



# MATTHEW BELL

FAIA

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## PRINCIPAL

### EDUCATION

Master of Architecture in  
Urban Design,  
Cornell University,  
Ithaca, New York

Bachelor of Architecture,  
University of Notre Dame,  
Notre Dame, Indiana

### REGISTRATION

Matt is a registered architect  
licensed in the District of Columbia,  
Maryland, and New York.

### MEMBERSHIPS

Matt is a member of the College of  
Fellows of the American Institute of  
Architects (FAIA), charter member  
of the Congress for the New  
Urbanism, former President of  
the Neighborhood Design Center  
of Baltimore, Maryland, former  
Director of the Mayor's Institute  
on City Design Northeast, and the  
Vice President of Restoring Ancient  
Stabia, Castellamare di Stabia, Italy.  
Matt has also contributed to the  
American Architectural Foundation's  
Forum on Urban School Design.

### TEACHING

University of Maryland School of  
Architecture, professor with tenure

Matthew Bell has been a practicing architect and professor of architecture for over 30 years. His national and international architectural and urban design experience ranges from small-scale buildings and studies for existing neighborhoods to the design and implementation of new towns, campuses, and cities. Creating a diverse portfolio of work has led Matt to develop unique insights into the urban-environment and design-issue challenges facing our cities, towns, and suburbs.

As Professor at the University of Maryland's School of Architecture, Planning and Preservation, Matt's focus is on town planning, urban design, and leading the urban design curriculum at all levels of the program. He also directs the school's efforts in the revitalization of Castellamare di Stabia, Italy, which has included projects for a new archaeological park, infill development for the historic center, and transit-oriented development.

## LARGE SCALE MIXED USE

### Collection 14

Washington, District of Columbia

Redevelopment of a 29,000 sf site on 14th Street NW in the greater U Street Historic District. Located at the former Martha's Table headquarters, the seven-story mixed-use project includes commercial office space, 230 rental apartments, below-grade parking, rooftop, club room, and retail.

### Art Place at Fort Totten

Washington, District of Columbia

A new mixed-use neighborhood near the Fort Totten Metro encompassing 270 apartments including artist live/work units; a food hall; a 24,000 sf grocery store; 35,000 sf of retail including ground-floor art studios and makerspaces; and a Family Entertainment Zone that will incorporate a 30,000 sf children's museum and a 78,000 sf location for experiential outlet Meow Wolf.

**PERKINS —  
EASTMAN**

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20308  
EXHIBIT NO.11

### **McMillan**

Washington, District of Columbia

- Master Plan: 1.8M sf development that will significantly transform the adjacent neighborhoods, bringing jobs, workforce housing, and great public places to the treasured landmark. Anchored at the north by medical offices, the plan involves reuse of unique historic resources, as well as the creation of a series of parks, retail street, piazza, and various housing types throughout the 25-acre site.
- Community Center: 17,500 sf community center with a 25-meter lap pool, gallery spaces, multi-purpose catering kitchen, fitness rooms, locker/support spaces .

### **Michigan Avenue and Irving Street NE**

Washington, District of Columbia

Design for the mixed-use master plan which incorporates two 250 key hotels, a conference center, 55,000 sf of new retail, and 445 apartment units in two mixed-use multifamily buildings. The plan creates a new town-square-focused place close to Catholic University and the Washington Hospital Center to provide amenities and functions to underserved local residents, students, and employees.

### **Strathmore Square**

Bethesda, Maryland

A compelling vision plan for the Grosvenor Metro site and neighborhood, establishing the properties as essential parts of the TOD master plan. The plan will be supported by new uses including residential, retail, public spaces, and possible programmatic and site connections to Strathmore Hall. The master plan creates publicly accessible open spaces, improves connections to the neighborhood, metro and open spaces, and promotes smart growth while protecting the surrounding green spaces.

### **The District Wharf**

Washington, District of Columbia

The revitalization of the Southwest Waterfront delivers a vibrant, mixed-use community totaling 3.2M sf with a variety of public spaces and amenities, blending maritime activity, commerce, and residential housing, three hotel, cultural attractions, and 10 acres of parks and open space. The maritime heritage is celebrated through preservation of existing resources and the reactivation of the water's edge.

### **Crown**

Gaithersburg, Maryland

A transit-oriented community in close proximity to a state-of-the-art high school, high-quality retail, and a light rail station. Allows for approximately half the population to live within two blocks of the transit station, and more than 70% within walking distance.

- Crown HOA: 8,000 sf community center adjacent to an existing pool. The new building features a community great room, yoga studios, climbing wall, and a terrace with grilling capabilities for community use.

### **RIA**

Washington, District of Columbia

Master plan for a vibrant mixed-use, mixed-income community located near the Rhode Island Avenue Metro; replaces an existing 1930s affordable housing project. Analysis of habitation patterns, multiple phasing strategies with housing typologies for each strategy. A stage 1 PUD has been filed for the project.

### **Shady Grove Master Plan**

Rockville, Maryland

The 95-acre site at the western terminus of the DC Metro Red Line is turned from a bus parking facility into a thriving urban neighborhood centered around a series of parks, various public square types, and immediate access to the Metro. A variety of densities and housing typologies mixed with offices and retail define different neighborhoods within the design.

