

Z.C. Case No. 24-12
Prehearing Submission: Exhibit C
Outlines of Testimony for Witnesses and Resumes of Expert Witnesses

James A. “Jad” Donohoe

Senior Vice President, Donohoe Development Company

Representative of the Applicant

1. Background on Donohoe Development Company
2. History of Site and Existing Improvements
3. Overview of Proposed PUD
4. Public Benefits and Project Amenities
5. Work with ANC, Community, and District Agencies and Responses to Feedback

Sarah Alexander

Senior Principal, Torti Gallas Urban

Project Architect (Expert Witness)

1. Highlight Architectural Context
2. Overview of PUD Site Configuration and Density Generation
3. Surrounding Area and Design Considerations
4. Detailed Description of Building Design
5. Overview of Zoning Flexibility Requested

Jami L. Milanovich

Principal, Wells + Associates

Traffic Consultant (Expert Witness)

1. Existing Traffic Conditions
2. Overview of Vehicular and Pedestrian Circulation and Access
3. Parking and Loading
4. Summary of Transportation Statement and TDM Measures

Brandice N. Elliot

Director of Planning Services, Holland & Knight LLP

Expert Witness in Land Use and Zoning

1. Character of Surrounding Area
2. Existing and Proposed Zoning
3. Compliance with PUD Evaluation Criteria
4. Consistency with Comprehensive Plan
 - a. FLUM and GPM Designations
 - b. Advancement of Area and Citywide Elements
 - c. Identification of Potential Inconsistencies
 - d. Wisconsin Avenue Development Framework



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



The Avec



Park Van Ness



Eckington Place

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 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

The Avec, 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.

Brooks and Vale, 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 to the west. The building contains 301 apartments, 18,000 sf of ground floor retail, and a connected 89-unit condominium building that is connected via a below-grade 2-level garage. 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 has transformed 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.

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.

Park Van Ness, Washington, DC - A new 272 unit mixed-use development which has become a catalyst for revitalization in the Van Ness neighborhood. 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.

Eckington Place, Washington, DC - a new mixed-use development in Northeast Washington, DC offering a mix of 328 studio, 1- and 2-bedroom apartments with state-of-the-art amenities and 8,300 sf of ground level retail. The building also includes 9 two-story artists' lofts in recognition of the displacement of local artists as more industrial parts of the city have been redeveloped. These lofts are offered to artists earning less than 60% of the area median income. The project is designed to achieve USGBC LEED Gold level certification.

Jami L. Milanovich, P.E. Principal

Ms. Milanovich is a registered professional engineer with 30 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 22 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 residential projects is included below.

RESIDENTIAL

2401 Pennsylvania Avenue NW, Washington, D.C.: Ms. Milanovich and her team prepared a Transportation Statement for a proposed office-to-residential conversion in the West End neighborhood. The existing mixed-use building currently includes retail, office, and residential space. The proposed redevelopment would convert 58,000 SF of office space to 60 residential units, for a total of 100 residential units. The Transportation Statement included a comparison of the trip generation for the existing building to the proposed, renovated building and demonstrated that the conversion of office space to residential space would result in substantially fewer vehicle trips during the peak periods. The Transportation Statement also included a Transportation Demand Management Plan and a Loading Management Plan for the project. The Zoning Commission approved a modification to the original PUD to allow for the proposed renovation in March 2025.

HOUSE OF RUTH, WASHINGTON, D.C.: The House of Ruth proposed to redevelop the property at 1815 – 1819 Minnesota Avenue SE with a multi-family residential building including 40 dwelling units and ground floor and lower level space dedicated to support services for residents of the building. No parking is proposed in conjunction with the redevelopment. Ms. Milanovich and her team prepared a Transportation Statement, which included an inventory of transportation options near the site, a parking evaluation to ensure that the proposed project would not have an objectionable impact on the surrounding neighborhood, and a Transportation Demand Management Plan for the project. Ms. Milanovich provided testimony at the public hearing before the BZA. The BZA approved the project in March 2024.



EDUCATION

Master of Engineering; The Pennsylvania State University (2000)
Bachelor of Science – Civil Engineering (With Distinction); The Pennsylvania State University (1995)

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
Maryland
Pennsylvania
West Virginia

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers

1371-1375 H STREET NE, WASHINGTON, D.C.: In 2023, Ms. Milanovich and her team prepared a Transportation Statement for a proposed redevelopment located near the intersection of H Street and 14th Street NE in the Atlas District neighborhood. The proposed redevelopment will include approximately 30 residential units and 3,200 SF of ground floor retail. Because the project site does not have alley access and because zoning regulations prohibit curb cuts on H Street NE, no parking is proposed in conjunction with the redevelopment. The Transportation Statement evaluated transportation options near the site, provided an inventory of amenities and services within walking distance of the site, and evaluated the peak hour trip generation for the project as well as bicycle and vehicle parking requirements. The Transportation Statement recommended a No Parking Zone immediately adjacent to the site to accommodate pick-up/drop-off traffic and short-term parcel deliveries for the proposed project and other nearby uses. A Transportation Demand Management Plan and also was developed for the site. The BZA approved the project in November 2023.

