

SUMMARY OF WITNESS TESTIMONY

Guillermo Rueda, AIA, will testify as to the architecture and design of the proposed project. Elin Zurbrigg will testify on behalf of the Applicant. The Applicant reserves the right to add witnesses or expert witnesses as necessary.



GUILLERMO RUEDA, AIA ARCHITECT

Mr. Rueda is a District of Columbia Registered Architect with more than 25 years of practice. A member of the American Institute of Architects (AIA) and International Code Council (ICC), his diverse design and construction experience encompasses a wide variety of project types in both private and public sectors.

During Fall 2016, he served as Special Assistant to DC Ward 1 Councilmember Brianne Nadeau during her tenure as head of the committee on DCRA oversight to help inform her on matters of zoning regulations, building codes, and illegal construction. This exposure to policy and constituent services helped launch his new practice, which pairs traditional architectural services with community engagement, focusing on: policy that affects neighborhoods; affordable housing; and design and construction in District residential, apartment, and mixed-use neighborhoods.

By bringing together a team of building code professionals, attorneys, and contractors, Mr. Rueda provides assistance to building owners seeking to develop projects and ANCs and others concerned about proposed or actual construction projects. Services range from forensic evaluation of as-built structures and construction documents to ensure zoning and code compliance to educating clients on their rights as homeowners and safety regulations that govern construction and Owner's representative. Mr. Rueda can be available to testify and when appropriate.

As a design architect, he spent more than 15 years as a principal in his firm, Singletary Rueda Architects, serving clients like Quadrangle and The George Washington University (all three campuses) and various restaurant projects, most notably Lauriol Plaza. He also led design projects at many well-known DC firms like MV+A Architects for Whole Foods Markets stores in the Mid-Atlantic Region; helped establish the firm of Esocoff & Associates, led efforts on various projects like Goodwin House in Alexandria, VA, and at Keyes Condon Florance Architects The Catholic University of America and MCI Center (now Capital One Arena) in tandem with Ellerbe Beckett Sports in Kansas City, MO.

ARCHITECT

- Design, Construction Administration, Master-planning Services
- Building Code and Zoning Analysis Consulting
- Owner Representation
- Expert Witness

WORK HISTORY

- Guillermo Rueda, AIA, Consulting Architect, 2017-
- Wiebenson & Dorman Architects, Joint Ventures, 2016
- Council Member Ward 1, Special Assistant on Building and Zoning, 2016
- MV+A Architects, Associate, WDC, 2013
- Singletary Rueda Architects, Principal, 1997
- Esocoff & Associates Architects Associate, 1995
- Keyes Condon Florance Architects, Associate, 1991

EDUCATION

- Registration: District of Columbia, since 1991
- Apprenticeships: Keyes Condon Florance (KCF), WDC, 1988
GMR Ltd. Architects/ Engineers, Cabin John, MD, 1987;
WG Reed Architecture Bethesda, MD, 1987;
HH+A, Landscape Architecture, Pittsburgh, PA 1986
Richard Ridley + Associates, WDC 1984, 1985
- Bachelor of Architecture, Carnegie Mellon, 1987

AWARDS/ PUBLISHED

- Lauriol Plaza Restaurant
DC AIA Catalyst Award, 2002
AIA Guide to the Architecture of Washington, DC, 5th Edition, G Martin Moeller
- Hamilton Hotel (Crowne Plaza)
The Washington Post, 1996
Benjamin Forgey,
- CUA, Mirror of Justice Chapel.
DC AIA Award of Excellence in Interior Architecture, 1995
- MCI Center (Capitol One Arena)
DC AIA Merit Award, 1995



WHOLE FOODS CLEVELAND

SUPER MARKETS

Whole Foods Markets, (MV+A) Project Manager and design team leader for multiple facilities in the Mid-Atlantic Region. Responsibilities included updating technical standards and specifications and response to production quality control and consistency requirements with compressed schedules and delivery times. Responsible for multiple designs of 40,000 sf building shells and 'tenant' improvement packages, working closely with the WFM team to help shape thoughtful design responses to regional themes and make improvements and renovations to existing stores and warehouse space. Signature store designs in Wynnewood, PA, Rocky River, OH, and Ashburn, VA.



RETAIL + DINING

Belmont Chase Shopping Center, Ashburn VA (MV+A) Project Management design lead for retail themes and guidelines for the new upscale center in rural Virginia.



MEYERS FARMS

Springhouse Village Shopping Center, Springhouse, PA (MV+A) Project Management, design and construction administration for eight new buildings and WFM North of Philadelphia.

Wall Township Shopping Center, Wall, NJ (MV+A) Concept Development for center renovations.

Meyers Farms Kennel and Training Facility- Belvedere, IL (SiRu) Planning and design for 80,000 sf sustainable canine complex for boarding, grooming, retail, training and events.



LAURIOL PLAZA

Rumberos Latin American Cuisine Art Bar, Washington, DC (SiRu) New restaurant and bar design in the historic Tivoli theater features exposed proscenium details and artifact collection.

Lauriol Plaza Restaurant, Washington, DC (SiRu) Award winning 10,000 SF building for local DC restaurant in historic Strivers Section. BZA, HPO, OP, ANC, DCC and neighbor approval.

