

# EXHIBIT D

**OUTLINE OF TESTIMONY  
APPLICANT'S REPRESENTATIVE  
THOMAS P. GALLAGHER**

- I. Description of the Applicant and its work in DC
- II. History and current use of the Property
- III. Role of DC Government
- IV. Goals of the Project
- V. Benefit of the Project to the Neighborhood
- VI. Community Outreach ongoing
- VII. Conclusion

**OUTLINE OF TESTIMONY  
APPLICANT'S ARCHITECT  
SCOTT S. MATTIES, AIA, LEED AP**

- I. Site Location and Description
- II. Description of the Project
  - a. Site Planning and Phasing
  - b. Site Constraints
  - c. Design
  - d. Amenities
  - e. Heritage Trees
- III. Conclusion

**OUTLINE OF TESTIMONY  
APPLICANT'S TRANSPORTATION CONSULTANT  
NICOLE WHITE, P.E., PTOE**

- I. Existing Conditions
- II. Vehicular Circulation
- III. Methodology & Analysis
  - a. Traffic & Trip Generation
  - b. Parking
- IV. Transportation Impact
- V. Site Access Planning Parameters
- VI. Conclusion



## Scott Matties

AIA LEED-AP  
Vice President

### EDUCATION:

Master of Architecture,  
University of Michigan, 1990  
Bachelor of Science, Architecture,  
University of Michigan, 1988

### REGISTRATION:

District of Columbia, Maryland,  
Virginia, South Carolina  
USGBC LEED AP  
NCARB

### American Institute of Architects

AIA Northern Virginia Board  
Member 2009-2015, Past  
President 2014

Chair, AIA Northern Virginia  
Design Awards Committee, 2009  
– 2011

Presenter, Design DC 2015, 2016

Presenter, Architectural Exchange  
East 2015, 2016

Board Member, Lee Highway  
Alliance 2017-present

Member, Urban Design  
Committee of Rosslyn BID  
2015-2017

Panelist, DC Commission on the  
Arts and Humanities, 2008

Guest Speaker and Studio Critic,  
The Catholic University of  
America, 2007– 2010

Juror, Fairfax County Design  
Excellence Awards, 2009 and  
2011

Juror, AIA California Central Valley  
Design Awards, 2011

### Experience

Scott Matties holds a Master of Architecture from the University of Michigan and has more than 28 years of experience in architectural design and master planning for award-winning institutional, academic, commercial, and residential projects. His career has encompassed all aspects of residential design including single-family additions, renovations, new homes, multi-family apartments and condominiums, both market rate and affordable, and mixed-use, mixed-income communities. Continuing his vested interest in the education of communities concerning architecture and planning, Mr. Matties has led numerous community meetings and presentations leading to approvals by jurisdictions throughout the Washington, DC Metropolitan area. He has extensive experience with community engagement and successfully managing projects with diverse stakeholder groups.

### Mixed-Income Housing Experience:

- Edgewood 5 Senior Housing, Washington, DC ~ Affordable Housing/Mixed-Use
- Spring Flats Senior Housing, Washington DC ~ Affordable Housing
- Spring Flats Family Housing, Washington, DC ~ Mixed-Income Housing
- 125 35th Street Family Housing, Washington, DC ~ Affordable Housing
- 801 Rhode Island Ave NW, Washington, DC ~ Mixed-Income Housing
- House of Lebanon, Washington, DC ~ Affordable Housing/Mixed-Use
- St. James Plaza, Alexandria, Virginia ~ Affordable Housing/Mixed-Use
- The Spire, Alexandria, Virginia ~ Affordable Housing/Mixed-Use
- The Shell, Arlington, Virginia ~ Affordable Housing/Mixed-Use
- The Hyde, Arlington, Virginia ~ Multi-Family Residential
- The Clayborne, Alexandria VA ~ Multi-Family Residential/Mixed-Use
- Davis Place, Arlington, VA ~ Affordable Housing