1207 H STREET NE, WASHINGTON, D.C.: In 2023, Ms. Milanovich and her team prepared a Transportation Statement for a proposed redevelopment located at the intersection of H Street and 12th Street NE in the Atlas District neighborhood. The proposed redevelopment will include approximately 210 residential units and 11,300 SF of ground floor retail. The Transportation Statement evaluated the transportation elements of the proposed project, including peak hour trip generation for the project, bicycle, pedestrian, parking, and loading access, including swept-area diagrams to ensure accessibility of the loading facilities. The Transportation Statement also included a detailed inventory and assessment of transit stops within ¼ mile of the site. A Transportation Demand Management Plan also was developed for the site. The BZA approved the project in September 2023.

1001 6TH STREET NW, WASHINGTON, D.C.: Ms. Milanovich prepared a Transportation Statement for a proposed development in the Mount Vernon Square neighborhood. The Transportation Statement contemplated two development options. The first included approximately 537 dwelling units, approximately 218 parking spaces, plus 40,717 SF of ground floor retail. The second option comprised hotel and residential uses, including approximately 489 dwelling units, 270 hotel rooms, approximately 218 parking spaces, and 31,056 SF of ground floor retail. The Transportation Statement evaluated the transportation elements of the proposed project, including peak hour trip generation for each option, bicycle, pedestrian, parking, and loading access, including swept-area diagrams to ensure accessibility of the loading facilities. The Transportation Statement also included an inventory of transportation options available near the site and a Transportation Demand Management Plan. The proposed project is permitted as a matter-of-right; however, approval of the proposed curb cuts was sought and obtained from the Public Space Committee in June 2024.

950 EASTERN AVENUE NE, WASHINGTON, D.C.: In 2023, Ms. Milanovich prepared a Transportation Statement for a proposed redevelopment located at the intersection of Eastern Avenue, Division Avenue, and Sheriff Road in the Burrville neighborhood. The proposed redevelopment will include approximately 56 residential units with 1800 SF of office and community space on the ground floor. The Transportation Statement evaluated the transportation elements of the proposed project, including peak hour trip generation for the project, bicycle, pedestrian, parking, and loading access, including swept-area diagrams to ensure accessibility of the loading facilities. The Transportation Statement also included an inventory of transportation options available near the site and a Transportation Demand Management Plan.

801 BUCHANAN STREET NE, WASHINGTON, D.C.: Ms. Milanovich and her team prepared a Comprehensive Transportation Review for a proposed residential development consisting of 80 townhomes in the Michigan Park neighborhood. The study evaluated five off-site intersections, including a preliminary traffic signal warrant evaluation at one of the intersections. The study recommended changes to the stop sign control at one of the intersections to rectify an existing safety issue. The study also included recommendations to construct a new sidewalk along Buchanan Street, the installation of a new crosswalk and ADA ramps, and the installation of a new Capital Bikeshare station near the site. The BZA approved the project in November 2022.

1333 M STREET SE, WASHINGTON, D.C.: Located east of the Navy Yard, the proposed PUD will include approximately 900 residential units and 44,000 SF of ground floor retail space in three buildings constructed over two phases. In conjunction with the PUD, Ms. Milanovich was responsible for oversight of the Comprehensive Transportation Review, which included the evaluation of nine off-site intersections. The proposed project included a number of transportation improvements, including the reconstruction of M Street and the existing trail along M Street, additional on-street parking in the area, construction of Virginia Avenue, and enhanced vehicle, pedestrian, and bicycle connections through the site via the construction of a private roadway. The Transportation Plan also included a Comprehensive Transportation Demand Management Plan for the project. Ms. Milanovich provided testimony at the Zoning Commission hearing in October 2020, and the project was subsequently approved on November 2020.

THE MO APARTMENTS, WASHINGTON, D.C.: Located at 500 Penn Street NE in the Union Market neighborhood, the MO includes approximately 300 apartments and 23,000 SF of ground floor retail. Ms. Milanovich and her team prepared a Comprehensive Transportation Review for the project and recommended a number of strategies and improvements to mitigate the impact of the project, including a Transportation Demand Management Plan, a Loading Management Plan, installation of missing sidewalks, crosswalks, and ADA ramps in the vicinity of the project, and funding of a Capital Bikeshare Station in the area. Ms. Milanovich provided testimony at the public hearing before the Zoning Commission. The Commission approved the project in 2018.

