

EXHIBIT B

Neil Mutreja
T.M. Associates, Inc.
Representative of the Applicant

Outline of Testimony

- I. Introduction and Background on T.M Associates, Inc. and the Applicant
- II. Summary and History of the Project
- III. Work with the Community
- IV. Conclusion

Dana M. Jones
United Planning Organization
Representative of the Applicant

Outline of Testimony

- I. Introduction and Background on the United Planning Organization
- II. Wrap Around and Tenant Services
- III. Conclusion

Jeff Goins
PGN Architects

Outline of Testimony

- I. Introduction
 - A. Description of PGN Architects
 - B. History and Experience
- II. Site Location and Description
 - A. Overview of Site and Surrounding Area
 - B. Design Considerations
- III. Detailed Description of Building Design
- IV. Conclusion



Jeff Goins

Partner-

PGN Architects, Pllc
AIA, DC



Jeff's diverse background includes commercial architectural projects, and numerous competitions from 900 square feet to 3,000,000 square feet. He is an accomplished designer with an understanding of what it takes to create successful projects. Jeff brings a working knowledge of projects like the Southwest DC Waterfront Competition complimented by his work as a designer on the AIA award winning 6th and I Synagogue. He believes in the use of technology as well as traditional media to convey ideas to clients. It is his understanding of graphics and imagery that significantly aids the design phase of a project.

Mr Goins work at PGN includes many significant projects within the Washington DC metro region. As a partner with PGN Architects, his work includes the modern interpretation of Terrangi Villa in the Parcel 42 competition which PGN was part of the winning team. He has a record of appearing before the Architectural Review Boards in Washington DC and is recognized as an expert before the Zoning Commission and testifies regularly on various zoning related items. He has successfully lead design teams of over 40 projects in Washington DC and residential units with overall budgets ranging for 10million to 100million. Jeff recently designed and led the team for the first High Rise in Washington DC to seek parking relief and provide no parking. Jeff's ability as a designer and his continuous understanding the future of architecture and urban design has led to success of projects and client's successes

Significant Project list:

1827 Wiltberger Street, NW, (HPRB and BZA) 2016-- Washington, DC. Project included Landmarking of Historic warehouse and a 40K SF addition for a total project of 70K square feet.

1603-1625 Benning Road, NE (Planned Unit Development) 2016- current- Washington, DC. The project is a PUD with over 250 units and 7 levels proposed along Benning Road corridor.

1401 H Street, NE (Board of Zoning Adjustment), 2015-- Washington, DC. Project included (7) levels of Residential units with ground floor Retail.

1124 Florida Ave, NE (Board of Zoning Adjustment), 2015--- Washington, DC. Project included (5) levels of Residential units with ground floor Retail.

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1330 Pennsylvania Ave, SE (Board of Zoning Adjustment), 2015--- Washington, DC. Project included (4) levels of Residential units with ground floor Retail.

Wallach and 14th ST (Board of Zoning Adjustment & HPRB), 2013-- Washington, DC. Project included (9) levels of Residential units with ground floor Retail.

N Street, (HPRB- Historic Preservation Review Board) , 2012 Washington, DC. High End Boutique Residential project with 68 units. Project includes 6 existing historic Structures and an addition of a 7-story addition.

The ADAMO, (Board of Zoning Adjustment) , 2012 Washington, DC. High End Boutique Residential project with 44 units and over 10K SF of Retail.

The Myia, (Board of Zoning Adjustment) , 2010 Washington, DC. High End Residential project with 85 units.

Blagden Alley Residences (HPRB & Historic Preservation Review Board), 2011 Washington, DC. Mixed Use Residential projects with two separate buildings.

1250 9th St , (BHPRB & Board of Zoning Adjustment) , 2010 Washington, DC. High End Boutique Residential project with 75 units and over 10K SF of Retail. Project included existing Historic Structures.

Matthews Memorial (PUD- Planned Unit Development) , 2010 Washington, DC 130,000 square feet 100 unit PUD. The project also consisted of a 14,000 square feet Community Building.

East Capitol (PUD- Planned Unit Development) 2007 Washington DC 180,000 square feet 140 unit condo building.

Park Morton Master Plan, Washington, DC 600,000 square feet 477 unit planning project. Jeff played an integral role in the community design charrette and coordination with DC agencies.

Sixth and I Synagogue, Washington DC, Responsible for Design, which received an AIA Historical Renovation Award.

