
Design Excellence Award, GWU Graduate Research & Teaching Facility

Philip Esocoff, FAIA

Curriculum Vitae (continued)

ACADEMIC

Adjunct Visiting Professor, University of Maryland, Urban Design/Architecture Studies, Spring 1993
Visiting Studio Critic: Catholic University, 1985
Guest Jury Critic: University of Maryland, Catholic University, Temple University, Drexel University, Moore College of Art, Howard University, University of the District of Columbia, Drury College

JURY & PANEL MEMBER

Juror, Architectural Precast Association, Design & Manufacturing Awards competition, 2003
Juror, Catholic University of America, Holocaust Memorial Competition, 2001
Juror, Roanoke Valley Chapter AIA, 2001 Awards
Juror, James River Chapter AIA, 1994 Awards
Juror, Central Pennsylvania Chapter AIA, 1993 Awards
ASLA Awards Juror, Connecticut Chapter, 1992

SPEAKER

Speaker, Morgan State University School of Architecture and Planning, "Local Cuisine: An Architect's Recipe for Creating Flavorful Architecture," 2008
Presenter, Context and Emotion in the Urban Landscape, in "Using Brick for Sustainable Architecture and Green Building Design," National Building Museum, December 10, 2007.
Presenter, Restoration and Renovation Hardware Showcase, Baltimore, "Designing in Historic Districts: Process Product and Presentation", 2003
Speaker, Harvard University, Harvard University Graduate School of Design/Professional Development Course, 2002
Speaker, Harvard University, Harvard University Graduate School of Design/Professional Development Course, 2001
Speaker, Commercial Construction Group, "The Past, Present and Future of Downtown DC Architecture; Lessons Learned and Ideas For Tomorrow's Urban Structure", 2001
Presenter, SCUP North Atlantic Regional Conference, "Breaking the Instructional Toolbox", 1998
Sponsorship and Expo Chair, Society for College and University Planning, 1996 National Conference, Washington, DC
Presenter, SCUP Mid-Atlantic Region Annual Conference, "Virginia Tech Managing Change by Design", 1995
Presenter, Building Virginia, "The Design Picture", 1994
Presenter, World Bank/AIA Seminar, "Quality Design and Sustainable Built Environment", 1994
Presenter, John Hopkins University "Mixed-Use Development", 1994
Presenter, Virginia Public Education Institutions Conference, 1994
Presenter, New Jersey Institute of Technology Conference, 1994
Presenter, George Washington University Virginia Campus, Lecture Series, 1994
Presenter, SCUP National Conference, 1994
Panelist, Metropolitan Young Architects Forum, Washington, DC, 1993
Presenter, SCUP Mid-Atlantic Regional Conference, 1993
Panelist, "Greyhound Bus Forum", Cleveland Restoration Society, 1991
Moderator & Lecturer, Smithsonian Institution Resident Associate Program "Beyond Postmodernism: Architecture for the Next Decade," 1987

PRINT MEDIA

Architecture, Campus Generator (George Washington University Graduate Center), 1993
Architecture Bipartisan Design (2401 Pennsylvania Ave.), April 1991
Architecture Some Capital Ideas National Law Journal, Office Design, Wilmer Cutler, 1987.
Architecture Former Waterfront Eyesore Given Colorful Refurbishing (The Torpedo Factory), 1984
Architectural Record Regional Recalls (PHICO), 1986
The Washington Post, Gaudy and Grand Elevations on Seventh Street: Gallery Place's Bells & Whistles are No Match for Jefferson's Quiet. (The Jefferson at Penn Quarter) June 11, 2005.
The Washington Post, Throwing the Skyline a Curve - A New Residential Building on Mass. Ave. Uses Waves to Stir Up a Sea of Concrete. (400 Massachusetts Avenue), 2004
The Washington Post, On Massachusetts, Curving Away From the Apartment Block, 2003
The Washington Post Doing the Old Block One Better, Goodwin House, August 22, 1998
The Washington Post A Welcome New Kid on the Block, Carnegie Endowment, April 18, 1998
The Washington Post Cityscape: The Barn, Reborn in Loudoun (GW Univ. Graduate Center), 1991
The Washington Post The Dignified Depot (1100 New York Avenue) 1991
The Washington Post West End's Marvelous Mixture (2401 Pennsylvania Ave.), 1991
The Washington Post Designing by Context: A Tale of Three Office Projects, 1989