WATKINS ALLEY, WASHINGTON, D.C.: Watkins Alley is a residential development including 44 units located at 1311 E Street in the Capitol Hill neighborhood of Washington, D.C. Ms. Milanovich and her team conducted a Comprehensive Transportation Review, including Transportation Demand Management and Loading Management Plans. Ms. Milanovich provided expert witness testimony at the Zoning Commission Hearing. The project was approved by the Zoning Commission in July 2016.

THE PATTERSON HOUSE, WASHINGTON, D.C.: This project included the renovation and construction of an addition to the historic Patterson House located in the Dupont Circle neighborhood. The residential development included 97 micro-unit apartments with no parking. Ms. Milanovich was responsible for the preparation of a traffic study in support of the special exception from the parking requirements. The study provided extensive documentation of the growing trends of reduced auto use and ownership. The study also included a comprehensive transportation demand management plan. Ms. Milanovich provided expert testimony at the Board of Zoning Adjustment, which subsequently approved the special exception request in May 2014.

Holland & Knight



Brandice N. Elliott

DIRECTOR OF PLANNING SERVICES

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PRACTICES

Land Use: Mid-Atlantic | Land Use and Government |
Real Estate Development

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.

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

- 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.

EDUCATION

ARIZONA STATE UNIVERSITY

MUEP, Master of Urban and Environmental Planning

ARIZONA STATE UNIVERSITY

B.A., Psychology

CERTIFICATION

American Institute of Certified Planners

KYLE U. OLIVER, PE
OWNER
PRINCIPAL DIRECTOR

VIKA Capitol, LLC
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Suite 16
Washington, DC 20016
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YEARS OF EXPERIENCE: 36



Mr. Oliver has overseen, directed and managed more than 400 residential, mixed-use, hotel, public park, rehabilitation, and commercial developments in the District of Columbia. He is a licensed Professional Engineer in the District of Columbia and Virginia. Mr. Oliver's experience includes providing: BZA's and PUD's (re-zonings), civil master planning, complete site/civil engineering plans; infrastructure, roadway, pavement, sewer, water, storm drainage, and, stormwater management plans; grading plans; erosion and sediment control plans; environmental assessments; and, feasibility analyses.

AREAS OF PROFESSIONAL COMPETENCE:

- Planning and civil design of redevelopment, rehabilitation, and new development projects
- Low Impact Development (LID) design of stormwater management systems and civil and landscape site design elements
- Hydrology analysis
- Research, planning and design of storm drainage systems and stormwater management facilities, flood plain analysis, and storm drain systems
- Design of sanitary sewer systems and water supply systems
- Design of soil erosion and sediment control programs
- Preparation of plans processing and jurisdiction approval
- Maintenance of traffic plans
- Planning and design of residential and commercial redevelopment and rehabilitation projects
- Construction administration and evaluation of infrastructure, residential, commercial and government projects
- Roadway designs

PROFESSIONAL DEGREES AND REGISTRATIONS, YEAR OBTAINED:

Bachelor of Science, Civil Engineering, Virginia Military Institute, 1987
District of Columbia — Registered Professional Engineer #900770, 2003
Virginia — Registered Professional Engineer #032744, 1999

PROFESSIONAL ACTIVITIES:

District of Columbia Building Industry Association, Member

SONEIL CHARLES ASSOCIATE MEMBER

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YEARS OF EXPERIENCE: 25

Mr. Charles' civil engineering experience includes a wide array of commercial, residential and mixed-use projects throughout Washington, DC and Maryland. His project management skills have been honed by working on both large and small projects, each receiving his keen attention to detail. He is responsible for all aspects of the projects assigned and their progress and activities. His experience includes: complete site/civil engineering plans; roadway, pavement, sewer, and water plans; storm drainage, stormwater management plans; grading plans; erosion and sediment control designs; environmental assessments; and, feasibility analyses.

AREAS OF PROFESSIONAL COMPETENCE:

- Preparation of Planned Unit Development (PUD) plans for commercial, mixed-use, and residential developments
- Preparation of site development plans
- Preparation of feasibility analysis
- Design of stormwater management facilities
- Design of sediment and erosion control
- Design of sanitary sewer and water distribution supply systems
- Project and design coordination for commercial, mixed-use, and residential developments
- Preparation of construction documents
- Construction administration and site inspections

PROFESSIONAL DEGREES AND REGISTRATIONS, YEAR OBTAINED:

Bachelor of Science, Civil Engineering, Purdue University, 2000
District of Columbia — Professional Engineer, In Progress
Maryland — Professional Engineer, In Progress