



THOMAS CORRADO

With 17 years of experience, Tom has been responsible for the design and execution of both commercial office and workplace interior projects. Whether it is collaborating with the client or sketching, Tom is passionate about design and meeting the client's needs. He applies a holistic approach to projects that emphasizes a synergy between how buildings function and how people utilize their space. In the past few years, Tom has become very involved with Mass Timber design/construction and has been a leading proponent at Hickok Cole for this technology.

Title Senior Associate	Education Bachelor of Science in Design Clemson University
Project Role Senior Project Designer	Master of Architecture Clemson University
Accreditations Assoc. AIA, LEED AP	

80 M WASHINGTON, DC

Project Designer for a 100,000 SF vertical mass timber expansion/addition that looks to add two full floors of trophy class office space with 17'-0" ceiling heights. An occupied penthouse level will add additional office density as well as a roof top terrace and building social space.



The Offices at Pike & Rose NORTH BETHESDA, MD

Project Designer for a new 230,000 SF speculative office building, was designed to appeal to younger tech firms but also to those seeking newer, more amenity-packed office buildings.



Anthem Row WASHINGTON, DC

Project Designer for an extensive 455,000 SF renovation of an existing 12 story +/- 455,000 SF office building. The project will dramatically transform the site into a mixed-use project by introducing new double height retail space, drastically enhancing the 8th Street pedestrian plaza and re-skinning the entire structure.

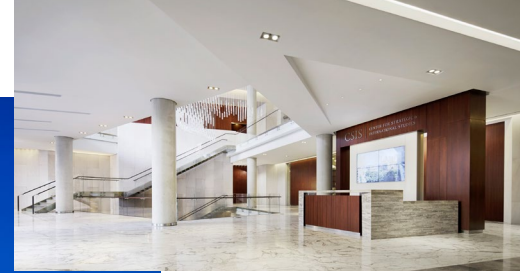




MICHAEL HICKOK, FAIA

Mike is a founding principal of Hickok Cole, and prides himself on having built a company that supports bold ideas with technically superior construction drawings. He has served as President and member of AIA DC's Board of Directors, and remains an active leader in the local architecture community. He is a longtime advocate of Washington Project for the Arts (WPA), which the firm supports through their annual Art Night event, and currently participates on their Board of Directors.

Title Owner, Senior Principal	Education Master of Architecture Harvard Graduate School of Design
Project Role Principal Advisor	Bachelor of Arts University of Pennsylvania
Accreditations FAIA	



CSIS WASHINGTON, DC

Principal-in-Charge for this build-to-suit, Class A office building for the headquarters of the Center for Strategic and International Studies (CSIS) at 1616 Rhode Island Avenue, NW. CSIS is a nonprofit, international policy institution based in Washington, DC.



International Spy Museum WASHINGTON, DC

Principal-in-Charge for the new 120,000-SF, build-to-suit flagship location for one of DC's most visited museums. The project includes three floors of museum exhibits resting on a base of retail, education and lobby spaces. The facility is topped with administrative offices and a dramatic special events facility with sweeping views of the city.



Anthem Row WASHINGTON, DC

Principal-in-Charge for Anthem Row, located in the burgeoning east end of Washington DC's central business district. The project will dramatically transform the site into a mixed-use project, re-skinning the entire structure and introducing new double height retail space to drastically enhance the 8th Street pedestrian plaza.





MARK RAMIREZ

With over 20 years of experience, Mark is responsible for the design and project management of numerous multi-million dollar projects, including large-scale mixed-use developments, build-to-suit headquarters, and surgical and wholesale commercial office building renovations. Mark also leads our iLab micro-grant program which supports forward-thinking research and design solutions that stretch the imagination—helping us stay ahead of the curve and drive change around trends such as net zero and mass timber.