Philip Esocoff, FAIA

Curriculum Vitae (continued)

The Washington Post Cityscape: Making the Grade (Georgetown Day High School), 1987
The Washington Post Cityscape: The Brookings Building Plan, 1983
American School and University, Bronze Citation Winners (Torgersen Hall), Citation Winners, 2003
American School & University, George Washington University Graduate Center, 1992
American School & University Budgeting for Educational Goals: Building a quality high school on a tight budget, Georgetown Day High School, 1989
American School & University Georgetown Day High School, Washington, DC 1988
Architecture DC, "A Theatrical Enigma: Woolly Mammoth Settles into Its New Home." The Jefferson at Penn Quarter, 2008
Architecture DC, Award Winning Architecture (Torgersen Hall), 2004
National Building Museum Magazine, Renewing Urban Renewal: A Case Study in Southwest D.C., Fairfield at Marina View, Winter 2007-2008.
Inform Magazine, Signature Gesture (Torgersen Hall), 2002
Green Architecture Design for an energy-conscious future, PHICO, 1991
America Illustrated, New Capital Buildings (2401 Pennsylvania Ave.), 1993
Construction Specifier, Technology Trends for Intelligent Building (GW University Graduate Center, 1993
Designer Magazine Throwing a Curve to a Legal Firm (Wilmer Cutler & Pickering Law Office, 1989
Business Properties The Greyhound Terminal: Preserving the Past for the Future, 1989
Preservation News Greyhound Plan Gets Final Okay, 1988
Abitare Washington (The Torpedo Factory), 1988
Metropolitan Review New Architecture in Washington, DC, Georgetown Day High School, Torpedo Factory, 1988
Museum and Arts The Office: Great Professional Lairs Washington, Wilmer Cutler, 1987.
NIKKEI/Architecture PHICO Corporate Headquarters in Pennsylvania , 1987
Legal Times Wilmer's Dazzling Deco Make-Over 1987
Fibre Arts Magazine Textile-Inspired Architecture, 1987.
Urban Land Institute Making Infill Projects Work, Brookings Institution and Resources for The Future/National Wildlife Federation, 1985
Building Design & Construction From Armaments to Art: The Reconstruction of a Dilapidated Torpedo Factory, 1984
AIA Journal, AIA Component Awards: Perpetual American Bank, 1983
Loudoun Times-Mirror, Nine Honored for Innovative, Historical Designs. (GWU Graduate Center), 2007
Campus Classroom Connections, Graduate Research and Teaching Center (GW University Virginia Campus), 1994
The InTowner, Historic Former Apartments to be Incorporated Into New Office Project Gets HPRB Nod for Excellent Design (The Canterbury), June 2008

PROFESSIONAL EXPERIENCE

Tenleytown Mixed Use Project

Washington, D.C. Principal-in-Charge.

Mixed-use development to include a new lower-middle school for Georgetown Day School, a grocery store and other retail, and a 350 unit multifamily building (as a funding source for GDS's endowment). Design services include pursuit of a Planned Unit Development to achieve the desired density.

Shaw Project

Washington, D.C. Principal-in-Charge.

This project will be a 60 unit luxury condominium located in the Washington's Shaw historic district. Due to site constraints the project will consist primarily of large, two story units with double height living rooms and balconies that overlook 9th and O Street with views westward across the city to the National Cathedral and eastward to the historic O Street Market. The main entrance to the building will be located on O Street facing the recent mixed-use development that flanks 8th Street and incorporates the historic market building. The 9th Street side of the building will provide at grade retail serving the neighborhood's needs. The project will require a PUD and DC HPRB approval and is expected to start construction early 2016.

Brookland Project

Washington, D.C. Principal-in-Charge.

Mixed-use development near Catholic University in Northeast Washington. A total of 238,000 GSF will be developed in six stories with ground-floor retail space, 212 residential units above grade, and below-grade parking for 150 vehicles. Design services include pursuit of a Planned Unit Development to achieve the desired density.

Half Street Project

Washington, DC. Principal-in-Charge.

Adjacent to the Washington Nationals baseball stadium, 311,000 GSF development includes a 277-unit residential building of 11 stories with 25,000 SF of ground floor retail space and 3 levels of below grade parking. Currently under study is a plan to incorporate an adjacent parcel adding 137,500 GSF (144 units over ground level retail).