*Bachelors of Architecture from the University of Tennessee School of Architecture in 1999
CIDD- (Computer Integrated Drafting and Design) -Pellissippi State Community College- 1992*

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Erwin Andres
Gorove Slade Associates

Outline of Testimony

- I. Introduction
 - A. Description of Gorove Slade Associates
 - B. History and Experience
- II. Review of Circulation and Access
- III. Parking and Loading
 - A. Loading Variance
- IV. Summary of Traffic Impact Analysis
- V. Conclusion

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)

American Planning Association (APA)

Institute of Transportation Engineers (ITE)

DC Building Industry Association (DCBIA)

Georgetown University Real Estate Program, Lecturer

University of Maryland School of Architecture, Lecturer

Lambda Alpha International (LAI), Chapter President

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 Yards, Washington, DC
Burnham Place at Union Station, Washington, DC
Georgetown Safeway, Washington, DC
North Bethesda Conference Center, Bethesda, MD
Skyland Town Center, Washington, DC
The Louis at 14th & U, Washington, DC

The Apollo (H St. NE) Whole Foods, Washington, DC
Florida Rock Redevelopment, Washington, DC
Half Street Akridge Development, Washington, DC
Petworth Safeway, Washington, DC
East Capitol Street Gateway, Washington, DC
Georgia Avenue Walmart, 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
Brookland/CUA Small Area Plan, Washington, DC
Takoma Small Area Plan, Washington, DC
NASA Goddard Master Plan, Greenbelt, MD
NIH Master Plan, Bethesda, MD
NSA-Bethesda Master Plan
DC United Soccer Stadium, Washington, DC
USDOT Headquarters Building, Washington, DC

Mt. Rainier M-UTC Plan, Mt. Rainier, MD
FBI Headquarters Building, Washington, DC
Suitland Federal Center, Suitland, MD
NCI-Frederick Master Plan, Ft. Detrick, MD
Florida Avenue Market, Washington, DC
Washington Nationals Stadium, Washington, DC
DHS at St. Elizabeth's Campus, 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
UVA Health Sciences District, Charlottesville, VA
National Museum AAH&C, Washington, DC
Washington International School, Washington, DC
Washington National Cathedral, Washington, DC
Woodrow Wilson High School, Washington, DC
Cardozo High School, Washington, DC

Kingsbury Academy, Washington, DC
Duke Ellington School, Washington, DC
Evermay, Washington, DC
Halcyon House, Washington, DC
DC Courts, Washington, DC
National Academy of Sciences, 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

**STEPHEN VARGA
PLANNING SERVICES DIRECTOR
COZEN O'CONNOR**

- I. Introduction
- II. Experience and Expertise
- III. Site Location and Description
- IV. Consistency with Comprehensive Plan
- V. Conclusion

STEPHEN VARGA, AICP, LEED GREEN ASSOCIATE

Mr. Varga has experience in zoning and land use, sustainability best practice, comprehensive planning, as well as geographic information systems. He is currently Planning Services Director in Cozen O'Connor's Washington, DC office. In this role, he provides qualified expert witness land use and planning testimony before the Board of Zoning Adjustment and Zoning Commission, evaluates development proposals for zoning conformance and entitlement potential, drafts and submits text and map amendments as part of the District's 'Open Call' Comprehensive Plan update, and monitors and researches local government land use policies.



Prior to joining Cozen O'Connor, he served as director of planning services at Griffin, Murphy, Moldenhauer and Wiggins LLP after serving for nearly 10 years as an urban planner within the District of Columbia government.

From 2008-2010, he worked at the District of Columbia Office of Planning, an agency which guides development in the District while implementing preservation, revitalization, and strategic goals. As a development review specialist, he was responsible for reviewing zoning applications and presented agency recommendations at public meetings. Additionally, he served as core team member of Zoning Regulations Review project, a multi-year effort to comprehensively revise and modernize the zoning regulations of the District. He produced zoning recommendation reports and zoning regulation text, particularly for mixed use, transit-oriented development, and sustainability subject areas. This work would eventually become adopted as "ZR16," the new zoning regulations of the District, in effect since September 6, 2016.

From 2011-2016, he served at the District of Columbia Office of Zoning (DCOZ), an agency which provides administrative, professional, and technical assistance to the Zoning Commission and the Board of Zoning Adjustment in support of their oversight and adjudication of zoning matters in the District of Columbia. Upon joining DCOZ, he worked as a zoning specialist, and eventually senior zoning specialist, where he was responsible for communicating complex technical and regulatory information to a wide range of stakeholders, including applicants, BZA, Advisory Neighborhood Commissions, and the public. In addition to carrying out his explanatory duties, he analyzed and managed hundreds of zoning applications per year, ensuring each complied with applicable procedures and requirements. He also improved the BZA application processes for applicants, and clarified rights and responsibilities for stakeholders, resulting in more-timely and efficient hearings. Additionally, he adapted BZA zoning processes in the Interactive Zoning Information System to conform with ZR16.

Mr. Varga holds a Master's Degree in City & Regional Planning from the Ohio State University. He graduated with a Bachelor of Arts Degree from the Ohio State University.

He has been a member of the American Planning Association since 2003. He earned his American Institute of Certified Planners ("AICP") designation in 2007, and his LEED Green Associate designation in 2010.