## **Barry Farm**

Washington, District of Columbia

Master plan to redevelop a troubled 25-acre public housing site, establishing a mixed-use program comprised of retail, generous open spaces, and diverse residential types. The plan is centered around a two acre park and provides for direct connections to the existing Metro Station as well as future light rail. Phasing plan maintains the existing residents on site during construction.

## **Crystal City Redevelopment Plan**

Arlington, Virginia

Mixed-use urban neighborhood developed on the principles of the super block. With the Base Realignment and Closure Commission (BRAC) dictating the relocation of many tenants to military bases the firm undertook an effort to create a new vision repositioning the development for major landowner, Vornado/Charles E. Smith.

## **DC Ballpark Site Evaluation Study**

Washington, District of Columbia

A comprehensive review 32 potential sites in the city that could be considered for a ballpark, further study on how the final two preferred sites offer the greatest potential for economic development associated with a new ballpark district.

## **Eisenhower East, Master Plan**

Alexandria, Virginia

A master plan that accommodates over 16M sf of retail, residential, and office space. The plan features an interconnected system of neighborhood squares, public plazas, and parks, all woven together by a new street network.

## **Georgia Avenue - Petworth Metro Station Site**

Washington, District of Columbia

A new master plan for one of the oldest retail and residential corridors in the Nation's Capital. Long considered the poor cousin of residential/retail areas in the city, this initiative will remake the area into a series of neighborhoods, each with their own retail center, and renovated or new housing stock.

## **Great Streets**

Washington, District of Columbia

A comprehensive strategy encompassing 22 miles of roadway, utilizing public investments in infrastructure, streetscape improvements, land use planning, and development assistance to catalyze private investment and improve neighborhood quality of life; creates a physical environment for expanded opportunities in retail, housing, employment, and community needs.

## **Hill East Waterfront**

Washington, District of Columbia

A new plan for the 67-acre Hill East Waterfront neighborhood on Capitol Hill in our Nation's Capital. The plan will transform the area from an isolated campus of aging and abandoned buildings and large parking lots to a new mixed-use waterfront community of streets, parks and public spaces.

## **Hull Street Corridor Revitalization Plan**

Richmond, Virginia

Master plan for an auto-oriented street through redesigned street sections, massing varieties, and a plan for new development strategically placed along a corridor. The design will guide a gradual transformation of the street, which will connect a series of new open spaces and existing neighborhoods.

## **Mt. Vernon Square District Plan**

Washington, District of Columbia

A new and exciting vision for the district that meets the challenges of future growth, accommodates the growing needs of current residents, and connects the many surrounding neighborhoods together into a Mount Vernon Square that becomes the next great neighborhood for the Nation's Capital.

## **Nannie Helen Burroughs Avenue Streetscape**

Washington, District of Columbia

The Nannie Helen Burroughs Avenue public realm will integrate functional and decorative arts, in order to convey the surrounding neighborhoods' legacy as an historically self-reliant African American community, while exploiting proximity to the Anacostia Waterfront Eastern Parklands and Marvin Gaye Park.

### **Armed Forces Retirement Home**

Washington, District of Columbia

The oldest veteran's retirement home in America currently housing more than 1,000 retired military personnel. The proposed concept involves a mixture of adaptive reuse and sensitive new development, retaining and building upon the general character of the site and surrounding parcels. Incorporating a mix of uses to serve the local community, adjacent and regional institutions and desired tenants, the concept design creates a special place, woven into the fabric of the city.

### **Newport News Downtown Design Vision**

Newport News, Virginia

Vision plan to redesign the downtown area of Newport News by enhancing the waterfront potential, connecting downtown to adjacent neighborhoods, transforming the area into vibrant mixed-use environments, and expanding the transit network.

### **4-H National Headquarters**

Chevy Chase, Maryland

The preparation of a master plan, workplace strategies, and hospitality repositioning to meet both the long- and short-term goals of the 4-H. The first phase is the interior design renovation of J.C. Penney and Turner Halls.

### **Anacostia Waterfront Initiative**

Washington, District of Columbia

A new waterfront plan reconnects the important asset of the waterfront to the adjacent neighborhoods and provides for a new waterfront park system, public amenities along the waterfront, and improved pedestrian circulation to sports venues on the site.

### **Arverne By-The-Sea**

Rockaways, New York

This award-winning design knits together the subway and the sea, creating a unique transit-based beachfront community. The radial plan orients each of the neighborhoods around the previously underutilized subway station.

### **New River at Las Olas**

Fort Lauderdale, Florida

This mixed-use development along the banks of New River will transform and revitalize downtown Fort Lauderdale, giving it a new skyline and making it a distinctive destination.

### **Biscayne Landing**

Miami, Florida

The community will offer a variety of housing types, including high-rise condominiums, villas, townhouses, and mid-rise lofts, located around a vibrant town center, filled with shops, entertainment, and restaurants. The entire development will overlook lush mangroves and the thriving wildlife habitat of the Oleta River State Park - the largest urban park in Florida.

