

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT

JAMIE WEINBAUM

- I. Introduction of Applicant and History of the Property

- II. Goals and Objectives of the Project

- III. Community Dialogue Process

- IV. Benefits and Amenities

- V. Conclusion

OUTLINE OF TESTIMONY OF SARAH ALEXANDER, PROJECT ARCHITECT,

TORTI GALLAS URBAN

- I. Introduction (proffered as an expert in architecture and urban design)
 - A. Project Architect, Torti Gallas Urban
- II. Site Location and Description
 - A. Overview of Site and Surrounding Area,
 - B. Description of General Land Use in Immediate Area
- III. Description of Project
 - A. Site Configuration
 - B. Proposed Design and Buildings
 - C. Response to Zoning Commission and Office of Planning
 - D. Description of Materials
 - E. Areas of Flexibility Requested
- IV. Conclusion

OUTLINE OF TESTIMONY OF DAN VAN PELT, TRANSPORTATION ENGINEER,

GOROVE/SLADE ASSOCIATES

- I. Introduction (proffered as an expert in transportation planning and engineering)
 - A. Project Transportation Consultant, Gorove/Slade Associates
- II. Site Area and Conditions
- III. Access Considerations and Circulation
- IV. Discussion of Traffic Impacts of Project and Traffic Demand Management Plan
- V. Discussion of Loading Impacts of Project and Loading Management Plan
- VI. Conclusion



Education

- Masters of Architecture, University of Notre Dame, 2003
- Bachelor of Science in Architecture, University of Maryland at College Park, 2001

Registration

- Registered Architect, District of Columbia, 2007
- LEED Accredited Professional, 2007

Ms. Alexander is a Principal Designer involved in numerous project types, including residential, mixed-use, neighborhood revitalization, and international new town projects. Ms. Alexander has extensive experience in the crafting of complex mixed-use urban infill projects through all phases of design. Ms. Alexander is a leader in the firm’s DC entitlement work, specializing in creating value for the client through innovative design solutions that maximize the allowable density for the site. Her projects have received numerous national awards, attesting to her ability to craft beautiful buildings that weave seamlessly into their context.

Selected Project Experience

RIA Block 7, Washington, DC - Torti Gallas is working with a developer client on RIA, a new Planned Unit Development in Northeast Washington, DC that will be a catalyst in the transformation and revitalization of this corridor of the City. The first phase will consist of a 200-unit affordable housing building for seniors and a 131-unit mixed-income multi-family building. When completed RIA will provide a total of 1,760 new residential units and more than 180,000 SF of neighborhood serving retail, including a full service grocery.

10Eleven, Washington, DC - Bringing new vitality to the blighted corner of 11th and M Streets in the Mt. Vernon Square neighborhood, this small infill, mixed-use project replaced an existing parking lot. Located blocks from the DC Convention Center Metro station the new building has 71 condominium units, 4,000 sf of retail, below grade parking, and supports a multi-modal, urban lifestyle.

The Ladybird, Washington, DC - This new mixed-use project located in the Spring Valley neighborhood of Northwest Washington, DC consists of a 202 unit apartment building and a 16-unit condominium building. The Ladybird also provides the neighborhood with a new 55,000 sf grocery store and over 300 below-grade parking spaces. The building is designed to achieve LEED Gold certification.

Building VU, The Parks at Walter Reed, Washington, DC - This new mixed-use building is located adjacent to two historic buildings at the north side of the site and a historic Fire Station. The building contains 270 apartments, 20,000 sf of ground floor retail, and a connected 80-unit condominium building. The project is designed to achieve LEED Silver certification.

Press House, Washington, DC - A collaboration between Torti Gallas and the New York design firms AA Studio and Rockwell Group, this mixed-use complex brings upscale sophistication to within walking distance of Washington’s Union Station. The project includes 367 rental units, a 175-room hotel, 25,000 SF of office, 25,000 SF of retail, below grade parking and 230 bicycle parking spaces, as well as state-of-the-art amenities.

