



# BRETT SWIATOCHA AIA

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## SENIOR ASSOCIATE

### EDUCATION

Bachelor of Science in Architecture,  
University of Maryland  
College Park, Maryland

Master of Architecture,  
Certificate in Urban Design,  
University of Maryland  
College Park, Maryland

### REGISTRATION

Brett is a registered architect in  
Washington, DC.

### MEMBERSHIPS

Brett is a member of the American  
Institute of Architects (AIA).

Brett Swiatocha co-leads the residential practice for Perkins Eastman's office in Washington, D.C. He is a registered architect with over ten years of experience designing the complex residential, mixed-use and civic projects that make up the fabric of our cities. A highly skilled and versatile designer, Brett's portfolio demonstrates expertise in all phases and scales of design and reflects a passion for design excellence at all levels. As a design leader in the community, Brett has served as a consultant for Catholic University's Comprehensive Building Design Studio and has been an invited member of design and competition juries at local universities.

### RESIDENTIAL

#### 375 M Street

Washington, District of Columbia

289-unit, 12-story mixed-use apartment building located adjacent to the Waterfront Metro Station. The project includes below-grade parking, ground floor retail, second floor office space, and a 6,000 sf public community center. The building incorporates sustainable design measures including high performance envelope systems and on-site renewable energy sources.

#### 425 M Street

Washington, District of Columbia

309-unit, 12-story mixed-use apartment building located within walking distance of transit and the Southwest Waterfront. The project includes below-grade parking, 20,000 sf of ground floor retail, and rooftop amenities with views of the water. The design incorporates building-integrated photovoltaic panels, intensive green roofs, and high performance facade systems.

#### 1400 W Street NW

Washington, District of Columbia

Redevelopment of a 29,000sf site on 14th Street NW in the greater U Street Historic District. Located at the former Martha's Table headquarters, the seven-story mixed-use project includes commercial office space, 280 rental apartments, below-grade parking, rooftop, club room and retail.

### **Eliot on 4th**

Washington, District of Columbia

365 unit, LEED Gold Certified apartment 12-story building with below-grade parking and ground floor retail. It is the first ground-up residential project constructed as part of the larger Waterfront Station PUD. Eliot on 4th provides a broad range of unit types, including point-access townhouses, attracting a vibrant mix of young professionals, empty-nesters, and small families. Amenities include a rooftop pool and tree grove with views of the city's iconic skyline, communal dining room, meeting spaces, and a modern fitness center.

### **NxNW**

Philadelphia, Pennsylvania

270 unit, 16-story, apartment building that will be an addition to the existing Museum Towers. The new building will be physically attached to the existing tower and will reconfigure its ground floor, provide new common lobby, new leasing offices, and a variety of ground floor amenities for both buildings.

### **The Yards Parcel I**

Washington, District of Columbia

A new 11-story, 350-unit apartment building at The Yards, Southeast DC. Design objectives of the project include: Health promotion, holistic wellness, and social connectedness. Amenities include outdoor roof terrace, 25m lap pool, and 5,000 sf fitness facility located in a glass-enclosed bridge spanning across the courtyard at the eighth floor.

## **LARGE SCALE**

### **Biscayne Landing**

Miami, Florida

A diverse development that provides a little bit of everything for just about everyone, from urban amenities to nature trails. The community will be located around a vibrant Town Center, filled with shops, entertainment and restaurants. The entire development will overlook lush mangroves and the thriving wildlife habitat of the Oleta River State Park—the largest urban park in Florida. Biscayne Landing offers a variety of housing types, including

high-rise condominiums, villas, townhouses and mid-rise lofts.

### **Crystal City Redevelopment**

Arlington, Virginia

Mixed-use urban neighborhood developed on the principles of the super block. With the Base Realignment and Closure Commission (BRAC) dictating the relocation of many tenants to military bases the firm undertook an effort to create a new vision repositioning the development for major landowner, Vornado/Charles E. Smith.

### **McMillan**

Washington, District of Columbia

1.8 M sf development that will significantly transform the adjacent neighborhoods, bringing jobs, workforce housing and great public places to the treasured landmark. Anchored at the north by medical offices, the plan involves reuse of unique historic resources, as well as the creation of a series of parks, a retail street, a piazza, and various housing types throughout the 25-acre site.

### **Mount Vernon Square District Plan**

Washington, District of Columbia

The new urban design strategy guides the District's investment in the area, integrates with the city's present and future transportation network, and improves pedestrian access throughout. The design proposes creating a compelling "great place" by transforming the square with unique public space design, innovative programming, state-of-the-art traffic management and adaptive reuse positioning for the historic library.

### **Qingdao Harborfront Master Plan Competition**

Qingdao, China

Qingdao Harborfront occupies 73.2 hectares of former maritime/industrial uses in Downtown Qingdao, and facing Jiaozhou Bay. The harborfront has the potential to become a vibrant new district on an active harborfront setting. The master plan proposes new mixed-use communities that will re-unite residents with their waterfront. The plan also includes a multi-modal transit hub to be situated beneath a new public park overlooking the water.

\*Designates work completed prior to joining Perkins Eastman

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## PRIMARY AND SECONDARY EDUCATION

### Frederick Douglass Elementary School

Leesburg, Virginia

A/E services for a replacement 100,231 sf two-story elementary school with a capacity of 875 students. Project includes demolition of the existing 11,600 sf school. The design shall be based upon the owner's prototypical two-story elementary school design plans. Brett collaborated with the school and various stakeholders to design and implement the memorial wall on campus.

### Langley High School

McLean, Virginia

Comprehensive modernization and substantial addition to a 2000 student high school on a compact inner-suburban site. The project includes replacement of the Media Center, all Administrative offices, and the performing arts instructional spaces, as well as the creation of a new STEM-oriented expansion and transformation of the entire facility into an inspiring 21st century learning environment.

### St. John's College High School

Washington, District of Columbia

Twenty year campus master plan for this existing 1,000-student co-educational, Catholic high school. The new facilities include a Performing Arts Center, a major expansion of the athletic center, new and renovated fields, a cafeteria expansion and improvements to the campus' classroom and academic support spaces. In addition to enhancements to program spaces, the master plan addressed accessibility issues across the campus. Currently designing a new 27th Street entrance.

## HIGHER EDUCATION

### George Mason University Peterson Family Health Sciences Hall

Fairfax, Virginia

New 170,000 facility featuring classrooms, academic offices, research medical clinic, student services, nursing simulation teaching laboratories, outdoor

courtyards, and significant site restoration. The project will further the University Presidents' Climate Commitment, currently tracking LEED Gold.

### George Mason University: North Sector Plan

Fairfax, Virginia

The new plan for the North Sector is designed to change the character from one of surface parking and automobiles to one of a vibrant pedestrian-oriented campus community. The plan provides a welcoming new face for the Mason campus. New gateways link the interior of the campus with the local community.

### Johns Hopkins University: Belward Campus

Montgomery County, Maryland

Developed a concept plan for the future of the Johns Hopkins Belward research campus and surrounding greater Shady grove life Science center as part of the Vision 2030 for the Shady grove Sector. The planning and urban design process resulted in a conceptual plan that offers a new vision for the development of state-of-the-art applied research in a thriving, mixed-use community.