

## **EXHIBIT B**

### **Testimony of Debra Nauta-Rodriguez**

- I. Introduction
- II. Explanation of need for Residence Hall
- III. Discussion of Planning Process
- IV. No Adverse Impacts

## **EXHIBIT B**

### **Testimony of Matthew Bell/Stephen Penhoet**

- I. Introduction
- II. Review of Program and Design Approach
- III. No Adverse Impacts



# MATTHEW BELL

FAIA

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## PRINCIPAL

### EDUCATION

Cornell University, Master of  
Architecture in Urban Design

University of Notre Dame, Bachelor  
of Architecture

### REGISTRATION

Matt is a Registered Architect  
licensed in the District of Columbia,  
Maryland and New York.

### MEMBERSHIPS

He is a Charter Member of  
the Congress for the New  
Urbanism, former President, of  
the Neighborhood Design Center  
of Baltimore, Maryland (1997-  
1998), former Director, of the  
Mayor's Institute on City Design  
Northeast (1994-1999), and, the  
Vice President of Restoring Ancient  
Stabia, Castellamare di Stabia,  
Italy (2003-Present). 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

University of Miami, Part-time &  
Visiting Appointments

Cornell University, Department  
of Architecture, Lecturer and  
Visiting Critic

### AWARDS

ENR Mid-Atlantic, Best Projects:  
K-12 Education, Dunbar Senior High  
School, 2014.

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 DESIGN

#### 4-H National Headquarters

Chevy Chase, Maryland

Ongoing projects include the preparation of a Master Plan, workplace strategies, and hospitality repositioning to meet both the long and short term goals of the 4-H

#### 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

#### Armed Forces Retirement Home

Project Location

Washington, District of Columbia Preliminary design concepts for the development of 77 acres of this property. The plan includes a mixture of adaptive reuse and sensitive new development, retaining and building upon the general character of the site

### **Eisenhower East, Master Plan**

Alexandria, Virginia

A master plan that accommodates over 16 million 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

### **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

### **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

### **Grosvenor Metro Station Master Plan**

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.

### **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 Capitol. 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

### **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

### **McMillan**

Washington, District of Columbia

1.8 M sf development that will significantly transform the adjacent neighborhoods, bringing jobs, workforce housing and great public places to a much treasured local landmark. Anchored at the north by medical office uses, the plan involves reuse of unique historic resources, as well as the creation of a series of parks, a retail street, a piazza, and various housing types throughout the 25 acre site

- McMillan Community Center: 17,500 sf community center with 25-yard lap pool, gallery spaces, multi-purpose catering kitchen, fitness rooms, locker/support spaces

### **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

### **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

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

Washington, District of Columbia

An innovative joint-use facility that features educational, recreational and athletic programs for all ages. Housed within the building are programs, such as the Early Care & Education Center, serving the local community and others, such as a state-of-the-art recreation pool, drawing patrons from the community and from around the District and region

### **Dunbar Senior High School**

Washington, District of Columbia

A new 280,000 gsf 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 all of the families of the District

### **School Without Walls**

Washington, District of Columbia

\$30M modernization and addition. The school is housed in one of the earliest surviving public school landmark buildings in the District. The design builds upon and enhances the school, creating 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**

Washington, District of Columbia

20-year campus master plan for this existing 1,000-student co-educational, Catholic high school. New facilities will include a Performing Arts Center, a major expansion of the athletic center, new and renovated fields, cafeteria and library expansion, and improvements to the campus' classroom and academic support spaces, and a new 27th Street entrance. The master plan addresses accessibility issues across the campus

### **Stoddert Elementary School & Community Center**

Washington, District of Columbia

The modernization and expansion reinforces the sense of community by creating a building that can serve as both a school and a community center. A new 48,000 gsf addition creates a new secure and accessible front door for the school that responds to the context surrounding the site and reinforces the civic presence of the school

## **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.

### **DC Jewish Community Center**

Washington, District of Columbia

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



# STEPHEN PENHOET

AIA, LEED AP

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## ASSOCIATE PRINCIPAL

## PERKINS — EASTMAN

### EDUCATION

Bachelor of Arts in Architecture,  
University of California, Berkeley,  
Berkeley, California

Master of Architecture, Southern  
California Institute of Architecture,  
Los Angeles, California

### MEMBERSHIPS

Mr. Penhoet is a Registered  
Architect in California and is a  
LEED® Accredited Professional.