### **Southern Green Line: Corridor Action Plan**

Prince George's County, Maryland

Transit oriented development action plan for four southern green line metro stops at Southern Avenue, Naylor Road, Suitland, and Branch Avenue for the planning department of the M-NCPPC in order to stimulate growth to a well defined urban development plan.

### **St. Elizabeths East: Phase I Master Development**

Washington, District of Columbia

Master plan for 183-acre campus to create a mixed-use technology-focused development, providing a mix of uses, including office, retail, residential, and the creative reuse of historic structures. The plan maximizes value to the District by creating new job and education opportunities for DC Residents.

### **Uptown District Master Plan**

Washington, District of Columbia

A new vision for the heart of the historically African-American cultural district around the Howard Theater and U Street.

## **Van Dorn District**

Alexandria, Virginia

The planning area is transformed from its current suburban, auto-oriented character into an active urban community with smaller blocks and landscaped streets designed for pedestrians and new transit services.

## **Westbard**

Bethesda, Maryland

Vision and framework plan to transform Westbard Avenue into a signature, pedestrian-friendly main street integrating residential, retail, office, and open space into an existing neighborhood.

## **City of Bahçesehir, Master Plan: Phase II\***

Bahçesehir, Turkey

The design was guided by the idea that the form of cities and towns should support and nurture the qualities of civic life and community. The scheme includes a vast range of residential buildings, 10,000 sm of commercial retail and office space.

## **David Taylor Research Center\***

Annapolis, Maryland

The proposed redevelopment envisions the design and construction of a state-of-the-art high technology campus situated at the mouth of the Severn River, overlooking the US Naval Academy and historic Annapolis.

## **East Campus Town Center\***

College Park, Maryland

A series of master plan studies which focused on providing sites for housing, research, and retail development integrated the area with the campus proper and provided clear direction about how new development could be intelligently and sensitively integrated with the surrounding context.

## **King Farm Plan & Implementation\***

Rockville, Maryland

The plan is based upon older small towns and residential areas and provides an interconnected street network with alleys, streets, and boulevards

designed to promote the sharing of the street by both the pedestrian and the automobile.

## **National Cathedral Close Master Plan\***

Washington, District of Columbia

The master plan for the National Cathedral Close in Washington, DC coordinates the future growth needs for the diverse groups and institutions occupying the site with a thoughtful plan that respects the history of the site.

## **New East Baltimore Community\***

Baltimore, Maryland

A new neighborhood for living, working, and shopping in one integrated place, emphasizing existing street and block networks. Creates a seamless joining of the Johns Hopkins' Hospital Campus and town, connecting with the future transit station at north, existing housing at east and future development along Broadway.

## **CIVIC AND CULTURAL**

### **Cleveland Park Library**

Washington, District of Columbia

Architectural design of a new building for the busiest local branch library in the District. The design will take cultural queues from the surrounding neighborhood and matches the urban fabric. The new 21,500 sf library is expected to achieve LEED Gold Certification.

### **Etlavich DC Jewish Community Center**

Washington, District of Columbia

Renovation of 57,500 sf of the DC JCC including early childhood and youth programs, classrooms, multi-purpose space, fitness facility, and rooftop event space.

## **HIGHER EDUCATION**

### **American University: Visioning Plan**

Washington, District of Columbia

Visioning plan for future residents, academic facilities, student life, and outdoor space, as well as vehicular circulation additions to its main and satellite campuses in Washington, DC.

**The Catholic University of America: Dining Facility**

Washington, District of Columbia

A new 40,000 sf student dining hall at the north end of the campus that includes 500 seats, student lounges, and outdoor spaces for al fresco dining.

**George Washington University: Foggy Bottom Campus Master Plan**

Washington, District of Columbia

The plan provides for the university the necessary growth over the next twenty years — to accommodate both its student housing and academic programming needs — on the Foggy Bottom campus, as well as significant, tangible benefits to the campus and neighborhood community.

**George Washington University: Mt. Vernon Campus Plan**

Washington, District of Columbia

A campus plan that will accommodate targeted growth in student residences, academic facilities, and support services that will serve the university in its next period of expansion. The new plan supports a vision that enhances the historic existing campus and guides the thinking for new facilities, campus entries and gateways, circulation, and program relocation.

**Johns Hopkins University: Belward Research Campus**

Montgomery County, Maryland

Concept plan for the future of the Research Campus and surrounding area as part of the Vision 2030 for the Shady Grove Sector. The conceptual plan offers a new vision for the development of state-of-the-art applied research in a thriving, mixed-use community.

**St. John's College Master Plan**

Annapolis, Maryland

New vision for the campus, building upon the unique culture and curriculum and enhances the landscape, providing opportunities for infill construction that reinforce that larger vision. Plan also calls for systematic renewal of historic buildings and relocating key program spaces to strategic sites that will better foster the on-going conversation.

