

# **EXHIBIT H**



## Brandice N. Elliott

DIRECTOR OF PLANNING SERVICES

Brandice.Elliott@hklaw.com

Washington, D.C.

202.469.5572

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PRACTICE

Land Use: Mid-Atlantic

**Brandice N. Elliott** is the director of planning services in Holland & Knight's Washington, D.C., office and a member of the firm's Land Use and Government Team. Ms. Elliott works with the firm's nationally recognized development, land use and zoning attorneys to support clients as they acquire, plan and develop real estate projects.

Ms. Elliott has more than 15 years of experience providing detailed zoning, planning and design analysis to land use projects. She also has vast knowledge of land use, zoning, urban design and environmental regulatory compliance.

Prior to joining Holland & Knight, Ms. Elliott worked in the District of Columbia Office of Planning for 10 years, where she played a key role in the management of several development projects of varying size and complexity citywide. She worked with a broad coalition of development stakeholders and district agencies to negotiate planned unit developments (PUDs), map amendments, design review projects, text amendments, variances and special exceptions in order to provide recommendations aligned with district regulations, policies and priorities, and presented the analyses to the D.C. Zoning Commission and Board of Zoning Adjustment (BZA). Ms. Elliott also assisted in long-range planning efforts, including the Comprehensive Plan update and other small-area plan initiatives.

Ms. Elliott's experience also includes serving as a planner and deputy zoning administrator for the Town of Herndon, Virginia, where she oversaw the development of several projects, contributed to comprehensive plan area studies and coordinated advisory committees. Prior to that, Ms. Elliott spent several years in Mesa, Arizona, where she served as a zoning plans examiner, planner and code compliance officer.

## Credentials

### Education

- Arizona State University, MUEP, Master of Urban and Environmental Planning
- Arizona State University, B.A., Psychology, *magna cum laude*

### Memberships

- American Institute of Certified Planners (AICP)

## BRANDICE N. ELLIOTT

### PROFESSIONAL BACKGROUND

Brandice has extensive expertise in urban planning, land use, and zoning gained through over fifteen years of experience working in both public and private sectors. She is currently the Director of Planning Services at Holland & Knight LLP, Washington, DC office. Prior to that, Brandice was a Development Review Specialist with the D.C. Office of Planning (DCOP) for ten years. Her prior experience also includes serving as a Deputy Zoning Administrator, Zoning Plans Examiner, and Code Compliance Officer.

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### EXPERIENCE

#### **DIRECTOR OF PLANNING SERVICES, HOLLAND & KNIGHT LLP**

August 2022 - Present

- Prepares and manages developer applications for a variety of projects, including Planned Unit Developments (PUDs), zoning map amendments, zoning variances, and special exceptions.
- Assists clients with zoning entitlements and acquisition of building permits.
- Prepares testimony for zoning and land use planning to be provided to the D.C. Zoning Commission and Board of Zoning Adjustment.
- Advises clients on interpretation and application of development regulations and approval processes.
- Prepares detailed comprehensive plan, zoning, and land use analysis to advise client during property acquisition and entitlements.

#### **DEVELOPMENT REVIEW SPECIALIST, DISTRICT OF COLUMBIA OFFICE OF PLANNING**

September 2012 - August 2022

- Prepared analyses of complex project proposals to determine conformance with the Comprehensive Plan, Small Area Plans, Zoning Regulations, and other District policies.
- Provided subject matter expertise of District policies, development goals, processes, procedures, and standards as they related to the Agency.
- Regularly provided testimony to the D.C. Zoning Commission and Board of Adjustment regarding Office of Planning recommendations.
- Collaborated with Applicants and District Agencies to refine projects and reduce conflicts in the proposed design.

Projects: Managed several PUDs of varying complexity in the Florida Avenue Market Development with the goal of securing significant benefits and amenities, particularly affordable housing; Managed development proposals in Southeast Federal Center, which generally consisted of design review and text amendments that brought the Zoning Regulations in conformance with the Master Plan; and Served as subject matter expert in development of the Chevy Chase Small Area Plan.

