

## **Shalom Baranes, FAIA**

### Principal

As founding principal of Shalom Baranes Associates, Mr. Baranes has established a firm recognized for its work on significant buildings in the nation's capital and the surrounding metropolitan region. He has provided overall design and strategic leadership across the firm for projects that have garnered over 120 design awards for new construction, planning, and historic preservation. He has a strong background in commercial, governmental, and institutional work and also has an intimate familiarity with local and federal regulatory review processes. Among his notable recent projects are the new headquarters of the Association of American Medical Colleges, Burnham Place, and the renovation of the Pentagon.

His current work includes the Master Plan for the Yards at Southeast Federal Center, the Central Armature site near Union Market, the new headquarters for the Department of Homeland Security, and the expansion and renovation of the Federal Reserve in Washington, DC.

Mr. Baranes' design and preservation work and its influence on the character of Washington's downtown was recognized by the American Institute of Architects in his investiture to the College of Fellows, whose nomination noted, *"His design skills are strengthened by an exceptional ability to communicate with both his clients and the community, allowing him to master demanding aesthetic, preservation and political problems and gain approvals from federal and local review agencies."*

Mr. Baranes has been a frequent lecturer and guest panelist at numerous university and industry events. He has served as a Peer Reviewer in the U.S. General Services Administration's Design Excellence program, as well as an awards juror for both national and local AIA design awards programs. His service has also included chairmanship of architectural review panels for the D.C. Preservation League and the District of Columbia's Redevelopment Land Agency.

Mr. Baranes received his Bachelor of Arts degree and his Master of Architecture degree from Yale University. He is a Fellow of the AIA and is the recipient of the AIA's 2015 Centennial Award. The Lambda Alpha International Honorary Land Economics Society inducted Mr. Baranes in 1987 noting, "For designing sensitive additions to and renovation plans for landmark commercial structures in the heart of downtown Washington, and for creating new buildings that arrest the eye and capture the zest of urban life."

# CRAIG A. McCLURE

## ASSOCIATE PRINCIPAL

### EDUCATION

Bachelor of Science in Landscape Architecture, 1987  
The Pennsylvania State University



Mr. McClure possesses nearly three decades of experience in the practice of landscape architecture and urban design. Craig has served as Lead Designer and Project Manager for a broad variety of projects with differing scales, scopes and complexities. His project experience includes urban plazas, streetscapes, parks, recreational facilities, student housing resort communities, mixed-use development, embassies, government facilities and residential gardens.

Examples of some of his large scale work include the Georgetown Streetscape Improvement Plan, the Alexandria Waterfront Implementation Plan, the Ronald Reagan Building and the Walter E. Washington Convention Center.

His portfolio also includes numerous mixed-use projects and smaller scale landscapes that feature a high level of refined detail including the Korean Embassy Residence, The National Bonsai and Penjing Museum, the PEPCO Regional Headquarters Building, Constitution Square, Tellus and Bethesda Commerce.

### **Constitution Square Washington, DC**

Located adjacent to the new ATF Headquarters building and the New York Avenue Metro Station in the heart of the new NOMA district of Washington, DC, Constitution Square was one of the first major projects developed within the NOMA district and serves as a catalyst for future development. The complex master plan features three office towers and three residential towers, all over a parking structure that covers an entire city block. A supermarket and a hotel are also included in the project program. A series of roof terraces and gardens on multiple levels create a green network and oasis between the office and residential towers. Streetscape design is a major component of the project. PRI has developed a dynamic streetscape design conforming to the newly established NOMA district guidelines. Lush plantings of trees are planted in expanded soil volumes using leading edge soil cell technologies. Low impact development basins are included to filter pollutants and sediment from storm water and to reduce water volumes during peak rain events through the use of check dams and plant materials.

### **Tellus Arlington, Virginia**

The Tellus is a 16-story mixed-use building located in the vibrant Courthouse neighborhood of Arlington, Virginia within walking distance of Arlington's government center, the Metro, shops and restaurants. Arlington High Rise will feature a lush plaza over the parking structure with portions dedicated in a public access easement to Arlington County. The plaza includes two distinct public and private areas separated by a slight change in grade and planting. At the same time the spaces are connected visually by eliminating fences and screen walls as well as by a multi-level water feature flowing from the public space to the private. Preservation of views through the site to the Capitol Dome and the Washington Monument were key considerations in the development of the plan.

### **Alexandria Waterfront Plan Alexandria, Virginia**

Detailed landscape plans for up to ten acres of new parks and open spaces in association with a two mile long waterfront initiative. Work included both the master plan and also the Implementation Plan that followed. Client: City of Alexandria.