G Street Project

Washington, D.C. Principal-in-Charge

An 11-story, 216,000 GSF development including an existing 5-story historic landmark property. The historic building will be adaptively reused as residential use in conjunction with the new tower. The project requires the approval by the DC Historic Preservation Review Board.

DuMont East & DuMont West (401 - 425 Massachusetts Avenue, NW)

Washington, D.C. Principal-in-Charge.

Through-block, 559 unit development includes two adjacent 14-story rental buildings. Rooftop garden includes a pool and multiple social gathering spaces, and lower center courtyard contains opportunities for quiet communal recreation.

1200 North Irving Street

Clarendon, Virginia. Principal-in-Charge.

New 188 unit apartment building with ground floor retail and parking on 2 below grade levels. Three roof levels have extensive landscaping and a rooftop pool and community room.

1010 Massachusetts Avenue, NW

Washington, D.C. Principal-in-Charge.

14-story, 163 unit residential condominium tower includes 8,700 SF of ground floor retail space and 198,000 SF residential use atop an underground parking garage containing 169 parking spaces. Private roof terraces for select units, and landscaped rooftop recreational space including a swimming pool.

The Whitman (910 M Street, NW)

Washington, D.C. Principal-in-Charge.

A 185 unit residential building stepping from six stories along M Street up to 11 stories behind. The wide variety of unit types includes two-story townhouse units with private terraces on the ground floor. Most units have private balconies or terraces. A zoning required 40' setback at the 7th Floor provided the opportunity to create deep landscaped terraces for adjoining units.

Philip Esocoff, FAIA

Curriculum Vitae (continued)

Senate Square (201 & 225 Eye Street, NW)

Washington, D.C. Principal-In-Charge. Development includes two 12-story residential towers totaling 568,120 SF for a total of 432 units. Ground level units are configured with walkout terraces lower than the adjacent sidewalk. Each tower includes a double-height lobby with an overlook from the 2nd floor.

The Citadel (1631 Kalorama Road, NW)

Washington, D.C. Principal-in-Charge.

Renovation and addition to an historic Art Deco style roller skating rink. The ground floor is occupied by a new Harris Teeter supermarket and other retail. A new floor and windows were added to accommodate an additional 26,700 SF of office space for project total area of 149,331 SF plus garage parking.

Quincy Court (1117 10th Street, NW)

Washington, D.C. Principal-in-Charge.

Development of an 11-story residential tower with 136 units and below-grade parking. Penthouse units are set back to provide residents with private terraces, and the building also has a landscaped roof garden and sundeck. The project required the approval of the DC Historic Preservation Review Board.

Quincy Park (1001 L Street, NW)

Washington, D.C. Principal-in-Charge.

Development of a 9-story, 105,355 SF residential building with 90 units and below grade parking. The palette of iron-spot elongated bricks establishes a compatible scale with the adjoining townhouses in the historic district. The project required the approval of the DC Historic Preservation Review Board.

Kalorama Lofts (1700 Kalorama Road, NW)

Washington, D.C. Principal-in-Charge.

A 32 unit development of an existing 1930's light industrial building and an addition which includes 55,000 SF of residential units arranged in loft-like apartments, some with access to private rooftop gardens. The building also houses the Patricia M. Sitar Center for the Arts which occupies the ground floor.

400 Massachusetts Avenue, NW

Washington, D.C. Principal-in-Charge.

A thirteen-story condominium consists of 256 residential units, ground-floor commercial space, and below-grade parking. The building wraps around an historic firehouse, Setback terraces and inset balconies provide desirable outdoor space for many units, while a full rooftop garden-terrace features a lap pool, gas grills, and a trellised promenade with views of all of the city's monuments.

The Onyx (1100 1st Street, SE)

Washington, D.C. Principal-in-Charge.

Located near the proposed Washington Nationals baseball stadium, the US The integration of the building into its urban setting establishes a dense residential character along L Street SE, and a pedestrian-oriented streetscape on 1st Street - on the boundary of the M Street commercial corridor. The architectural expression pays homage to the area's Modernist heritage, and the use of full-height glazing on the principal facades reflects the open floor plans and minimalism of the interior organization and design.