#### **PLANNER AND DEPUTY ZONING ADMINISTRATOR, TOWN OF HERNDON COMMUNITY DEVELOPMENT**

November 2010 - September 2012

- Served as Planner and Deputy Zoning Administrator managing the Site Plan Review Process, ensuring that all requests complied with the Comprehensive Plan, Town Code, and Town policies.
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## BRANDICE N. ELLIOTT

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- Coordinated the Pedestrian and Bicycle Advisory Committee, which provided input for the first Countywide Bicycle Transportation Plan, and presented regular updates at public information sessions and to the Town Council.
- Was the point of contact for matters concerning the Town Code and its consistency with federal Chesapeake Bay regulations.

Projects: Contributed to the first Fairfax County Bicycle Transportation Plan; Assisted with Comprehensive Plan Area Studies, including the Herndon Metrorail Study Area Plan and Downtown Herndon Area Plan.

### **PLANNER, TELERGY CONSULTING**

September 2009 - November 2010

- Served as Planner obtaining entitlements for the development of telecommunication infrastructure.
- Coordinated public engagement, site research, city review processes, and city public hearing processes for approvals for the development of infrastructure.

### **CITY OF MESA, PLANNING DIVISION**

**PLANNER II AND CODE COMPLIANCE OFFICER** (March 2010 - September 2010)

**PLANNER I** (December 2007 - January 2009)

**ZONING PLANS EXAMINER** (August 2005 - December 2007)

- Documented cases of zoning violation, provided notification to property owners, and provided assistance to correct the violation within a timely manner.
- Served as the Planner and primary contact for all requests requiring relief from the Zoning Regulations.
- Prepared analyses of project proposals to determine conformance with the Comprehensive Plan, Small Area Plans, Zoning Regulations, and other City policies.
- Provided subject matter expertise of City policies, development goals, processes, procedures, and standards as they related to the Agency.
- Regularly provided testimony to the Zoning Adjustment Hearing Officer and Board of Adjustment regarding Office of Planning recommendations.
- Collaborated with Applicants and City Agencies to refine projects and reduce conflicts in the proposal design.
- Coordinated permit reviews requiring zoning approvals and provided technical reviews of residential, commercial, and sign plans, verifying compliance with City Codes, Zoning Commission approvals, and Board of Zoning Adjustment approvals.

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#### **EDUCATION**

##### **ARIZONA STATE UNIVERSITY**

MUEP, Master of Urban and Environmental Planning

##### **ARIZONA STATE UNIVERSITY**

B.A., Psychology

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#### **CERTIFICATION**

American Institute of Certified Planners

## Daniel Solomon, AICP

*Principal*

Mr. Solomon has significant transportation planning and engineering experience, including traffic impact studies, traffic simulation, field data collection and analysis, Transportation Demand Management (TDM), roadway signing and striping plans, bicycle planning and facilities design, parking studies, functional parking lot and garage design, and multi-modal planning efforts. Mr. Solomon has been involved with various types of projects including educational institutions, mixed-use developments, commercial and retail developments, office developments, and government facilities throughout the District of Columbia, Virginia, and Maryland. He takes great interest in the multi-modal component of urban projects that require innovative solutions to benefit all modes of transportation.

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

### Mixed-Use Development

1401 Pennsylvania Avenue SE Redevelopment, Washington, DC  
301-331 N Street NE, Washington, DC  
4001 South Capitol Street, Washington, DC  
5 M Street SW, Washington, DC  
680 Eye Street SW, Washington, DC  
801 New Jersey Avenue NW, Washington, DC  
965 Florida Avenue NW Development, Washington, DC  
Bryant Street Development, Washington, DC  
Hecht's Warehouse, Washington, DC  
New City DC, Washington, DC  
One M Street SE, Washington, DC  
Stanton Square / Martha's Table PUD, Washington, DC  
The Lady Bird PUD, Washington, DC  
The Randall School Redevelopment, Washington, DC  
The Wharf/SW Waterfront Redevelopment, Washington, DC  
The Yards, Washington, DC  
Union Market Transportation Impact Studies, Washington, DC  
101 12th Street S, Arlington, VA  
1900 Crystal Drive, Arlington, VA  
2001 Richmond Highway, Arlington, VA  
223 23rd Street/2300 Crystal Drive, Arlington, VA  
2525 Crystal Drive, Arlington, VA  
Northfax, City of Fairfax, VA  
Tide Lock Development, Alexandria, VA  
700 Quince Orchard Road Redevelopment, Gaithersburg, MD  
Montgomery Village Shopping Center, Montgomery Village, MD