### **Channing Place, NE Washington, DC**

This joint two building residential apartment venture focuses on sustainable on site water conservation through street level bioretention basins, permeable paving and extensive green roof area. Metal catwalks will bridge the bioretention to the residential units and an industrial style bridge connects the two buildings framing the street end creating a pedestrian friendly streetscape. The buildings' complimentary amenity spaces will feature linear paving details reminiscent of railway geometries and lush native plantings capitalizing on the site's industrial history and character.

### **1333 M Street, SE Washington, DC**

This four phase mixed use development project will feature not only whimsical roof terraces and vibrant amenity courtyards, but a strong public space connection to the adjacent Anacostia River. Throughout the four phases a balance of soft vegetative and hardscaped public spaces will be maintained culminating in a diverse landscape for all seasons. A bold promenade with distinctive paving and grand staircase and ramp down to Water Street will provide a texturally rich experience while creating a much

needed public connection down to the river. The retail plaza and amphitheater seating within the ramp will be a fun and engaging public amenity providing a potential gathering space for temporary events, daily views and access to the river, and a place for residents and shoppers to linger. The wild flower meadow will also function ecologically while preserving a sense of open space within an urban environment. Water caught from the roof and terraces will be channeled through terraced bioretention into a dry sculptural concrete arroyo and then to the wild flower meadow. An etched branching graphic in the expansive building side along the river will create an ephemeral water wall feature every time it rains.

### **8008 Wisconsin Bethesda, MD**

This high-rise residential project features a visible stormwater trail that wraps the footprint of the building through terraced bioretention basins, divided by weirs and connected through granite runnels. The trail terminates in a flexible corner plaza area for public use or future restaurant tenants. The plaza has large linear planters and long linear wooden benches on a tapestry of paving bands of varying grey tones. Cutting across the plaza on an angle are in-grade lighting bands that turn the corner of the site and travel along the tree amenity zone of the adjacent street. This is activated with civic scale furniture, bringing vibrancy and overflow seating for the plaza to the side street. The roof features a resort style roof terrace. With ample green roof plantings the roof is a lush escape above the city below. Separate pool pods reminiscent of natural hot springs are staggered along the wooden pool deck that looks down into the central courtyard. The central courtyard is the jewel of the building with all glass hallways facing out on it. The simple mounded landscape with a grove of ornamental trees provides a simple framework to witness the visual changing seasons within the space. Carved into the mounds is an organically shaped metal edge room with curvilinear benches and minimalist water feature, creating a restful and quiet landscape at the core of the building.

### **Bethesda Commerce Bethesda, Maryland**

Bethesda Commerce is a new apartment high-rise located at the corner of Old Georgetown Road and Commerce Lane in Bethesda will feature street level retail and a contemporary entry plaza. The entry plaza will serve as an intimate vest pocket park in the urban landscape and will include a highly designed plaza pavilion. Storm water from the plaza will be directed toward the ground level bioretention planters. Excess storm water from the roof and penthouse that are not intercepted by green roof will be redirected to the plaza and day-lighted to a rain ladder channeled into a vegetated storm water filtration planter.

A roof terrace located on the roof level provides amenities for the building residents such as a linear fire element and an outdoor grilling area as well as opportunities for outdoor seating and gathering. A strong indoor/outdoor relationship has been created between the roof terrace club room and the outdoor terrace rooms.

### **255 North Washington Rockville, Maryland**

255 North Washington will be a new 5 story apartment building located near the new Rockville Town Center. It will feature a verdant two story courtyard with entertainment hub, pool space, winter conservatory, fire pits and outdoor dining. Connecting to the lower lobby through a vegetated glass stair tower atrium and its lower garden through an infinity edge pool and pond, 255 will have a vibrant tropical feel experienced from a variety of angles. A breezy tree grove will provide a passive public and resident space at the corner of North Washington Street and Beall Avenue. Striking banded paving travels across the site, including the green roof planting pattern, terminating in a bioretention basin surrounding a restaurant outdoor terrace. Angular plinth seating will provide a place to sit within the streetscape.

### **82 Eye Street, SE Washington, DC**

On the grounds of what was previously a CSX rail yard, the 82 Eye Street apartments are designed to bring a distinct rail and

industrial character to the historic Navy Yard area of Washington, DC. Located within blocks from the Washington Navy Yard, the Washington Nationals Ballpark, Canal Park, and Yards Park, the design includes a spectacular rooftop amenity space which provides views toward the Anacostia and Potomac Rivers to the south as well as the U.S. Capitol Building to the north.