**George Mason University**

Fairfax, Virginia

- Peterson Family Health Sciences Hall: New 160,000 sf public health facility featuring classrooms, academic offices, research medical clinic, student services, nursing simulation teaching laboratories, outdoor courtyards, and significant site restoration. The project will further the University Presidents' Climate Commitment, currently tracking LEED Gold.
- North Sector Plan: Provides a welcoming new face for the campus, designed to change the character from one of surface parking and automobiles to one of a vibrant pedestrian-oriented campus community.
- Southwest Sector Plan: Creates a flexible framework for growth that can respond to changing circumstances. At the core of the plan is the transformation of a site, currently dominated by surface parking lots, into a mixed-use campus village.
- Innovation District Master Plan: 40 acres of available property were identified to develop an Innovation District, a land development opportunity to allow for joint venture partnerships with private corporate partners and real estate developers. Perkins Eastman and its traffic and economic analysis team conducted a three-day public workshop at George Mason University with over 170 people in attendance.
- Bull Run Hall 2 Programming Study: Programming and planning for a new 100,000 gsf allied health and library building at the Prince William campus. Highlights include the inter-relationships and shared space/opportunities between the University's programming and the adjacent bio-tech innovation park.

**Pratt Institute: Historic Preservation Master Plan**

Brooklyn, New York

The plan includes an inventory of buildings, landscapes, and structures with architectural, historical and/or cultural significance.

\*Designates work completed prior to joining Perkins Eastman



## **Bowling Green State University: Executive Architecture Services**

Bowling Green, Ohio

Programming, planning, and conceptual design for the multi-project implementation of the first phase of the University's master plan. Innovative features include examining how to transform learning processes to improve retention, graduation rates, and bolster the University's research; as well as the use of space pilots to test and align pedagogical and facility approaches.

## **Collegetown Master Plan**

Atlanta, Georgia

The plan reinforces and establishes the principal characteristics of a college town including walkable streets, welcoming entries, a dominant landscape, a main street, and a town center.

- Collegetown Square: The town center of the master plan includes ground floor retail around the square, a mixture of residential building types, a 125-room inn, and a new community center.
- Collegetown at West End: Plan establishes small, interior parked blocks, walkable, tree-lined streets with parallel parking, a system of connected small and large residential parks, a variety of housing types, and a town center.

## **Harper Community College: Master Plan**

Palatine, Illinois

A plan to realize Harper's vision as a leading 21st-century community college, recognizing the needs of an increasingly diverse student body for campus places that enhance the college experience, including a new campus center.

## **SUNY New Paltz: Facilities Master Plan**

New Paltz, New York

The Facilities Master Plan for the campus documents current building conditions establishes program needs for facilities to support the College's mission and goals, and advances new building and open space design concepts for the future of the campus.

## **SUNY Binghamton: Campus Site Improvements**

Binghamton, New York

A site improvements plan for this 700-acre campus, home of one of the four university centers of the State of New York system.

## **SUNY New Paltz: Site and Landscape Master Plan**

New Paltz, New York

A long-range, comprehensive vision including a framework to integrate existing buildings, potential sites for development, outdoor places, and vehicular and pedestrian circulation systems for the 226-acre campus.

## **The Catholic University of America: University Woods\***

Washington, District of Columbia

The design establishes a framework of streets and blocks organized to promote a balance of automobile and pedestrian movement throughout the site area. A college town "main street," connects with the western campus entry and becomes the organizing spine of the development along Harewood Street.

## **University of Maryland: East Campus Mixed-use Urban Design\***

College Park, Maryland

Plan to develop a college town environment modeled on the great American college towns, on land the university owned east of US Route One.

## **PRIMARY AND SECONDARY EDUCATION**

### **Brightwood Elementary School**

Washington, District of Columbia

Modernization and expansion of a 1926-era school. Through three phases of construction, two temporary buildings were demolished; a new "Commons Building" and classroom wing were constructed. By celebrating the surrounding urban landscape, the design creates an inviting atmosphere that makes the school seem like an extension of the neighborhood to which it belongs.

### **Deanwood Community Center and Library**

Washington, District of Columbia

An innovative joint-use LEED Silver facility featuring educational, recreational, and athletic programs for all ages. Its variety of programs—early care and education center, pool, sound recording studio, and public library—serve the local community and patrons from across the city.

### **Dunbar Senior High School**

Washington, District of Columbia

A new 280,000 sf replacement of existing high school. The design honors the school's traditions, distinguished history and notable alumni, respects and enhances the neighborhood and creates a sustainable 21st Century learning environment that, like the school's original but demolished 1917 building, will become the pride of the District. Achieving 91 credits, the school is the highest credit earning LEED - Schools Platinum building in the world.

### **Roosevelt High School**

Washington, District of Columbia

330,000 sf full modernization centered around a new enclosed atrium serving as the "heart" of the school. It demolishes a 1977 addition, which significantly degraded the quality of learning spaces, and introduced a new 3,200 sf pavilion providing a dedicated entrance for evening adult education courses and community use. The school is LEED - Schools 2009 Gold Certified.

### **School Without Walls**

Washington, District of Columbia

\$30M modernization and addition. Housed in one of the earliest surviving public school landmark buildings in the District, the design creates a great urban learning environment that is a unique combination of new and old, specifically tailored to the curriculum. Certified LEED for Schools Gold.