### Multi-modal System Design / Planning

The Yards, Washington, DC  
Union Station 2nd Century Master Plan, Washington, DC  
DC2026 World Cup Bid Transportation Planning, Washington, DC



#### Education

Master of Science,  
Environmental Studies, Tel Aviv  
University, 2013

Bachelor of Arts, Environmental  
Policy and Urban Planning,  
York University, 2009

#### Professional Certifications

American Institute of Certified  
Planners (AICP)

#### Professional Associations

American Planning Association

Urban Land Institute (ULI)

ULI Regional Land Use  
Leadership Institute Program  
Committee

DC Building Industry Association  
(DCBIA)

Young Professional Planners in  
Washington DC

#### Experience

12 years total  
10 years with Gorove Slade

#### Location

Washington, DC  
Alexandria, VA



# JACK OWEN BOARMAN, AIA, NCARB, CID

## PARTNER-IN-CHARGE

Jack brings over 44 years of experience in the design of residential developments, corporate, government and academic facilities. Since founding the firm in 1978, Jack has led the firm's team design approach in the development of quality architecture across the country. He has expanded the design practice for planning, programming and design of urban redevelopment projects and historic renovations.

**EDUCATION** // Bachelor of Architecture with Distinction, University of Minnesota

**YEARS OF EXPERIENCE** // 44

**REGISTRATIONS** // Professional Architect: DC# 101622, MD #16180, MN #11682, IL #001017467, SD #4926, WI #6144, IA #2153, AZ #20740, NY #018772, CID# C00659, AIA Member # 30022509, NCARB #26798

**PROFESSIONAL AFFILIATIONS** // American Institute of Architects (AIA), Minneapolis Chapter, Minneapolis Chapter President, 1998; Minneapolis Chamber of Commerce; Minneapolis Downtown Council; Urban Land Institute; Lambda Alpha

## RELEVANT EXPERIENCE

**Crystal Towers, Dweck, Arlington, VA**  
**Urban Atlantic-Walter Reed Site QRS-Wash-DC**

**1801 E Main-Richmond,VA-** 225,000 square feet, 221 units, with 5,000 square feet of retail and 110 structured parking spaces

**Piazza Terminal, Philadelphia, PA**  
 – Multifamily, Market-rate, New Construction, 937,000 SF, 13 stories, 951-unit, 513 parking spaces (5% are dedicated for green vehicles), In Progress

**Broad and Washington, Philadelphia, PA** – Market-rate, Mixed-use, Multifamily, In Progress

**CastleRock, GMU Prince Williams Bldg C, Prince Williams County,VA** - student housing, 3 Buildings Building A 197 Units, Building B 170 Units, Building C 155 Units

**Brewers Hill, Greystar, Baltimore, MD**  
 – Market-rate, Multifamily, 500-unit, In Progress

**Dominium-Bluffs Pkwy Senior-Canton-GA**

**City Club Apartments Midtown Detroit, CCA, Detroit, MI** - Market-rate, 16-, 6-story structures, 357 units, 30,000 SF retail space, 250 below-grade parking

**Harwood Flats, Foulger Pratt & Promark Real Estate Services, Kensington, MD**

– Project manager for the design and construction of a mixed use, 614-unit, development. 549,771 GSF, 28,000 SF retail

**Cotton Annex, Douglas Development, Washington, DC-** Adaptive reuse of the landmarked 90,000 square foot Cotton Annex, with an additional 400,000 square feet of new construction. 610 total units

**Artspace Silver Spring Arts Campus, Montgomery County and Artspace, Silver Spring, MD** – affordable, addition & renovation, 68 live/work artist studios, 11 townhouses

**Beckert's Park, Foulger-Pratt, Washington, DC** – Multifamily, Mixed Use, 5-story, 327-unit, 60,000 SF

**Center City District, Landmark on Grand River / Newman Lofts, East Lansing, MI** – Multifamily, Mixed-Use, Student Housing, New Construction, 2-Towers, 96-Active Adult Units, 289-Student Housing Unit

**âme (Meridian Hill Hall), Jair Lynch, Washington, DC** – Multifamily, Adaptive Reuse, Historic Renovation, 8-story, 206-unit, 187,586 SF, \$37M estimated