### Masterplanning Experience:

- Meadow Green Master Plan, Washington, DC
- Spring Road Master Plan, Washington, DC
- Falls Church Gateway, Transit-Oriented Development Plan, Falls Church, VA
- North Hill Master Plan, Fairfax County, VA
- Buckingham Center Mixed-Use Revitalization, Arlington, VA
- University Drive Mixed-Use Master Plan, Fairfax County, VA
- Potomac Yard Master Plan, Alexandria, VA
- Amber Overlook Master Plan, Washington, DC
- Downtown Sector Plan, Fortnightly Neighborhood, Herndon, VA



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**Nicole A. White, P.E., PTOE**

Principal  
Symmetra Design



**Education:**

Master of Engineering, Civil  
Engineering - Transportation,  
University of Maryland

Bachelor of Science, Civil  
Engineering, University of  
Maryland

**Registrations:**

Professional Engineer  
MD #25867

Professional Traffic  
Operations Engineer

**Professional Affiliations:**

Institute of Transportation  
Engineers

Lambda Alpha  
International – Land  
Economics Honorary  
Society

**Technical Panels & Outreach:**

Urban Land Institute –  
Technical Assistance Panel -  
Annapolis City Dock

American Planning  
Association – Planning  
Assistance Team -  
Buzzard Point

Ms. White has more than 23 years of experience in transportation planning and traffic engineering projects. She brings extensive management skills and expertise ranging from intersection safety and operational studies to parking studies and Transportation Management Plans. Ms. White specializes in Traffic Impact Studies, master planning and transportation management for Federal Campuses, educational facilities and redevelopment studies.

She has significant experience coordinating with project stakeholders and local officials. She is a certified Charrette Planner through the National Charrette Institute. Ms. White has been accepted as an expert witness by the Circuit Court of Prince George’s County, Prince George’s County Planning Board, District of Columbia Zoning Commission, District of Columbia Board of Zoning Adjustment and Montgomery County Hearing Examiner.

Ms. White is an award recipient of the *“Leadership and Excellence Award”* from the Minority Enterprise Advocate Magazine (2014) and the *“Top 100 Minority Business Enterprise Award”* for minority and woman-owned businesses in the Mid-Atlantic region (2013). She was also acknowledged by the U.S. Secretary of Transportation for National Small Business Week (2014).

**RELEVANT EXPERIENCE**

**Expert Testimony**

Ms. White has provided expert testimony before the Court of Prince George’s County, Prince George’s County Planning Board, District of Columbia Zoning Commission, District of Columbia Board of Zoning Adjustment and Montgomery County Hearing Examiner associated with transportation planning and traffic engineering projects. Project experience includes:

- Meadow Green Courts – Washington, DC – DC Board of Zoning Adjustment
- Park Morton, Washington, DC – DC Zoning Commission
- West End Parcel Square 37, Washington, DC – DC Zoning Commission
- Washington Episcopal School, Bethesda, MD – Montgomery County Hearing Examiner
- Sycamore Hill, Mitchellville, MD – Prince George’s County Hearing Examiner
- University View, College Park, MD – Court of Prince George’s County

**Traffic Impact Studies**

Ms. White has directed a significant number of Traffic Impact Studies for various jurisdictions in the Baltimore-Washington Metropolitan area. Traffic studies have been prepared for various land-use types ranging from commercial and mixed-use to federal government and institutional. Studies have ranged in size and scope from 2 intersections to greater than 20 intersections. Analyses for traffic studies include the following methodology: Critical Lane Volume, Highway Capacity Manual, and SYNCHRO. Traffic Impact Studies also include assessment of pedestrian, bicycle, parking, transit and loading conditions. Project experience includes:

- Villas at Laurel, Laurel, MD
- Villages at Peppermill, Capitol Heights, MD
- West End Parcel Square 37, Washington, DC
- Coppin State University Science and Technology Center, Baltimore, MD
- Washington Episcopal School, Bethesda, MD
- McMillan Sand Filtration Site Redevelopment, Washington, DC
- A.V. Bryan Courthouse, Alexandria, VA