Title

Associate Principal
Director of Corporate
Office

Accreditations

Assoc. AIA

Education

Master of Architecture
Virginia Polytechnic Institute
and State University

Bachelor of Architecture
Virginia Polytechnic Institute
and State University



International Spy Museum

WASHINGTON, DC

Project Director for the International Spy Museum's new 120,000-SF flagship facility located at L'Enfant Plaza. Mark was responsible for managing the design team from schematic design through construction, including acting as liaison between the base building design architect Roger Stirk Harbour + Partners (RSHP) and the exhibit designer Gallagher and Associates. The project required an aggressive four-year timeline from start of design to delivery of the core and shell. Mark was responsible for the approval and entitlement phases, which required local community approval (ANC), approval from the Commission of Fine Arts (CFA) and zoning approval for a 12'-0" projection into public space. The project was approved in record time, with full community support on the first submission. The new facility opens in the spring of 2019.



1701 Rhode Island Avenue

WASHINGTON, DC

Project Director for a 100,000-SF Class-A boutique office building renovation. Mark was responsible for managing the design team from schematic design through construction and responsible for the approval and entitlement process which required local community approval (ANC) and approval from Historic Preservation Review Board (HPRB). Given the building location at a transition between the downtown office core and historic/residential neighborhood, community opposition was a concern. Through the quality of the design and the efforts of the team, the project was approved with full community support on the first submission to HPRB. The new facility delivered in February of 2019 fully leased to WeWork.



Anthem Row

WASHINGTON, DC

Project Director for a new 12-story 455,000-SF Class-A office building which includes a full re-skin of the exterior façade, a new multi-story retail base and lobby, and a highly curated suite of amenity spaces. Mark was responsible for managing the design team from schematic design through construction and responsible for the approval and entitlement process; which required local community approval (ANC) and approval from the local Chinatown Design Review Board. The project was approved with full community support by the Chinatown Review Board. The new facility delivers in July of 2019 and was 100% leased one year prior to completion.





Jami L. Milanovich, P.E.

Principal

Ms. Milanovich is a registered professional engineer with over 24 years of experience in a wide range of traffic and transportation projects including: traffic impact studies, corridor studies, parking analyses, traffic signal design, intersection improvement design, and signing and pavement marking design. Over the past 10+ years, Ms. Milanovich has worked primarily in the District of Columbia on a multitude of mixed-use, residential, institutional, and office projects throughout the City. A sampling of her projects is included below.

OFFICE

2100 PENNSYLVANIA AVENUE, NW, WASHINGTON, D.C.: The proposed redevelopment in the Foggy Bottom neighborhood of the District includes the demolition of an existing building housing 270,000 SF of office spaces and 20,000 SF of ground floor retail space and the construction of a new 11-story building containing 440,000 SF of office space and 40,000 SF of retail space. A new below-grade garage with 335 parking spaces will replace the existing 250-space garage. Ms. Milanovich was responsible for the preparation of a comprehensive transportation study in support of the proposed redevelopment. Specific project challenges included determining the most appropriate location for the garage access, given the heavy use and constraints of the adjacent public alley. Ms. Milanovich provided expert testimony before the District of Columbia Zoning Commission, which approved the project in February 2018.

1701 RHODE ISLAND AVENUE, NW, WASHINGTON, D.C.: Akridge Development proposes to convert the former YMCA located on Rhode Island Avenue in the Dupont Circle neighborhood of Washington, D.C. to a trophy office building. Plans for the renovation call for conversion of the former swimming pool to a below-grade parking garage. Given the constraints of the existing building, limited parking can be provided. Ms. Milanovich and her team worked with Akridge and the project architects to maximize the number of parking spaces that could be provided. Additionally, she conducted a parking evaluation and study that showed that the requested parking relief would not have an adverse impact on the surrounding neighborhood based on the proposed Transportation Demand Management Plan, the proximity of the site to multiple Metro lines, and the location of the site with respect to existing public parking facilities.

Ms. Milanovich provided expert testimony before the Board of Zoning Adjustment, which approved the project in May 2016.