360° H Street, Washington, DC - A new residential project that is transforming a vacant site into a vibrant mixed use development along the City’s re-emerging H Street Corridor. The new building includes 212 residential units over a 41,000 sf grocery store and 5,000 sf of other retail, 270 below grade parking spaces. Amenities include a large landscaped courtyard and a roof terrace with views of the Capitol.

Park Van Ness, Washington, DC - A new 272 unit mixed-use development which will be a catalyst for revitalization in the Van Ness neighborhood. The 11 stories of prime view residential units on the back overlook Rock Creek Park, while 6 stories on the front maintain a sensitivity to the character of Connecticut Avenue. The project also includes 220 below grade parking spaces and 10,000 SF of neighborhood friendly retail.

8th and H Street, Washington, DC - Following the District of Columbia’s investment of a streetcar system running along H Street, this new mixed-use development features 384 residential units, 52,000 sf of retail, and 405 below grade parking spaces, bringing vibrancy to the H Street corridor. The H Street façade has been carefully designed and articulated to be consistent with the character and fabric of the H Street corridor.

The Bentley, Washington, DC - Located in the Arts Overlay and Historic Preservation district, this project will include 53 residential units above neighborhood-serving retail. The team worked closely with adjacent neighbors and Advisory Neighborhood Commissions (ANC) to design the building to be compatible with its historic context while also providing an exciting design to contribute to the Arts District.



RIA Block 7



Walter Reed Building VU



Park Van Ness

Daniel B. VanPelt, P.E., PTOE

Vice President & Principal

Mr. VanPelt has more than 22 years of transportation planning and traffic engineering experience leading and managing a wide variety of projects including: transportation impact studies, site access and circulation planning, multimodal studies, 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.

Dan's practice areas include the District of Columbia, Arlington County, Virginia and Alexandria, Virginia. He is also responsible for the firm's planning practice. He has worked for public, private, and institutional sector clients throughout the United States and has worked on projects internationally.

Dan's project experience covers the full spectrum of land-use and includes:

Mixed-Use Development

- 1900 Crystal Drive, Arlington, VA
- 2001 Richmond Highway, Arlington, VA
- 223 23rd Street/2300 Crystal Drive, Arlington, VA
- Hoffman Town Center 4/5, Alexandria, VA
- Central Armature Works, Washington, DC
- Central District Retail, Arlington, VA
- Fannie Mae Redevelopment, Washington, DC
- Sursum Corda Planned Unit Development, Washington, DC
- The Highlands/West Rosslyn, Arlington, VA
- Union Market/1270 4th St NE, Washington, DC
- Union Market North Parcel, Washington, DC
- The Randall School Redevelopment, Washington, DC
- The Wharf Phases 1 and 2, Washington, DC
- 500 Morse Street NE, Washington, DC
- 750 North Glebe Road, Arlington, VA
- Ballpark Square, Washington, DC
- Brookland Manor, Washington, DC
- Clarendon West, Arlington, VA
- Gateway at King and Beauregard, Alexandria, VA
- McMillan Sand Filtration Site, Washington, DC

Multimodal System Design/Planning

- Eisenhower East Small Area Plan Update, Alexandria, VA
- DOT Post-Construction Study, Washington, DC
- DC2024 Olympic Bid Transportation Planning, Washington, DC
- DC North-South Corridor Streetcar Planning Study, Washington, DC
- DC Multifamily Residential Parking Study, Washington, DC
- DC Circulator Transit Plan Update, Washington, DC



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:

- Professional Engineer – District of Columbia, Virginia, Maryland, Pennsylvania, and West Virginia
- Professional Traffic Operations Engineer

Professional Associations:

- Institute of Transportation Engineers (ITE)
- DC Building Industry Association (DCBIA)
- Lambda Alpha International Land Economics Honor Society
- National Association of Industrial and Office Properties (NAIOP)
- Urban Land Institute (ULI)

Experience:

- 22 years total
- 18 years with Gorove/Slade Associates

Offices:

Washington, DC & Alexandria, VA



GOROVE / SLADE

Transportation Planners and Engineers

RESUME

Residential

- Verizon Site, Arlington, VA
- Waterfront Station M Street Parcels, Washington, DC
- 1000 4th Street SW, Washington, DC
- The Bard, Washington, DC
- Eckington Yards, Washington, DC
- St. Joseph’s Townhomes PUD, Washington, DC
- St. Paul’s Townhomes, Washington, DC
- The Spire, Alexandria, VA
- The Altaire (400 Army Navy Drive), Arlington, VA
- Ingleside at Rock Creek, Washington, DC
- Riverside Baptist Church Redevelopment, Washington, DC
- 10 Van Street, Washington, DC
- 1221 Van Street, Washington, DC
- The Bartlett, Arlington, VA
- Monroe Street Market Lot A2, Washington, DC
- St. Matthews’ Redevelopment, Washington, DC
- The Fillmore, Alexandria, VA
- The Kingsley, Alexandria, VA
- Waterfront Station NW Parcel, Washington, DC
- WeLive/Crystal Plaza 6, Arlington, VA

Office, Hotel & Commercial

- Metropolitan Park 6, 7 & 8, Arlington, VA
- PenPlace, Arlington, VA
- 2000 L Street NW, Washington, DC
- 1900 N Street NW, Washington, DC
- 1700 Lee Highway (former Colony House site), Arlington, VA
- 1000 Connecticut Avenue NW, Washington, DC
- 1700 M Street NW, Washington, DC
- 900 16th Street NW, Washington, DC
- Old Post Office/Trump Hotel, Washington, DC
- Pinstripes at Georgetown Park, Washington, DC
- King Street Safeway, Alexandria, VA
- DC USA Columbia Heights, Washington, DC

Primary and Secondary Schools

- St. Stephen’s and St. Agnes School, Alexandria, VA
- The Whittle School, Washington, DC
- West Elementary School, Washington, DC
- Banneker High School, Washington, DC
- KIPP DC Benning, Washington, DC
- Washington Leadership Academy, Washington, DC
- Latin-American Montessori Bilingual (LAMB) Public Charter School, Washington, DC

- Arlington Public Schools Education Center, Arlington, VA
- New Elementary School on the Reed Site, Arlington, VA
- Holy Trinity, Washington, DC
- Bishop Ireton High School, Alexandria, VA
- Georgetown Day School, Washington, DC
- Williamsburg Middle School, Arlington, VA

Colleges, Universities, and Institutional

- Virginia Theological Seminary, Alexandria, VA
- Humane Rescue Alliance, Washington, DC
- American University Campus Master Plan, Washington, DC
- District of Columbia Public Library at Cleveland Park, Washington, DC
- Georgetown University Campus Plan, Washington, DC
- Howard University Campus Plan, Washington, DC
- Indiana University, Bloomington, IN
- The Ohio State University, Columbus, OH
- University of the District of Columbia, Washington, DC
- US Capitol Complex Framework Plan, Washington, DC
- Ward 4 Short Term Family Housing Transportation Impact Study, Washington, DC
- Ward 5 Short Term Family Housing Transportation Impact Study, Washington, DC
- Ward 6 Short Term Family Housing Transportation Impact Study, Washington, DC
- Ward 7 (DC) Short Term Family Housing Transportation Impact Study, Washington, DC

Museums and Event Centers:

- Pentagon Memorial Visitor Education Center, Arlington, VA
- Kennedy Center for the Performing Arts, Washington, DC
- The International Spy Museum, Washington, DC
- National Cathedral Visitors Center, Washington, DC
- Gaylord Texan Resort and Convention Center, Grapevine, TX
- Memorials and Museums Master Plan, Washington, DC
- National Zoo, Washington, DC
- Turning Stone Casino, Verona, NY
- Connecticut Convention Center, Hartford, CT