

**Z.C. Case No. 24-11**  
**Prehearing Submission: Exhibit D**  
Outlines of Witness Testimony and Expert Resume

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Paul Millstein, Vice President & Head of Development  
Douglas Development

- Overview of Property
- Market Realities
- Proposed Warehouse Development

Reinaldo Venancio, LEED AP  
Powers Brown Architecture

- Description of site plan and project design

Erwin Andres, PE, Vice President and Senior Principal  
Gorove Slade  
*\*Expert Witness*

- Site circulation
- Projected trip generation

## Erwin N. Andres, PE

*Principal & Vice President*

Mr. Andres' diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design.

Mr. Andres has directed transportation impact studies, traffic circulation and transit studies, parking studies, and multi-modal studies for master plans, business districts and new real estate development projects of all types and sizes. He has evaluated alternative public transportation modal options. He is familiar with roadway classification and its application to transportation planning. He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses.

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

### Mixed-Use Developments

The Yards, Washington, DC  
Walter Reed Army Medical Center Redevelopment, Washington, DC  
CityCenter DC, Washington, DC  
New City DC, Washington, DC  
Skyland Town Center, Washington, DC  
Atlantic Plumbing Redevelopment, Washington, DC  
The Apollo H Street Mixed-Use Development, Washington, DC  
Hecht's Warehouse, Washington, DC  
High Line at Union Market, Washington, DC  
Gallaudet University 6<sup>th</sup> Street Redevelopment, Washington, DC  
Michigan and Irving Redevelopment, Washington, DC  
Eckington Park, Washington, DC  
8<sup>th</sup> & H Street Connection, Washington, DC  
Burnham Place at Union Station, Washington, DC  
Armed Forces Retirement Home Redevelopment, Washington, DC  
The Ladybird, Washington, DC  
Bryant Street NE DC Development, Washington, DC

### Small Area Plans/ Redevelopment and Revitalization

Downtown East Re-Urbanization Strategy, Washington, DC  
Poplar Point Planning Alternatives, Washington, DC  
Takoma Central District Plan, Washington, DC  
Union Station 2nd Century Master Plan, Washington, DC  
Union Station Master Plan Constructability, Washington, DC



#### Education

Bachelor of Science,  
Civil Engineering,  
Rutgers University, 1994

#### Professional Registration

Professional Engineer – Maryland

#### Professional Associations

Urban Land Institute (ULI)

American Planning  
Association (APA)

Institute of Transportation Engineers  
(ITE)

Lambda Alpha International  
(LAI) Land Economics  
Honorary Society, Board  
Member & Past President

University of Maryland Graduate  
Program in Real Estate, Lecturer

#### Experience

27 years total  
23 years with Gorove Slade

#### Location

Washington, DC

### State and Municipal Government

DC Water Headquarters Building, Washington, DC  
DC Courts Hardened Mail Center, Washington, DC  
Moultrie Courthouse, Washington, DC

### Colleges and Universities

George Washington University Mt. Vernon Campus,  
Washington, DC  
Ohio State University, Columbus, OH  
University of Toledo, Toledo, Ohio  
University of Virginia Health Sciences District,  
Charlottesville, VA  
Wesley Theological Seminary, Washington, DC

### Entertainment, Sports and Event Centers

Hearst Park & Pool, Washington, DC  
DC United Stadium, Washington, DC  
Germantown Soccer Complex, Germantown, MD  
National Museum of African American History and Culture  
(NMAAHC), Washington, DC  
Palisades Recreation Center, Washington, DC  
RFK Stadium Redevelopment, Washington, DC  
Washington Convention Center, Washington, DC  
Washington National Cathedral, Washington, DC  
Washington Nationals Stadium, Washington, DC  
Wilson Aquatic Center, Washington, DC

### Federal Government

Department of State at WRAMC, Washington, DC  
Federal Reserve Board, Washington, DC  
FBI Headquarters Relocation, Washington DC  
National Academy of Science, Washington, DC  
National Cancer Institute, Ft. Detrick, Frederick, MD  
National Institute of Health, Bethesda, MD  
National Institute of Standards and Technology (NIST),  
Gaithersburg, MD & Boulder, CO  
NPS Hains Point Facility, Washington, DC  
Suitland Federal Center, Suitland, MD  
US Coast Guard at St. Elizabeth's - Washington, DC  
USDOT Headquarters, Washington DC  
Washington Navy Yard, Washington, DC

### Hotels

Marriott Marquis, Washington, DC  
Pod Hotel, Chinatown, Washington, DC  
The Conrad Hotel, Washington, DC  
Hampton Inn Ball Park, Washington, DC

### Medical

Sibley Memorial Hospital, Washington, DC  
Children's National Health System, Washington, DC  
Kaiser Permanente, Gaithersburg & Largo, MD  
Walter Reed National Naval Medical Center, Bethesda, MD  
Manazel Medical Center, Abu Dhabi, UAE  
MedImmune, Gaithersburg, MD

### Office

101 Constitution Avenue, NW, Washington, DC  
2100 K Street NW PUD, Washington, DC  
901 New York Avenue NW, Washington, DC

### Planned Unit Developments

1337 E Street SE PUD, Washington, DC  
300 M Street NE PUD, Washington, DC  
300 Morse Street NE PUD, Washington, DC  
4th St. NE and RI Ave NE PUD, Washington, DC  
810 O Street NW PUD, Washington, DC  
Archer Park PUD, Washington, DC  
Curtis Properties PUD, Washington, DC  
Florida Rock PUD SE, Washington, DC  
Square 369 PUD at 9th and L Streets NW, Washington, DC

### Primary and Secondary Schools

Capitol Hill Montessori School, Washington, DC  
Cardozo Senior High School, Washington, DC  
DC Prep, Washington, DC  
Duke Ellington School of the Arts, Washington, DC  
French International School, Bethesda, MD  
Georgetown Visitation School, Washington, DC  
Holton-Arms School, Bethesda, MD  
Lafayette Elementary School, Washington, DC  
National Cathedral School, Washington, DC  
St. Albans School, Washington, DC  
The Field School, Washington, DC  
Two Rivers Public Charter School, Washington, DC  
Washington International School, Washington, DC  
Wilson Senior High School, Washington, DC

### Retail

CVS Real Estate Projects, Washington, DC  
Jumbo Foods, Prince Georges County, MD  
Safeway - Georgetown, Petworth & Palisades,  
Washington, DC  
Georgia Avenue Walmart, Washington, DC  
Whole Foods, Washington, DC