String lighting, steel-beam trellis structures, slide-wire shades, and long slender stone pavers are interspersed with native and perennial plantings, giving the space a wild, naturalistic, and industrial feeling. An indoor/outdoor bar provides a connection between the interior and landscape spaces on the west side of the building, while grilling stations with bar seating located to the north and south give residents places to gather with friends.

A second-level courtyard is primarily made up of native plantings. Large boulders and smaller slabs of stone line the central storm water bio-filtration area.

### **AWARDS**

Constitution Square, Traveling Award, ASLA Potomac and Maryland Chapters, 2013

Korean Embassy Residence, Merit Award, ASLA Potomac and Maryland Chapters, 2002

Albany Towers Butterfly Garden, Merit Award, ASLA Potomac and Maryland Chapters, 2002

### **MEMBERSHIPS**

American Society of Landscape Architects (ASLA)

National Trust for Historic Preservation  
Registered Landscape Architect:  
Pennsylvania

# Daniel B. VanPelt, P.E., PTOE

## Vice President and Principal

Mr. VanPelt's wide range of traffic and transportation project experience includes: traffic impact studies, site access and circulation planning, functional parking lot and garage design, parking demand analysis, corridor studies, campus master planning, major data collection efforts, loading dock design, intersection improvement design, signal design, signing and pavement marking design, and expert witness testimony. He has worked for public, private and institutional sector clients throughout the United States and has worked internationally on projects in the United Arab Emirates, China, Venezuela, Brazil and Mexico.

### Education

Master of Science in Civil Engineering, *Washington University in St. Louis*  
Bachelor of Science in Civil Engineering, *Washington University in St. Louis*  
Bachelor of Science in Physics, *Bethany College*

### Professional Registrations

Licensed Professional Engineer – Virginia #0402 037160, Pennsylvania #PE074759, Maryland #36413, District of Columbia #PE904669, and West Virginia #18288; Registered Professional Traffic Operations Engineer

Registered Professional Traffic Operations Engineer

### Professional Associations

Institute of Transportation Engineers (ITE); Society for College and University Planning (SCUP); International Council of Shopping Centers (ICSC); American Society of Civil Engineers (ASCE); NAIOP Northern Virginia; and Lambda Alpha International Land Economics Honor Society

### Publications

ITE webinar presenter for "Multi-Modal School Site Planning, Design and Transportation for Primary Grades K-8." 2010

"Lots to Learn; Don't let parking and traffic problems sink your entertainment business," *Casino Journal*, December 2003, p. 28.

### Representative Experience

#### CAMPUSES AND MASTER PLANS

Mr. VanPelt has developed transportation master plans, demand management plans, construction management plans, circulation studies, and parking studies for a number of universities, schools and institutions including the American University Campus Plan, Washington, DC; Georgetown University Campus Plan, Washington, DC; Howard University Campus Plan, Washington, DC; Indiana University Campus Plan, Bloomington, IN; IUPUI Campus Plan, Indianapolis, IN; Calhoun Street East-Waterfront Area Plan, Charleston, SC; US Capitol Complex Master Plan, Washington, DC; The Capitol Visitor Center, Washington, DC; Cannon House Office Building Renewal, Washington, DC; Princeton University Campus Framework Plan, Princeton, NJ; Yale University Medical District, New Haven, CT; Hartford Strategic Framework, Hartford, CT; The National Cathedral Campus Plan, Washington, DC; The Bullis School, Potomac, MD; Alexandria Country Day School, Alexandria, VA; and The Phillips Collection, Washington, DC.

#### MIXED-USE AND COMMERCIAL DEVELOPMENTS

Mr. VanPelt has prepared traffic studies, parking analysis, site access planning, loading access design, site circulation planning and signal designs for projects including: Monument Ballpark, Washington, DC; Monaco I/II and Sanremo, Jersey City, NJ; Children's Museum and Air Rights Buildings at L'Enfant Plaza, Washington, DC; Shamrock Business Center, Painesville, OH; Auyare I/II and Hacienda Santa Cruz, Caracas, Venezuela; Oaklawn in

Leesburg, Leesburg, VA; Dubai International Finance Center, Dubai, UAE; 5th & K Streets NW, Washington, DC; and Journal Square Centre, Jersey City, NJ.

#### **HOSPITALITY AND ENTERTAINMENT**

Mr. VanPelt has worked on numerous hospitality and entertainment sites throughout North and South America. Projects include the St. Regis Mohawk Casino, Monticello, NY; Turning Stone Casino Resort, Verona, NY; Gaylord Texan, Grapevine, TX; Gaylord National Harbor, Prince George's County, MD; Mohegan Sun Casino Resort, Uncasville, CT; W Mexico City, Polanco, Mexico D.F.; Meskwaki Casino, Tama, IA; Marriott Orlando World Center, Orlando, FL; the Connecticut Convention Center, Hartford, CT; and Pikes Peak International Raceway, Colorado Springs, CO.