For more than 30 years, Mr. Penhoet has served as project architect, designer, project manager, master planner, programmer, and construction administrator for both institutional and commercial clients. His portfolio of work includes multiple academic facilities, community centers, biotechnology laboratories, large-scale planning, mixed-use commercial developments (including retail) and hospitals. Stephen has strong experience with design projects that are large-scale, fast-tracked, and require coordination with multiple interested parties including owner's representatives, local and regional review agencies, public utilities, community groups and specialized consultants.

### SELECT EXPERIENCE

#### Catholic University Dining Facility

Washington, District of Columbia

A new 40,000 gsf student dining hall at the north end of the campus that includes approximately 443 seats, BOH improvements, and outdoor spaces for al fresco dining.

#### McMillan

Washington, District of Columbia

1.8 M 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, a retail street, a piazza, and various housing types throughout the 25 acre site.

#### The Wharf

Washington, District of Columbia

The revitalization of the Southwest Waterfront envisions a vibrant, mixed-use community totaling 3.1M sf with a variety of public spaces and amenities, blending maritime activity, commerce, and residential housing, a hotel, cultural attractions, and 10 acres of parks and open space. The maritime heritage will be celebrated through preservation of existing resources and the reactivation of the water's edge.

**Children's National of Prince George's County  
Regional Outpatient Center**

Lanham, Maryland

New 60,000 sf medical office building and comprehensive pediatric outpatient specialty care center with urgent care, surgery (2 OR's), prep/PACU, imaging, multi-specialty clinics, infusions, phlebotomy with laboratory, and a USP 800 pharmacy.

**George Mason University: Peterson Family Health  
Sciences Hall**

Fairfax, Virginia

New 160,000 gsf 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.

**University of Virginia: Ivy Mountain Masterplan  
Charlottesville, Virginia**

Master plan for UVA Health South, a 70- to 80-bed rehabilitation hospital with single patient rooms and includes a Sports Medicine Center with three operating rooms, a prep/recovery room, 23-hour short stay unit, and required support spaces.

**DC International Public Charter School**

Washington, District of Columbia

100,000 sf renovation and 35,000 sf addition featuring a gymnasium, science, and art wing. The school will be a model facility for 21st century education including a world language center and a three-story learning commons combining media, technology, food service, and a genius bar.

**M.C. Terrell Education Campus**

Washington, District of Columbia

Repositioning and full modernization of a 108,000 sf open-plan elementary school for the Charter School Incubator Initiative to house two thriving charter schools; Somerset Prep, serving 560 students in grades 6-12, with a focus on digital media and STEM, and Community College Prep, an adult education charter school focusing on workforce development skills. This project is tracking LEED Gold.

**Harriet Tubman Elementary School**

Washington, District of Columbia

Fast-track design/build; complete refurbishment of all existing classrooms, including new flooring, wall paint, lighting, mechanical systems, electrical and data outlets, marker and tack boards, lockers, interactive white boards, sound reinforcement, millwork and a complete furniture package.

**Hyde Leadership Academy Charter School at  
Taft Center**

Washington, District of Columbia

As part of a design/build team, the firm modernized a 194,000 gsf former junior high school building to house the Hyde Leadership Public Charter School, a Pre-K through 12th grade program for 1,000 students, as well as a shell space for an additional charter school.

**Maury Elementary School**

Washington, District of Columbia

Capital Improvement Projects including replacement of the failing metal roof on the 1886-era building with a slate roof like the original; replacement of the windows in both the 1886 and 1960s-era buildings; addition of a new accessible ramp at the entry; and design for the installation of an extensive green roof on an existing flat roof.

**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.

**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.