Wardman Park (Woodley Road, NW)

Washington, D.C. Principal-in-Charge. A new condominium project that shares a site with an existing hotel. An 'H' shaped 8-story tower with a double height atrium entry divides to provide two circulation cores, each serving no more than 11 residences per floor. Units range from 800 to over 3500 square feet. Larger penthouse units have direct access to private roof gardens while all units have balconies or terraces. All residences are provided with two parking spaces, including some private garages.

National 4-H Council Campus Master Plan

Chevy Chase, MD. Principal-in-Charge. A Master Plan for the 12.5 acre campus of the National 4-H Council in Chevy Chase, MD. The planning process includes a facility analysis of this growing institution, and planning and design services for expansion of the 800-person Youth Conference Center and institutional headquarters offices.

Philip Esocoff, FAIA

Curriculum Vitae (continued)

The Jefferson at Penn Quarter (616 E Street, NW)

Washington, D.C. Principal-in-Charge. Winner of a GSA development competition, this 428-unit residential mixed-use complex is located in the prestigious Penn Quarter neighborhood of Washington, D.C. This project contains approximately 40,000 SF of retail and a 250-seat live performance theater and theater school. The total development area is over 800,000 SF including the 465 parking spaces below-grade. The project incorporates two existing historic buildings and retained facades of eleven other existing buildings. The eleven residential floors surround a landscaped courtyard with a rooftop developed as a residents' garden with swimming pool, sundeck, and landscaped common areas. The living spaces include two and three story units as well as traditional single level units. The courtyard and penthouse units all have private patios.

Post Massachusetts Avenue (1499 Massachusetts Avenue, NW)

Washington, D.C. Principal-in-Charge. This fifteen-story residential tower is 380,000 SF in overall area and includes 195 parking spaces below grade. The 269-unit project is located at the prominent corner of Massachusetts Avenue and 15th Street, NW and targets the higher end of the residential rental market. The upper two floors of the project are set back, providing the penthouse units with private terraces. The rooftop has been developed to provide an amenity space with a swimming pool, landscaping, and a sundeck. Fronting on three streets, projecting bay windows afford residents a panoramic view of downtown Washington, including a view of the Washington monument. This project won the Delta Associates Award for Best mid-Atlantic Apartment Building.

Girls and Boys Town – Pennsylvania Avenue

Washington, D.C. Principal-in-Charge. On a 2.1-acre prominent triangular corner site on Pennsylvania Avenue, SE, this project is a small campus-like group of buildings laid out to maximize the visual impact of the site while providing a protective and sheltering group of buildings for children. The campus consists of four Group Homes, a Short Stay Facility and an Administration building for the non-profit organization. The practice developed a model plan for future homes designed to house six children in a foster-family setting. The shelter includes a classroom for children who are not able to attend their normal school.

Girls and Boys Town – Sargent Road

Washington, D.C. Principal-in-Charge. Using the model plan developed at Pennsylvania Avenue, this project includes a collection of four Group Homes adapted for the more open conditions of this existing residential campus. A sloping site and existing buildings were integral consideration in the final design.

George Washington University, Structural Dynamics Laboratory

Ashburn, Virginia. Principal-in-Charge. This new 1,400 SF addition to GWU's graduate research and teaching facility houses a state-of-the-art shaking table for investigating seismic phenomena and evaluating vehicle and aircraft suspension systems. Design had to integrate this new addition with the existing original building, completed in 1991, and, successfully, it accomplished using the 'plug-in' method already established in the original library/auditorium wing. Materials, where possible, were selected to match the existing context. Dynamic loadings created by the equipment had to be resolved and absorbed, resulting in a piles driven into the bedrock 70 feet below.

George Washington University National Crash Analysis Center

Ashburn, Virginia. Principal-in-Charge. This project proposed a 157,000 SF facility to house the most advanced, fully enclosed automotive crash test facility in the world. The design accommodated physical research with angular collisions and roadside hardware, used to refine computer modeling now being developed to accelerate the design of safer vehicles.