#### **SHOPPING CENTERS AND MALLS**

Mr. VanPelt has prepared traffic, parking, site access and site circulation studies for grocery stores, lifestyle centers, power centers, regional centers and urban retail including the Citadel Harris Teeter, Washington, DC; Mondawmin Mall Redevelopment, Baltimore, MD; DC USA Target and Best Buy, Washington, DC; Trotwood Town Center, Trotwood, OH; The Avenue Viera, Viera, FL; The Avenue Carriage Crossing, Collierville, TN; Woodbridge Center, Woodbridge, New Jersey; Kendall Town Center, Miami, FL; Summerlin Mall, Summerlin, NV; Chicago Premium Outlets, Aurora, IL; North Georgia Premium Outlets, Dawsonville, GA; Park Meadows Mall, Denver, CO; Owings Mills Mall, Owings Mills, MD; and Kittery Premium Outlets, Kittery, ME.

#### **OFFICE AND RESIDENTIAL DEVELOPMENTS**

Mr. VanPelt has worked on office and residential development projects involving site planning and access planning as well as the design of both traffic signals and parking garage facilities. Projects have included 1700 K Street NW, Washington, DC; City View Condos, Washington, DC; Westmoreland House at Huntington Metro, Alexandria, VA; Balmoral Residential, Prince William County, VA; Red Cedar, Loudoun County, VA.

#### **PARKING STUDIES AND PARKING GARAGE DESIGN**

Mr. VanPelt has performed parking needs studies and garage planning for projects such as the Dubai International Finance Center, Dubai, UAE; National Cathedral Bus Garage Design, Washington, DC; City View Condos, Hyattsville, MD; ER One Washington Hospital Center, Washington, DC; and Ronald Reagan National Airport, Arlington, VA.

#### **TRAFFIC IMPACT STUDIES**

Mr. VanPelt has conducted numerous traffic impact studies in support of rezoning, subdivision, site plan approvals and EIS applications for large and small residential, commercial, office retail and institutional developments. His work includes experience in Pennsylvania, Ohio, Virginia, Maryland, New Jersey, New York, Connecticut and the District of Columbia.

#### **DATA COLLECTION STUDIES**

Mr. VanPelt has conducted large-scale data collection efforts including traffic counts, pedestrian counts, vehicle classification counts, speed studies and origin-destination studies. Examples include managing a long-term data collection program for the New Jersey DOT in northern New Jersey and supervising data collection efforts at both the Lincoln and Holland Tunnels for the Port Authority of New York and New Jersey.

#### **MEDICAL CAMPUS AND OFFICES**

Mr. VanPelt has provided transportation master planning and traffic studies for a variety of medical facilities, including The Ohio State University Medical Center in Columbus, OH; Indiana University-Purdue University, Indianapolis/Clarian Medical Center in Indianapolis, IN; Sibley Hospital in Washington, DC; Reston Hospital in Reston, VA; and the ER-1 scalable prototype major emergency facility at Washington Hospital Center in Washington, DC.

## **OUTLINE OF TESTIMONY OF REPRESENTATIVES OF APPLICANT**

- I. Introduction of Applicant
- II. Overview of Property
- III. Goals and Objectives of Project
- IV. Community Dialogue Process
- V. Benefits and Amenities
- VI. Conclusion

## **OUTLINE OF TESTIMONY OF PROJECT ARCHITECT**

- I. Introduction
- II. Site Location and Description
  - A. Overview of Site, Surrounding Area, and Land Use
- III. Description
  - A. Site Plan
    - a. Mix of Uses
    - b. Massing: height, density
    - c. Parking
    - d. Circulation
  - B. Site constraints and challenges
  - C. Public space improvements
  - D. Flexibility
- IV. Conclusion

## **OUTLINE OF TESTIMONY OF PROJECT TRANSPORTATION ENGINEER**

- I. Introduction
- II. Background Information
- III. Site Circulation
- IV. Trip Generation
- V. Loading and Parking
- VI. Transportation Demand Management
- VII. Conclusion

## **OUTLINE OF TESTIMONY OF LANDSCAPE ARCHITECT**

- I. Introduction
- II. Public realms
  - A. M Street
  - B. 3<sup>rd</sup> Street
  - C. Florida Avenue
- III. Private realms
- IV. Rooftop spaces
- V. Conclusion