### **St. John's College High School: Master Plan**

Washington, District of Columbia

20-year campus master plan for the 1,000-student co-educational, Catholic high school. The new facilities include a performing arts center, major expansion of the athletic center, new and renovated fields, cafeteria and library expansion, and improvements to classrooms and support spaces. The master plan also addressed accessibility issues across the campus.

### **Stoddert Elementary School and Community Center**

Washington, District of Columbia

The modernization and expansion reinforces the sense of community by creating a building that serves as both a school and a community center. New 48,000 sf addition creates a secure and accessible front door that responds to the surrounding context and reinforces the civic presence of the school. The school is LEED - Schools 2009 Gold Certified.

### **Yorktown High School**

Arlington, Virginia

Multi-phased project whose design focuses not only to foster intellectual development, but also the social and emotional development of its 1,600 students. The 355,000 sf high school includes 21st century teaching classrooms and labs, auditorium and black box theater, as well as a 19,145 sf aquatic facility that is shared by both the school and the community. The project is certified LEED Gold.





# GARY STEINER

AIA, NCARB

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## PRINCIPAL

### EDUCATION

Bachelor of Architecture,  
University of Maryland  
College Park, Maryland

### REGISTRATION

Gary is a registered architect licensed in the District of Columbia, Florida, Maryland, Missouri, New York, Pennsylvania, and Virginia, and is certified by the National Council of Architectural Registration Board (NCARB).

### MEMBERSHIPS

Gary is a member of the American Institute of Architects (AIA). He also is a member of AIA's DC Chapter of Design for Aging.

Gary is the co-Managing Principal at Perkins Eastman's Washington, DC office, where he focuses on financial management and daily operations, as well as directing the senior living practice in that office. He has had a distinguished career with more than 40 years of design, management, and development experience on a wide range of architectural projects. An expert in the design of all types of senior living communities, as well as commercial, multi-family, and mixed-use projects, he has particular experience working with long-term clients to build relationships and ensure successful project outcomes for diverse stakeholders. Gary is known for his ability to exceed owner expectations, as evidenced by his many long-term clients, who bring repeat work.

Gary's focus is on sound project management practices, with an emphasis on maintaining the balance between the client's program goals, project budget and project schedule. His most recent clients include Silverstone Senior Living, Westminster Ingleside Group, Moorings Park, and Trammell Crow Company.

### SENIOR LIVING

#### Ingleside at King Farm

Rockville, Maryland

One of the newest retirement communities in the DC area and already facing a growth cap, Perkins Eastman was retained to create a repositioning master plan addressing critical campus needs and to create a roadmap for future growth. First initiatives include:

- Center for Healthy Living: State-of-the-art health center with specialized memory care and rehabilitation services catering to both residents and the surrounding community
- Dining Venue: 28,000 sf multi-phased project is creating a new kitchen, marketplace and casual dining experience, as well as renovating and re-branding the existing dining rooms. Each venue will be unique with its own personality, but will feel at home within the building's French vernacular.

### **Ingleside at Rock Creek**

Washington, District of Columbia

Phased master plan for non-profit LPC. Primary objectives include: downsizing nursing and assisted living, replacing outdated buildings with new cutting edge environments, while adding memory support, independent living, and amenities, including a new Center for Healthy Living.

### **The Landing of Alexandria**

Alexandria, Virginia

A 400,000 gsf, fully urban concept, comprising of two towers embracing a central motor court and green space. The project includes over 300 units of Independent, Assisted Living, and Memory Support with over 250 below grade parking spots including dedicated parking for Retail. The nine-story tower has significant ground floor retail and a main amenity/dining venue on the second floor; while the eight-story tower includes complementary amenities, a below grade pool/fitness center and first floor dining.

### **The Providence of Fairfax**

Fairfax, Virginia

The second, successful project with Silverstone Senior Living, the new 209,000 sf building contains 154 units of Memory Support and Assisted Living. The building is capped with a “sky lounge” on the top floor that is available for the enjoyment of all residents. Memory care is secured on the second floor with a dedicated outdoor wandering terrace on the rooftop over the common spaces.

### **The Seneca of Rockville**

Rockville, Maryland

New seven-story, 151,000 sf, 145-unit senior living facility for Memory Support and Assisted Living with extensive dining and amenity spaces. Placing most of the parking below-grade dramatically increases the site available for at-grade terraces and gardens. The open site borders residential neighborhoods, requiring the project to be organized vertically to compact the plan size.

### **Moorings Park**

Naples, Florida

Strategic and master planning for Moorings Park’s existing 83-acre LPC campus. New projects include:

- Independent Living Residences: 29 luxury residential apartments, varying in size from 1,850 sf to 5,000 sf, on a new central lake. The residences will also enjoy an exciting upscale restaurant venue
- Wellness Center: New wellness center that will become the focal point of the 83-acre campus. The 150,000 sf destination will follow a medical concierge operational model that will allow visitors to customize their experience
- Clubhouse and Grille Renovation: Repositioning of an aging clubhouse and realignment of front entrance experience into a single 5,000 sf dining venue with bar

### **Moorings Park at Grey Oaks**

Naples, Florida

New LPC on the Grey Oaks Country Club providing assisted living, memory care, and independent living programs. Amenities include: A Center for Healthy Living, multiple dining options, outdoor pool and spa, lounges, gardens, fitness and multi-purpose areas. The design draws inspiration from the clean lines, proportions and materiality in Mediterranean architecture.