EDUCATION

- Master of Engineering; The Pennsylvania State University
- Bachelor of Science – Civil Engineering (With Distinction); The Pennsylvania State University

SPECIALTIES

- Comprehensive Traffic Studies
- Traffic Impact Studies
- Parking Studies
- Corridor Analyses
- Loading Management Plans
- Site Access Studies
- Expert Testimony

PROFESSIONAL REGISTRATIONS

- Registered Professional Engineer:
 - Washington, D.C.
 - Virginia
 - Pennsylvania
 - West Virginia
 - New York

PROFESSIONAL AFFILIATIONS

- Institute of Transportation Engineers
- The Urban Land Institute

2112 PENNSYLVANIA AVENUE, NW, WASHINGTON, D.C.: The proposed redevelopment in the Foggy Bottom neighborhood of the District includes construction of a new 250,000 SF office building (with up to 22,428 SF of ground floor retail space) in place of an existing 87,554 SF office building. Ms. Milanovich was responsible for the preparation of a comprehensive transportation study in support of the proposed redevelopment. Specific project challenges included development of a loading management plan sensitive to the adjacent residential building and development of a transportation monitoring program to mitigate the impact of the proposed redevelopment. The project was approved by the District of Columbia Zoning Commission in January 2013.

LABORERS' INTERNATIONAL UNION OF NORTH AMERICA (LIUNA), WASHINGTON, D.C.: LiUNA proposes to expand its existing headquarters, located at the corner of 16th Street and I Street NW, just two blocks from the White House. The proposed 53,315 SF expansion would take the place of an existing surface parking lot adjacent to the headquarters. Ms. Milanovich was responsible for the preparation of a traffic assessment for the proposed expansion. Prior to starting the transportation assessment, an access plan was developed in consultation with the project team and the DDOT that was acceptable to all parties. The access plan successfully demonstrated that, in this case, providing access from the alley was not feasible due to the constrained alley conditions. Ultimately, reuse of an existing curb cut on I Street was determined to be the best solution. The project was approved by the BZA in October 2013.

MIXED-USE DEVELOPMENTS

CAPITOL CROSSING, WASHINGTON, D.C.: Located in the heart of DC in the Judiciary Square neighborhood, Capitol Crossing is a mixed-use project including 2.2 million square feet of office, residential, and retail development. The three-block site of the proposed Planned Unit Development (PUD) is bordered by E Street on the south, Massachusetts Avenue on the north, 3rd Street on the west, and 2nd Street on the east. The project will span I-395. Since the traffic impact study was completed in conjunction with the original PUD, Ms. Milanovich has been responsible for the following:

- Updated traffic impact studies evaluating proposed changes to the plan;
- Evaluation of modified access for the project;
- Review of the proposed below-grade loading facilities to ensure accessibility and maneuverability; and
- Testimony before the District of Columbia Zoning Commission for 2nd Stage PUD applications and PUD Modifications.

Recent approvals by the Zoning Commission include approval of the Second-Stage PUD application for the Center Block on January 27, 2014.

CONGRESS HEIGHTS, WASHINGTON, D.C.: Located at the Congress Heights Metro Station, the proposed PUD includes a mixed-use development with approximately 216 residential units, 240,000 SF of office space, and 15,000 SF of retail space. In conjunction with the PUD, Ms. Milanovich was responsible for the following:

- Oversight of the traffic impact study conducted in conjunction with the PUD application and
- Testimony before the District of Columbia Zoning Commission.

The Zoning Commission approved the project in February 2015.

SQUARE 701, WASHINGTON, D.C.: Square 701 is a mixed-use development located near National's Park in the Capitol Riverfront neighborhood of Washington, D.C. Upon completion, the proposed development will include approximately 430 residential units, 68,000 SF of retail space, and/or an 80-key hotel. Ms. Milanovich and her team conducted a Comprehensive Transportation Review for the project. The project was approved by the Zoning Commission in June 2015.

GATEWAY MARKET, WASHINGTON, D.C.: Gateway Market is a proposed mixed-use development located at the intersection of Florida Avenue and 4th Street NE, on the fringe of NoMA. The proposed PUD will include a 155,200 SF residential component and a 27,500 SF retail component, including a potential grocer. In conjunction with the PUD, Ms. Milanovich was responsible for the following:

- Extensive safety analysis of the proposed access on Florida Avenue;
- Coordination with the District Department of Transportation (DDOT) regarding the proposed site access;
- Oversight of the traffic impact study conducted in conjunction with the PUD application; and
- Testimony before the District of Columbia Zoning Commission.