China Kitchen, Shepherdstown, WV (SiRu) Building renovation and expansion of restaurant.

21P, Washington, DC (SiRu) Restaurant branding and design of dining, bar area and millwork.



RUMBEROS

Red Derby Café, Washington, DC (SiRu) Expansion studies for a roof top dining area and drawings for sidewalk cafe Public Space approval.

Olives Restaurant (sidewalk café), Washington, DC (SiRu) CFA, OP, PS and ANC Approval for cafe in the White House view corridor.

COSÍ (sidewalk cafes), Washington, DC (SiRu) Documentation and permit services for multiple restaurants around the city including dDot review and approval by Public Space.

McDonald's TIK TOK Convenience Stop (RED BOX), Washington, DC (SiRu) Prototypical design exploration and branding exercise for a clerk-less convenience store.



21 P RESTAURANT

Iglesia Bethel, Lorton, VA (SiRu) Master-planning and feasibility study for 27,000 SF church.



MATTHEWS MEDIA GROUP

WORKPLACE PROJECT LIST

Joint Base Andrews, Andrews Air National Guard Training Room & SCIF Room Renovations, Design / Build SiRu Architects with SABREE Environmental & Construction.

Joint Base Meyers Dining Facility, Dining Hall Renovations, SiRu Architects with SABREE Environmental & Construction.

Quadrangle Development Corporation - Core and Tenant Renovations - Washington DC (SiRu) Architectural services for multiple properties: lobby renovations, life safety and ADA analysis, tenant relocation design, permit and construction administration services.

Merchandise Mart, Washington Design Center, Washington, DC (SiRu) Long-term Architectural services: upgrade and renovation of existing and new showroom tenants.

Paramount Group - Waterview Building, Arlington, VA (SiRu) Administrative offices.

Jones Lang Wootton - Watergate Office Building Washington, DC (SiRu) Design package to integrate new mechanical systems on roof. NPS and CFA approval granted.

Matthews Media Group, Rockville, MD. (SiRu) 32,000 SF corporate headquarters programming through Construction Administration.

Ultraprise Corporation- Frederick, MD. (SiRu) Corporate Headquarters for software company.

UPO Weatherization Training Center, Washington, DC (SiRu) 10,000 SF warehouse conversion to certified training facility and classrooms for non-profit agency.

Andrew J. Kline, Esquire Law Offices- Washington, DC Expansion/ renovation of law offices.

Blueberries - Upper Marlboro, MD (SiRu) Retail branding, bridal dress, and accessory shop.

Huckleberry Cheesecake, Washington, DC (SiRu) Expansion of Child Development Center.

Parker Rodriguez, Landscape Architects, Alexandria, VA (SiRu) 5,000 sf office plan.

U Street Office Lofts, Washington DC (SiRu) Design drawings - 10,000 sf warehouse building.

Salon Mesu, Silver Spring MD. (SiRu) Architectural service for a local salon and spa.

2001 L Street NW, Washington, DC (E&A) Building lobby and facade renovation studies.

1030 15th Street NW- Washington, DC (E&A) Exterior Facade renovation.

LEGENT Corporate Headquarters- Herndon, VA (KCF) Project Architect- 140,000 SF corporate headquarters for software development firm.

MCI Center (Capital One Arena) - Washington, DC (KCF). Design Development team leader for 20,000-seat sports arena (jv with Ellerbe Beckett Sports). NCPD, CFA, OP, BZA review

Zevnick and Horton Law offices - Washington, DC (KCF) 12,000 sf office suite

2401 Pennsylvania Avenue NW - Washington, DC (KCF) 143,000 SF mixed-use development Award for Excellence in Architecture, Washington, DC AIA, 1994.

IBM Divisional Headquarters- Rockville, MD (KCF) 250,000 SF design of corporate offices.

George Washington University National Law Center, Washington, DC (KCF) Interior renovations electronic library, faculty offices, dining area, offices and student activity areas.



HOLLY HUNT, LTD



ULTRAPRISE



IBM SHADY GROVE OFFICE



LEGENT HQTRS



MARAYUI

APARTMENTS - DWELLINGS - MIXED USE

5610 Colorado Avenue, NW, Washington, DC. Owner Representation for Mi Casa, Inc renovation of 36-unit cooperative apartments.

731 8th Street, SE, Washington, DC (SiRu) Office renovation and new sustainable residential addition to Barracks Row retail and office building: BZA, CHHS, HPO, OP, ANC approval.

2136 – 2138 Bancroft Place, NW, Washington, DC (SiRu) Restoration and addition to this neglected, Hornblower and Marshall mansion into 2 luxury units from academic use (Kingsbury School) BZA, HPRB, SKHC, ANC approval.

The Morgan Apartments, Washington, DC (SiRu) 10,500 SF brown site for development in the Reed Cooke overlay district. (not built)

Rincon del Indio Resort Community, Punta del Este, Uruguay (SiRu)

509 Constitution Avenue, NE Apartments, Washington, DC (SiRu) SFD conversion to 4-units.

Logan Park Princess, Washington, DC (SiRu) Design package for new lobby and canopy.