### **Integrace (EMA): William Hill Manor**

Easton, Maryland

- The Gardens Dementia Facility: Renovations and additions to an assisted living facility to create eight dementia households for 10-12 residents each and a dementia assessment clinic
- Additions and Renovations: Renovations for the salon replacement; modernization of 10 skilled nursing units; and interior finish upgrades throughout the health center common areas. Additional scope included studies of potential unit combinations to create larger units and studies of facade designs to allow for larger windows

## **Westminster at Lake Ridge**

Lake Ridge, Virginia

Renovation and reorganization of amenity and staff spaces including the addition of a new dining venue, the relocation and expansion of the main entry, and a new fitness center. One of the major goals is to refresh and revitalize the interior aesthetic with the goal of attracting the future consumer.

## **Cedar Village**

Mason, Ohio

Masterplanning and programming for the conversion of the existing health center's 1st floor adult day care and clinical spaces to a rehab gym, and renovation of 2nd and 3rd floor long term care wings to short-term stay wings.

## **Homestead Village**

Lancaster, Pennsylvania

Master plan and design development to guide the repositioning of a LPC to attract current and future generations of older adults seeking a variety of lifestyle options. Major components of repositioning include new independent living apartments, new household-style skilled care, assisted living dementia care, and renovated common areas.

## **NCB Capital Impact, Inc.: Green House® Design Manual and Sustainability Guidelines**

Washington, District of Columbia

Design Manual and Sustainability Guidelines for organizations who intend to implement a Green House® model residence on their campus.

## **NCB Capital Impact, Inc.: Green House® Prototype**

Washington, District of Columbia

Design of a prototype one-story Green House® residence to be offered as a cost-effective option for rural/suburban sites. The prototype house will have one architectural style with additional companion "neighborhood" elevation variations to ensure distinct but cohesive exteriors.

## **New Dawn Christian Community Services: StoneRidge Retirement Village Repositioning**

Myerstown, Pennsylvania

Master plan and design to rebrand StoneRidge Retirement Village as a destination LPC. Solutions include renewed amenities and exciting new independent living products.

## **Sunrise Senior Living: Stratford Court of Boca Pointe**

Boca Raton, Florida

Design for nine-story luxury condominium facing the Boca Raton Country Club, with 150 independent living residences, and 64 assisted living/memory support units. The top two floors of the building will be two-story penthouse condominiums.

## **Sunrise Senior Living: Clayton on the Park**

Clayton, Missouri

Renovation of an existing 23-story luxury hotel into a rental independent living community. The community features 200 independent living apartments and 35,000 sf of renovated community amenity space, as well as a rooftop terrace.

## **Sunrise Senior Living: Sunrise of Northville**

Northville, Michigan

Design for full service independent living community located adjacent the Sunrise of Northville assisted living development. This community features 160 independent living apartments, 25 villas, 44 assisted living/memory support units, and a 30,000 sf clubhouse.

## **Virginia United Methodist Homes: The Hermitage at Cedarfield**

Richmond, Virginia

Master plan to guide the repositioning of this 90-acre LPC. The goal is to improve resident quality of life through a variety of improvements. Planned new amenities will include a commons area with resident services, café, informal dining, and a wellness center/spa/salon adjacent to an art studio and gallery. The master plan also introduces two new residential components to the town center: an adjacent independent living building and an assisted living wing.

**Virginia United Methodist Homes: The Hermitage in Richmond**

Richmond, Virginia

Combining paired independent living studio units to create larger, more marketable one-bedroom units.

**Virginia United Methodist Homes: Hermitage on the Eastern Shore**

Onancock, Virginia

Phased Construction for the reroofing of the long-term care building in addition to interior finish upgrades to corridors, resident rooms, and common areas.

**Virginia United Methodist Homes: Hermitage in Northern Virginia**

Alexandria, Virginia

Creating new amenity spaces through conversion of assisted living units, as well as life safety upgrades including new fire rated partitions.

**Virginia United Methodist Homes: Roanoke United Methodist Home**

Roanoke, Virginia

Enhancements to spa; interior finish upgrades to resident rooms; and combining paired independent living studio units to create larger, more marketable one-bedroom units.

**Goodwin House: Bailey's Crossroads\***

Falls Church, Virginia

A major repositioning of an existing community, including a new 16-story IL tower, plus a new neighborhood based memory support and AL building with a new wellness center, plus parking garages.

**Jewish Senior Housing Council of Greater Orlando Shira Lago\***

Lake Mary, Florida

Full architectural services for new 435,000 sf rental retirement community comprising 195 independent living apartments, 44 villas, 14 assisted living apartments, and 14 healthcare beds.

**Kendal Corporation Kendal at Granville\***

Granville, Ohio

Full architectural services for new 230,000 sf continuing care retirement community with 62 independent living apartments, 48 villas, 14 assisted living apartments, and 14 healthcare beds.