**The Aspen, Ellisdale, Washington, DC** – Multifamily, Mixed Use, New Construction, 10-story, 133-unit, 88,310 SF housing, 5,890 SF retail, \$18.7M

**(Mai Place) 1400 14th Street NW, Abdo Development, Washington, DC** – mixed use, corporate, new construction, 4-story, 30-unit, 46,394 SF housing, 13,866 SF retail, \$11.7M

**New Carrollton Mixed Use Development Phase II, Urban Atlantic, New Carrollton, MD-** mixed use, 5-story, 291-unit, 327,201 SF

**The District (Riverfront Landings), Pittsburgh, PA** – market rate, 2 buildings, 5 stories residential, 1 story amenities, 425 total units, 648,000 SF

**Morrow Park City Apartments, Village Green Companies, Pittsburgh, PA** – market-rate, new construction, 213-unit, 273,093 SF, \$37.3M

**The Vintage, Valor Development, Washington, DC** – Multifamily, Addition & Historic Renovation, 85-unit, 63,525 SF, \$9.8M

# PROJECT TEAM

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## Sara Link, PE, LEED AP BD+C

### Branch Manager

Sara currently serves as the Branch Manager for the Bohler DC office. Sara brings expertise and strong problem-solving skills to every project. She takes the time to understand clients' business goals to help them achieve their development and financial objectives, delivering consistent value throughout the process. Her technical experience spans multiple market sectors, including site evaluation and due diligence, grading, utility design, stormwater management, and permit facilitation.

[SLINK@BOHLERDC.COM](mailto:SLINK@BOHLERDC.COM)

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#### EDUCATION

B.S. Civil Engineering  
University of Virginia

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#### PROFESSIONAL LICENSES

DC PE #921937  
VA PE #0402069010  
LEED AP BD+C

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#### PROFESSIONAL AFFILIATIONS

Commercial Real Estate Women  
(CREW), DC Chapter  
District of Columbia Building Industry  
Association (DCBIA)  
DCBIA, DOEE Working Group  
DCBIA, Young Leaders Committee,  
Co-Chair  
NAIOP (Commercial Real Estate  
Development Association), DC I MD  
Urban Land Institute (ULI),  
Washington Chapter

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#### AWARDS

Bisnow DMV Women Leading Real  
Estate, Rising Star 2023

Sara is actively involved in Bohler DC's Women in Engineering program and has built strong relationships with jurisdictional agencies. She is an engaged member of key industry organizations such as DCBIA, ULI, NAIOP, and CREW. Additionally, Sara is LEED AP BD+C certified and holds a professional engineering license in the District of Columbia and Virginia.

#### PROJECT EXPERIENCE

- + 1221 Van, Mixed-Use Development, Washington, DC
- + 1901 L Street, Office Building, Washington, DC
- + 20 Mass, Mixed-Use, Washington, DC
- + 99M, Office Building, Washington, DC
- + Alta 801 NoMa Apartments, Washington, DC
- + Banner Lane, Mixed-Use Development, Washington, DC
- + Big Sky Flats, Residential, Washington, DC
- + Coda on H, Multi-family, Washington, DC
- + Coda on Half, Multi-family, Washington, DC
- + Dock 79 at Capitol Riverfront, Washington, DC
- + Extra Space Storage, Fort Totten, Washington, DC
- + Fort Totten, Senior Housing, Washington, DC
- + Gables Union Market, Mixed-Use Development, Washington, DC
- + Greenleaf Senior Living, Washington, DC
- + Half Street, Mixed-Use Development, Washington, DC
- + Hanover Reed Street, Mixed-Use Development, Washington, DC
- + Howard University, Wonder Plaza Student Housing, Washington, DC
- + J Linea Apartments, Washington, DC
- + Kaboom Playground, Shining Stars Montessori School, Washington, DC