### **Accessibility & Mobility**

Ms. White has significant experience developing solutions that improve accessibility and mobility in urban areas. Accessibility improvements include development of an enhanced transportation network with consideration for improved connections for vehicles, shorter walking distances for pedestrians, and recommendations for improved transit services. Ms. White has also developed a significant number of solutions that improve the quality of transportation including roadway and operational improvements that reduce traffic congestion. Accessibility and mobility plans have been included as part of overall redevelopment studies with economic development enhancements and consideration for access to key amenities and services for communities. Project experience includes:

- Department of Homeland Security Headquarters Consolidation at St. Elizabeths, Washington, DC
- Suitland Transportation and Streetscape Study, Suitland, MD
- Mid-City East Small Area and Livability Study, Washington, DC
- Mount Vernon Square District Transit Study, Washington, DC
- Rhode Island Avenue Great Streets Initiative, Washington, DC
- Eastern Boulevard/MD64, Washington County, Maryland

### **Redevelopment & Revitalization**

Ms. White has directed a number of redevelopment and revitalization studies where she has gained significant experience developing transportation concepts by working with consultant planning teams, local agencies, and community groups. Her experience includes balancing the competing needs of various modes of transportation, including transit and pedestrian facilities. Project experience includes:

- Mount Vernon Square District Transit Study, Washington, DC
- Rhode Island Avenue Great Streets Initiative, Washington, DC
- Laurel MARC Station, Laurel, MD
- Morgan Boulevard, Largo, MD
- H Street, N.E. Redevelopment Project, Washington, DC
- Georgia Avenue Revitalization, Washington, DC
- Port Towns Peace Cross Revitalization Study, Bladensburg, MD

### **Transportation Demand Management (TDM)**

Ms. White has managed and developed Transportation Demand Management plans for a number of uses including commercial, federal and institutional. The TDM's include travel demand objectives, goals, strategies, and measures of effectiveness. One of the key starting points of a TDM is to outline existing conditions considering existing traffic data, parking utilization, vehicle occupancy and travel mode split data. Employee and patron surveys are often a tool used to establish base conditions. Ms. White has also conducted follow up surveys to monitor the success of TDM's. Project experience includes:

- Department of Homeland Security Headquarters Consolidation at St. Elizabeths Transportation Management Program, Washington, DC
- Jewish Primary Day School, Washington, DC
- Lowell School, Washington, DC
- National Institutes of Health Monitoring Reports, Bethesda, MD
- Hine School Redevelopment, Washington, DC
- McMillan Sand Filtration Site Master Plan, Washington, DC
- Suitland Federal Center, Suitland, Maryland
- Goddard Space Flight Center, Greenbelt, MD

### **Transportation Safety**

Ms. White has directed a number of projects that address transportation safety issues at problem locations. Studies include assessing crash data, developing collision diagrams, determining potential causal factors based on assessment of collision diagrams and field conditions, and developing crash countermeasures in accordance with industry guidelines. Ms. White is also experienced at developing and analyzing context sensitive solutions given the diverse transportation needs of urban areas. Project experience includes:

- District Department of Transportation Highway Safety Improvement Program, Washington, DC
- DDOT Speed Limit and Safety Nexus for Automated Enforcement Location, Washington, DC
- Mid-City East Livability Study, Washington, DC
- Barry Farm Master Plan, Washington, DC

### **Small Area Studies & Master Plans**

Ms. White has experience managing the transportation component of Small Area Studies and Master Plans required for campuses and large scale development projects. Her work on these studies includes projecting and analyzing future transportation and parking conditions based on population and land-use growth, and recommending necessary improvements to transportation and parking systems. A key component of these projects includes developing a circulation system within the campus and access to adjacent land uses for multiple modes of transportation. Project experience includes:

- Bowie State MARC Station Sector Plan and Sectional Map Amendment, Bowie, MD
- Rhode Island Avenue Diamond of the District Small Area Plan, Washington, DC
- Department of Homeland Security Headquarters Consolidation at St. Elizabeths, Washington, DC
- McMillan Sand Filtration Site Master Plan, Washington, DC
- Suitland Federal Center, Suitland, Maryland
- H Street, N.E. Redevelopment Project, Washington, DC
- Mount Vernon Square District Transportation Study, Washington, DC
- Georgia Avenue Revitalization, Washington, DC