**Marriott Senior Living Services, Inc.**

**Brighton Gardens\***

60 Communities Nationally

Design and construction services for prototypical and custom mid-rise communities averaging 110 assisted living units, 25 memory support units, and some with 30 healthcare beds in each unit.

**Marriott Senior Living Services, Inc.**

**MapleRidge\***

10 Communities Nationally

Design and construction of prototypical and some custom communities averaging 84 assisted living units and memory support units each, in clusters of cottagestyle buildings.

**Presbyterian Manors of Mid-America/Greystone**

**Senior Living Presbyterian Manor of Greater St. Louis\***

Chesterfield, Missouri

Schematic design for new 225,000 sf continuing care retirement community with 85 independent living apartments, 40 assisted living apartments, 12 memory support units, and 26 healthcare beds.

**Sava SeniorCare\***

Atlanta, Georgia

Additions and renovations to multiple facilities across the U.S.

**Stamford Hospital and Marriott**

**Senior Living Services Edgehill\***

Stamford, Connecticut

Full architectural services for new luxury independent living community with 220 independent living apartments, assisted living and healthcare.

\*Designates work completed prior to joining Perkins Eastman

## RESIDENTIAL

### Eliot on 4th

Washington, District of Columbia

375-unit, 12-story apartment building with below-grade parking and ground floor retail. It is the first ground-up residential project constructed as part of the larger Waterfront Station PUD. Eliot on 4th provides a broad range of unit types, including street access townhomes. Amenities include a rooftop pool and tree grove with views of the city's iconic skyline, communal dining room, meeting spaces, and fitness center.

### Gateway North

Crystal City, Virginia

A proposed 250-unit, ten-story residential building that is being developed under the recently adopted Crystal City Sector Plan. The new plan provides for greater mixed use density within the Crystal City area to create a more walkable community.

### JBG Companies: Rosslyn Gateway

Rosslyn, Virginia

25-story, mixed-use development including condominiums with hotel below, apartments, and retail space.

### JBG Companies: Rosslyn Central Place

Rosslyn, Virginia

30-story apartment tower including grade level retail, above and below ground parking, and central plaza opposite Metro station with elevators to the station platform below.

### NxNW

Philadelphia, Pennsylvania

270-unit, 16-story, apartment building that will be an addition to the existing Museum Towers. The new building will be physically attached to the existing tower and will reconfigure its ground floor, provide new common lobby, new leasing offices, and a variety of ground floor amenities for both buildings.

### 220 20th Street\*

Arlington, Virginia

Adaptive reuse/conversion of an existing Class B office building into a 266-unit luxury residential apartment tower. Design services included an Arlington County 4.1 application for conversion of the existing office to residential and a six-floor addition. The facade was completely removed and refaced with a contemporary curtain wall glazing system.

### The Hartford\*

Arlington, Virginia

A boutique condominium that is part of an overall mixed use development near the Metro station in Arlington. The 70 units were all presold before construction began.

### Midtown Bethesda North\*

North Bethesda, Maryland

The 231-unit luxury condominium was of the first high-rise residential projects in a repositioned big box strip center along Rockville Pike. Project includes a library, fitness center, media room; cafe at ground level, 300-space underground parking, and a rooftop club room and swimming pool.

### Midtown Alexandria Station\*

Springfield, Virginia

Design and construction administration services for a 19-story, 364-unit condominium adjacent to the Huntington Metro station, on top of five-stories of above-grade parking.

### Phoenix at Clarendon Metro\*

Arlington, Virginia

A 320,000 sf mixed-use project includes a variety of different spaces including: 181 luxury condos; 65,000 sf of office space; 20,000 sf retail space; restored Main Post Office and parking for 60+ vehicles below grade. This project was recognized for the creative integration of all uses by the Smart Growth Alliance.

### **The Reserve at Clarendon Metro\***

Arlington, Virginia

Design and construction administration services for an 11-story, 254-unit luxury rental development with three stories of underground parking.

### **Wentworth House\***

North Bethesda, Maryland

A \$70M, 18-story, 312-unit apartment building above retail center. The retail includes a 65,000 sf two-level Harris Teeter grocery store and cafe. The project received the "Smart Growth Recognition Award" from ULI DC District Council.

## **COMMERCIAL MIXED-USE**

### **Integrace (EMA): Medical Office Building**

Easton, Maryland

Master plan, design, and construction administration for a replacement medical office building. The 11,000 sf facility is licensed as an ambulatory surgery center. The \$2M turnkey project allowed the primary client to take title of the existing doctor's building, which had encumbered the owner's ability to further develop its site. The project includes three doctor's offices and 74 parking spaces.

### **Emigrant Bank**

Washington, District of Columbia

Renovation of a K Street office building suite to provide a new suite entry, lobby, and conference/board rooms for Constantine Cannon, Emigrant Bank's affiliate law firm.

## **HOSPITALITY**

### **Cambria Suites at CityMarket at O**

Washington, District of Columbia

Architectural services for a new 10-story hotel, part of a two-block mixed-use planned urban development that includes residential, retail, a grocery store, and below-grade parking.