# PROJECT TEAM

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- + Link Apartments H Street, Washington, DC
- + Maren at Capitol Riverfront, Washington, DC
- + Market Terminal, Mixed-Use Development, Washington, DC
- + Morse Street, Mixed-Use Development, Washington, DC
- + Press House Apartments, Washington, DC
- + Riggs Crossing Senior Affordable Housing, Washington, DC
- + Rise at Temple Courts, Northwest One Phase I, Washington, DC
- + Safeway, Capitol Hill Washington, DC
- + Skyland Town Center, Washington, DC
- + The Batley, Mixed-Use Development, Washington, DC
- + The Edison, Mixed-Use Development, Washington, DC
- + The Estate at the Yards, Multi Family Development, Washington, DC
- + The Geneva, Office-to-Residential Conversion, Washington, DC
- + The Lanes at Union Market, Residential, Washington, DC
- + The MO Apartments, Washington, DC
- + The Parks at Walter Reed, Washington, DC
- + The Stacks, Mixed-Use Development, Washington, DC
- + The Vermeer Apartments, Washington, DC
- + The Vermeer, Mixed-Use Development, Washington, DC
- + Tingey Plaza, Washington, DC
- + Union Market, Mixed-Use Development, Washington, DC
- + Veranda at The Parks Common, 6900 Georgia Ave NW, Washington, DC

## **VIRGINIA PROJECT EXPERIENCE**

- + 1501 Arlington Blvd. Multi-family Development, Arlington, VA
- + Army Navy Country Club Connector Trail, Arlington, VA
- + Homewood Suites Hotel, Arlington, VA
- + Novel Arlington Ridge Townhomes & Multi-family, Arlington, VA
- + RiverHouse Neighborhood Expansion, Arlington, VA
- + Robinson Terminal North, Alexandria, VA
- + The Trove Apartments, Arlington, VA
- + The Waycroft Ballston Apartments, Arlington, VA

# Advanced Project Management, Inc.

## Stephen C. Karcha, VP of Project CM

**CERTIFIED CM, LEED AP, GRP**

### Title

Vice President  
Project and Construction Management,  
36 years' experience; 25 years with APM

### Education

B.S. Civil Engineering Technology,  
Old Dominion University  
A.S. Construction Management,  
Northern Virginia Community College

### Designations

(CCM) Certified Construction Manager  
(GRP) Accredited Green Roof Professional  
(LEED AP) LEED Professional  
Accreditation

### Professional Affiliations

Construction Management Association of  
America  
Green Roofs for Healthy Cities  
U.S. Green Building Council  
American Society of Civil Engineers  
International Code Council  
National Fire Protection Association  
Engineer-In-Training (EIT), VA



As the VP of Project and Construction Management, Stephen is a key cornerstone of the APM team. His extensive experience in construction project management, general contracting, civil engineering, and zoning brings an expansive view to all areas of the development process.

Stephen's leadership encourages an open and creative exploration of ways to overcome the challenges encountered by the entire project team in preconstruction, construction, and preoccupancy phases. He fosters and guides the project team and Ownership through the healthy tensions to achieve the goals of the project and lead to a successful outcome.



### Recent Programs

Arlington Partnership  
For Affordable Housing  
4 Projects \$70.89 Million Program

The Washington National Cathedral  
5 Projects \$42.9 Million Program

YMCA of Metropolitan Washington  
5 Projects \$41.8 Million Program

Goodwin House Incorporated  
13 Projects \$192 Million Program

Episcopal High School  
13 Projects \$86 Million Program

The Madeira School  
8 projects \$71.1 Million Program

Wesley Theological Seminary  
7 Projects \$28.5 Million Program

World Wildlife Fund, Inc.  
7 Projects \$8.5 Million

Alexandria Housing  
Development Corporation  
5 Projects \$264 Million Program

Gonzaga College High School  
23 projects \$150.3 Million Program

Flint Hill School  
3 Projects \$34 Million Program

Peter Lawrence of Virginia  
7 Projects \$51.2 Million Program

Vinson Hall Expansion  
4 Projects \$87.9 Million Program

Sidwell Friends School  
8 Projects \$113.7 Million Program

Falcons Landing  
3 Projects \$45 Million Program

Virginia Theological Seminary  
8 Projects 36.1 Million Program

*"I appreciate a lot what APM has done to get us to this point. We would not be where we are without you" - Jonathan Frederick, President and CEO AHDC*



*"We were privileged to have you at the table with us; your experience, attention to detail, dedication and level head were a true benefit to the team.*

*- Brandon Ripley | Vice President, Construction Penzance*