Research & Training Center – National Transportation Safety Board, GW University, Va. Campus

Ashburn, Virginia. Principal-in-Charge. This project included the national research and training facility for the National Transportation Safety Board as tenant to the University. A Laboratory building, 100' x 300' x 45' high houses large artifacts and wreckage reconstructions used for investigative, research and educational purposes. Connected with this is a conference and teaching facility with tiered classrooms, interlinked teaching spaces, administrative spaces, and a 150-seat auditorium. Also provided are three large multi-function spaces to allow the research program to develop over the next twenty years. Only the second major building to be constructed on this campus, it is carefully detailed to be compatible with the smaller adjoining townhouse developments just off the campus while maintaining the overall color palette of the campus. Large floor-to-floor heights and generous bay dimensions will ensure the long-term viability and functionality of this facility. The building is also sited to take advantage of sweeping views towards the Potomac River from within the common areas of the building.

Philip Esocoff, FAIA

Curriculum Vitae (continued)

Torgersen Hall at Virginia Tech

Blacksburg, Virginia. Principal-in-Charge. This new 160,000 academic teaching and research building includes an electronic reading room, multimedia classrooms and seminar rooms, research labs, a large multimedia auditorium, and a meeting room for the University's Board of Visitors. Bridging the main drive, the ACITC (Advanced Communication and Information Technology Center) is a ceremonial gateway into the campus core and symbol of Virginia Tech's commitment to leading-edge information science, teaching technology and educational research. This project won the Architectural Precast Association's Award for Design Excellence in 2002, and an Award of Merit from the DC Chapter of the AIA.

Goodwin House

Alexandria, Virginia. Principal-in-Charge. A continuing care retirement community affiliated with the Episcopal Church in the diocese of Virginia. Esocoff & Associates designed a new fifteen-story, 132-unit apartment building as part of an overall expansion and renovation, which included a chapel, garden, and indoor swimming pool. This project won the Associated Builders and Contractors' Excellence in Construction Award in 1999.

Embassy of Chile

Washington, D.C. Principal-in-Charge. This project is a restoration, renovation and integration of two historic townhouses in the Massachusetts Avenue Historic District. The 23,000 SF project required new systems to be carefully routed to maintain the character of the properties. Existing subdivisions of key spaces were reversed as part of the restoration effort.

NIKKEI

Washington, D.C. Principal-in-Charge. This 4,000 SF interior is the Washington Bureau for Japan's largest economic newspaper, Nihon Keizai Shimbun. The design is primarily an open plan layout with attendant conference and service rooms.

Hispanic Radio Network, Inc.

Washington, D.C. Principal-in-Charge. This is a 9,000 SF interior, which houses the headquarters and broadcast studios of this non-profit, Spanish language 'NPR'.

Zevnik Horton

Washington, D.C. Principal-in-Charge. This project entailed an interior design for a 4,500 SF law firm located in the historic Warner Theater Building.

Stanford Learning Lab, Stanford University

Menlo Park, California. The Stanford Learning Lab (SLL) houses studies of pedagogy and the use of advanced technologies as enhancements to the learning process. Esocoff & Associates provided consultation on possible options for a new facility located on Stanford's historic campus.

2401 Pennsylvania Avenue, NW

Washington, D.C. Principal-in-Charge. A 250,000 SF mixed-use development with four stories of condominium units, three stories of office space, and ground-floor retail space for RWN Development Group and Naing Properties. This project won the Award for Excellence in Architecture, Washington, DC, AIA, 1994.

Ambassador House/Carnegie Endowment for International Peace/Brookings Institution

Washington, D.C. Principal-in-Charge. This mixed-use project is a Planned Unit Development which includes the existing 140,000 SF Brookings headquarters, a new 90,000 SF headquarters for CEIP, and an 82-unit apartment building which shares a garden and a 200-space below-grade parking garage. The project's location in the Massachusetts Avenue Historic District required extensive design and zoning review. The Historic Greyhound Terminal (1100 New York Avenue, NW)

Washington, D.C. Design Principal. This new, 775,000 SF commercial office development for Manulife Real Estate is designed to restore and incorporate the historic 1939 Greyhound Bus Terminal. This project won the Merit Award for Preservation, AIA Washington Chapter, in 1993. DCPL Award, 1991.

George Washington University Northern Virginia Campus Master Plan

Ashburn, Virginia. Principal-in-Charge. This project required a comprehensive master plan for a 50-acre, 1.5 million SF graduate research campus with a high technology orientation. This 576-acre satellite campus, created by the Charles E. Smith Company in partnership with Loudoun County and George Washington University, is the focal point of the mixed-use University Center development.