\*Designates work completed prior to joining Perkins Eastman



# Erwin N. Andres, P.E.

## Principal

Mr. Andres has 20 years of experience working on a wide range of traffic and transportation projects serving private sector, public sector, institutional, and federal agency clients in the metropolitan Washington, DC area. His diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design.

His experience has also been geared to serve the strategic development needs of private developers, address local jurisdictional approval requirements for federal agency clients, and develop sound transportation operational and management plans for institutional clients. Mr. Andres has directed studies related to traffic circulation, transit, parking demand, and transportation demand management for new developments and urban infill redevelopments. He has performed traffic impact assessments for a wide range of land uses that include residential, office, shopping and convention centers, and institutional complexes.

**Professional Registration:** Professional Engineer: Maryland (#29177), New Jersey (#4557000)

**Education:** Bachelor of Science, Civil Engineering, *Rutgers University, New Brunswick, NJ (1994)*

**Publications:** "Ask the Expert", Healthcare Magazine, November 2003  
ULI North Capitol Main Street Technical Assistance Program Study, August 2009

### Professional Associations:

Urban Land Institute (ULI)	Georgetown University Real Estate Program, Lecturer
American Planning Association (APA)	University of Maryland School of Architecture, Lecturer
Institute of Transportation Engineers (ITE)	Lambda Alpha International (LAI), Chapter President
DC Building Industry Association (DCBIA)	International Council of Shopping Centers (ICSC)

### MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS

Mr. Andres has managed a number of mixed-used developments in the District of Columbia. The analysis addresses the existing traffic conditions, future traffic conditions without development, and future traffic conditions with development. Other tasks that are usually involved in larger projects of this nature are traffic signal design plans, parking analysis, site access and circulation planning, vehicular maneuverability analysis and loading access design, and Transportation Demand Management (TDM). Mr. Andres has also managed transportation studies for mixed-use developments that analyzed potential multi-trip sharing and shared parking between restaurant, hotel, bank, residential, office, and retail center uses. Principal tasks of these projects include vehicular and parking generation, development of parking demand profiles, entrance design for large vehicle circulation access, and identification of general street traffic conditions around the site.

Representative projects include the following:

CityCenter DC, Washington, DC  
The Yards, Washington, DC  
Burnham Place at Union Station, Washington, DC  
Georgetown Safeway, Washington, DC  
North Bethesda Conference Center, Bethesda, MD  
Skyland Town Center, Washington, DC  
The Louis at 14<sup>th</sup> & U, Washington, DC

The Apollo (H St. NE) Whole Foods, Washington, DC  
Florida Rock Redevelopment, Washington, DC  
Half Street Akridge Development, Washington, DC  
Petworth Safeway, Washington, DC  
East Capitol Street Gateway, Washington, DC  
Georgia Avenue Walmart, Washington, DC  
H Street Connection, Washington, DC

### **MASTER PLANNING AND REDEVELOPMENT PROJECTS**

Mr. Andres has worked on the transportation aspects of comprehensive master plans. Tasks for these types of projects include developing multi-modal plans, long-term transportation master plans, near-term detailed traffic analyses, on-site circulation studies, parking studies, maneuverability analyses, and Transportation Demand Management plans. Representative projects include the following:

Walter Reed Army Medical Center, Washington, DC  
Brookland/CUA Small Area Plan, Washington, DC  
Takoma Small Area Plan, Washington, DC  
NASA Goddard Master Plan, Greenbelt, MD  
NIH Master Plan, Bethesda, MD  
NSA-Bethesda Master Plan  
DC United Soccer Stadium, Washington, DC  
USDOT Headquarters Building, Washington, DC

Mt. Rainier M-UTC Plan, Mt. Rainier, MD  
FBI Headquarters Building, Washington, DC  
Suitland Federal Center, Suitland, MD  
NCI-Frederick Master Plan, Ft. Detrick, MD  
Florida Avenue Market, Washington, DC  
Washington Nationals Stadium, Washington, DC  
DHS at St. Elizabeth's Campus, Washington, DC

### **CAMPUSES, SCHOOLS, AND INSTITUTIONS**

Mr. Andres has been involved with the development of circulation studies, traffic simulations, traffic signal design, parking studies, transportation master plans and data collection for many universities, schools and institutions. Representative projects include the following:

Ohio State University, Columbus, OH  
UVA Health Sciences District, Charlottesville, VA  
National Museum AAH&C, Washington, DC  
Washington International School, Washington, DC  
Washington National Cathedral, Washington, DC  
Woodrow Wilson High School, Washington, DC  
Cardozo High School, Washington, DC

Kingsbury Academy, Washington, DC  
Duke Ellington School, Washington, DC  
Evermay, Washington, DC  
Halcyon House, Washington, DC  
DC Courts, Washington, DC  
National Academy of Sciences, Washington, DC  
Corcoran Art Gallery Addition, Washington, DC

### **PUBLIC TESTIMONY**

Mr. Andres has been qualified as an expert witness before Zoning Boards and Commissions in numerous jurisdictions throughout the northeast United States that include the District of Columbia, Montgomery County and Prince George's County in Maryland, and numerous counties in Pennsylvania, New Jersey, New York and Connecticut.