Goodwin House, Alexandria, VA (E&A) 15-story 130-unit apartment building and renovation to existing retirement community areas that include a chapel, garden and indoor pool.

Georgetown Waterfront Hotel, Washington, DC (KCF) Design of a new, 220-unit, full service, five-star hotel at the old Rosewood site. NPS, ANC, and CFA approvals granted.

Hamilton Hotel- Crowne Plaza- Washington, DC (KCF) Design of a two-story, 16,000 SF rooftop addition to this historic 1926 structure overlooking Franklin Square. DCPL approved.



PHELPS PLACE



HAMILTON CROWN PLAZA



GJR - AIA

Mi Casa, 'Homes within Reach', Washington, DC. Development of single family homes on two vacant lots in historic Anacostia with Wiebenson & Dorman Architects. HPRB, ANC BZA.

Smith Makle, Washington, DC (SiRu) Remodeling and 2-story addition for 1940's home.

1778 T Street, NW, Washington, DC (SiRu) Remodel and restoration in Strivers Section.

1807 - 1809 Phelps Place, NW- Washington, DC (SiRu) Two 1920's row houses in Kalorama used by the Kingsbury School, remodeled and converted back into single family dwellings.

2912 18th Street, NW, Washington, DC. Renovations, baths and kitchen

Marayui 'La Casita', Chapadmalal, Argentina - Renovation and addition to existing home.

Sanchez Addition, Washington, DC (SiRu) Design of addition to Cleveland Park home.

Sanchez Guest House - Washington, DC (SiRu) Carriage house design in Cleveland Park.

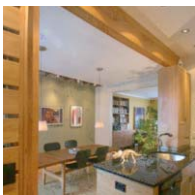
Chin/ Levi House, Bethesda MD Renovation and ADA compliant addition in Bethesda.

Old Buckeystown Tavern/ Conway House, Buckeystown, MD. Remodeling and preservation.

2408 Tunlaw Road, NW, Washington, DC (SiRu) Renovation/ addition to Glover Park home.



HORNBLOWER ADDITION



2912 18TH ST



GW QUIGLEYS

ACADEMIC AND INSTITUTIONAL

GWU Foggy Bottom Campus

2121 & 2123 F Street, NW (SiRu) Renovation and conversion of rowhouses for housing.

2004 G Street, NW (SiRu) Restoration, conversion of rowhouse for Law Faculty offices.

Lisner Auditorium Upgrades (SiRu) Renovations for ADA compliance of back stage green room, dressing and related bathroom areas; Lobby toilet areas, and new stage access.

Old Main Hall Suites (SiRu) Interiors package for Psychology and Geology Departments.

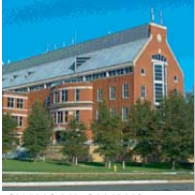
GWU Bed Count Project (SiRu) Renovations to nine (9) residence halls to improve student common areas and increase existing resident capacity by over 80 beds.

2036 G Street, NW (Quigley's Pharmacy) (SiRu) Renovation and Addition to former Quigley's Pharmacy that houses Tonic. Feasibility, architectural services. ANC Approval.

2034 G Street, NW (SiRu) Former fraternity house converted into 30-bed student units

Rome Hall Financial Services Center Renovation (SiRu) Renovation to accommodate student Transaction areas and offices of the University Financial Services Center.

University Retail Food Venue Studies (SiRu) Feasibility studies for incorporating independently run student food venues in existing campus space and structures.



GW NO VA CAMPUS



CUA LAW CHAPEL

GWU Ashburn Campus

Building 1 (SiRu) Renovation and reconfiguration of faculty areas.

Building 2 - MIS Academic Suite (SiRu) Conversion of existing office building to academic use. Design of 9,000 SF Masters of Information Systems Suite.

Building 2 - Nursing Simulation Lab (SiRu) Design of the new lab and study program area.



GW MT VWERNON GATE

GWU Mount Vernon Campus

Master Planning Campus Entry Gate (SiRu) Design and fundraising drawings for a new entry away from homes that border the north side of the Mount Vernon College Campus.

GWU Mount Vernon Campus Academic Building - Survey, life-safety and ADA analysis, and permit drawings.



CUA, Columbus School of Law, Mary, Mirror of Justice Chapel - Washington, DC (KCF) Spiritual sanctuary for the law school. Award for Design Excellence, DC AIA 1995.

Virginia Tech (VPI), Torgersen Hall- Blacksburg, VA (E&A) 160,000 SF communications and technology lab and classroom building with library spanning the main entry drive to campus.

The George Washington University, Ashburn, VA (KCF) 77,000 SF Ashburn Campus Graduate Research & Teaching Center: classrooms, labs and electronic library for graduate programs.

Federal Metropolitan Detention Center - Washington, DC (KCF) medium-security, 1,000-bed detention facility of approximately 375,000 SF for the Federal Bureau of Prisons. Not built.



VIRGINIA TECH ACITC

The American University, Fine Arts Building - Washington, DC (KCF) 25,000 SF addition for new faculty offices, galleries, painting, drawing and dance studios. Not built.