The Zoning Commission approved the PUD application on January 27, 2014.

CAPITOL PLACE, WASHINGTON, D.C.: Located just blocks from Union Station, Capitol Place will replace an existing surface parking lot with a mixed-use development including 375 residential units and 20,000 SF of retail space. The proposed development will be located along 2nd Street NE between G and H Streets NE. Due to changing market conditions, the originally approved development was modified to provide more but smaller residential units and fewer parking spaces. Ms. Milanovich conducted a traffic study to evaluate the impact of the proposed changes, including an evaluation of the appropriateness of the reduced parking ratio. Ms. Milanovich also worked with the developer and DDOT to modify the proposed loading facilities to eliminate the need for 55-foot trucks. The modified plan was approved by the Zoning Commission on April 12, 2012.

360 H^o; WASHINGTON, D.C.: Located just two blocks from Union Station in the Near Northeast neighborhood of the District, the mixed-use project, which was completed in 2013, includes 215 apartments, a 42,000 SF Giant supermarket, and 1,500 SF of additional retail space. Ms. Milanovich was responsible for preparing a traffic evaluation submitted in support of a PUD Modification. The traffic evaluation included an evaluation of bicycle, pedestrian, and non-auto transportation facilities, and Transportation Demand Management and Loading Management plans for the project.

Ms. Milanovich provided expert testimony before the District of Columbia Zoning Commission, which approved the project on January 11, 2010.

1400 14TH STREET, WASHINGTON, D.C.: Located in the Logan Circle neighborhood, the proposed project would include the redevelopment of three buildings located on the northwest corner of the Rhode Island Avenue/14th Street NW intersection. The proposed plans call for the renovation and incorporation of one of the three buildings which has been designated as contributing to the Greater 14th Street Historic District. The other two buildings will be razed. The proposed mixed-use redevelopment will include 12,841 SF of retail space, 4,578 SF of office space, approximately 30 dwelling units, and just three on-site parking spaces. Ms. Milanovich was responsible for the completion of a parking study in support of a Board of Zoning Adjustment (BZA) application for parking relief from the zoning requirements. As part of the parking study, inventory of transportation options available in proximity of the site, including an inventory of public transportation, car-sharing vehicles, pedestrian facilities, and bicycle facilities was conducted. On-street and off-street parking inventories in the surrounding area also were conducted to determine the availability of off-site parking near the site. Ms. Milanovich also prepared a Transportation Demand Management plan to reduce the number of vehicles on-site. Ms. The requested parking relief was approved by the BZA in January 2013.

1728 14TH STREET; WASHINGTON, D.C.: Located in the Logan Circle neighborhood, this proposed redevelopment included redevelopment of a warehouse to a mixed-use development. Three redevelopment scenarios were contemplated, each of which included both office and retail developments. In conjunction with the proposed redevelopment, Ms. Milanovich was responsible for the preparation of a traffic evaluation to support the requested parking and loading variances. As part of the traffic study, transportation options proximate to the site were inventoried. On-street and off-street parking inventories of the surrounding area were conducted to determine the availability of off-site parking near the site. A Transportation Demand Management Plan was prepared to reduce the number of vehicles on-site. A loading evaluation also was conducted to ensure that the proposed loading facilities could accommodate the anticipated deliveries. A Loading Management Plan was developed to support the requested loading relief. The requested parking and loading relief was approved by the BZA in December 2012.

1617 14TH STREET; WASHINGTON, D.C.: Located in the Logan Circle neighborhood, this proposed development included 35 residential units and 4,000 SF of retail space. In conjunction with the proposed development, Ms. Milanovich was responsible for the preparation of a traffic evaluation to support the requested parking variances. As part of the traffic study, transportation options proximate to the site were inventoried, including an inventory of public transportation, car-sharing vehicles, pedestrian facilities, and bicycle facilities. On-street and off-street parking inventories of the surrounding area also were conducted to determine the availability of off-site parking near the site. A Transportation Demand Management Plan was prepared to reduce the number of vehicles on-site. The requested parking and loading relief was approved by the BZA in December 2012.