


BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 140 - PARTY STATUS REQUEST

Before completing this form, please go to www.dcoz.dc.gov > IZIS > Participating in an Existing Case > Party Status Request for instructions. Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name:	SW Land Holder, LLC		
Address:	100 V Street SW Washington D.C. 20593 Mailing Address: 601 13th Street NW Ste. 300N Washington DC 20005		
Phone No(s):	202 638-3000	E-Mail:	agooch@akridge.com
I hereby request to appear and participate as a party in Case No.:		16-02	
Signature:		Date:	10/10/2016
Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

If yes, please enter the name and address of such legal counsel.

Name:	David W. Brown		
Address:	401 E. Jefferson Street, Suite 206; Rockville, Maryland 20850		
Phone No(s):	(301) 545-6100	E-Mail:	brown@knopf-brown.com

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for:	November 2, 2016
---	------------------

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness;
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts; and
4. The total amount of time being requested to present your case.

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.



601 Thirteenth Street, NW, Suite 300 North, Washington, DC 20005
T 202.638.3000 Akridge.com

Knopf-Brown
c/o Mr. David Brown, Esq.
401 E Jefferson St #206,
Rockville, MD 20850

10/07/16

RE: SW Land Holder, LLC - Party Status Application for Zoning Case 16-02

Dear Mr. Brown,

This letter serves to acknowledge and authorize Knopf-Brown to represent SW Land Holder, LLC in its application for Party Status in District of Columbia Zoning Case 16-02, PUD Application for DC United Stadium.

We look forward to working with you on this matter.

Sincerely,

A handwritten signature in black ink that reads "Adam Gooch". The signature is written in a cursive, flowing style.

SW LAND HOLDER, LLC
c/o Adam Gooch, Authorized Signatory

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?

SW Land Holder, LLC (“SWLH”) is the fee simple owner of 6.7 acres of adjoining property (the “Property”). The Property is all of the land on Squares 609 and 611 in Washington, DC immediately south of the D.C. United Soccer Stadium (the “Stadium”). SWLH supports the concept of the Stadium at the subject location. A well-designed Stadium that fits within the urban context will be beneficial to the Buzzard Point area and the District as a whole and will add and not diminish value to surrounding properties, including the Property.

The Stadium was originally intended to stimulate economic activity and development in the surrounding neighborhood. However, as designed and as now pending before the Zoning Commission, the Stadium will not be as successful as it could be in achieving those goals. As designed, the Stadium will restrict access to the Property, reduce the visibility to the Property, create unsafe and uninviting alleys adjacent to the Property, locate surface parking for broadcast vehicles adjacent to the Property, not adequately mitigate light, and result in noise transmission to the Property that exceeds D.C. standards.

Taken individually and as a whole, each of these components of the Stadium’s design has an adverse effect on the value of the Property that will harm the Property’s development potential.

2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

SWLH is the fee simple owner of the property on Squares 609 (lot 804) and 611 (lots 19 and 810). These properties have a total land area of 294,800 square feet.

3. What is the distance between the person’s property and the property that is the subject of the application before the Commission?

The Property is located immediately across T Street (which has a width of 90 feet) from the Stadium.

4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person’s property if the action requested of the Commission is approved or denied?

The Stadium design placing back-of-house services on the east and south sides of the facility along T and reduced 1st Streets SW imposes an environmental and economic impact on development parcels south of T Street SW.

The design of the Stadium at the south end of the seating bowl is such that occupants of future development along the south side of T Street will look into the underside of the seating bowl and only see structure, the underside of stepped concrete, steel seating risers, and rooftop HVAC equipment. This view will detract from the desirability of residential or office uses on the Property,

will make it harder to lease or sell such space, and will likely result in a diminution of the rent or sales price that such space, could command.

Blank building walls along T Street and both sides of 1st Street SW restrict access and discourage street activity, causing unsafe social environments, especially during non-event days and nights.

The Stadium design does not present a positive face to the surrounding developments to the east and the south, again making buildings on the Property less desirable, harder to sell or lease and worth less because of that.

The Stadium design does not foster an attractive and seven-day-a-week active environment. The Applicant's own noise study (shown on Sheet 8.06 of the Prehearing Submission, Exhibit 10B11) shows that the sound levels emanating from the Stadium, as heard on the Property, fall within the range of 73-79 dBA, exceeding the permitted sound levels of 60 dBA for daytime residential use, 55 dBA for nighttime residential use, 65 dBA for daytime commercial use, and 60 dBA for nighttime commercial use.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission is approved or denied.

The present Stadium design, void of any outward facing retail, creates an uninviting and hostile pedestrian scale development on the blocks surrounding the Stadium, discouraging a walkable urban environment. The design introduces an inadequate 1st Street SW through the Stadium property and places all of its back-of-house program on the east and south east portions of the Stadium. This conflicts with the best chance the Stadium and its users have of connection with both the SE and SW waterfronts as well as properties further south on the peninsula, including the southern waterfront. This devalues properties to the east and south of the Stadium as well as divides the southern portion of the peninsula from the remainder of the SW neighborhood, north to M Street SW.

The Stadium east façade design, with its blank walls and poorly designed façade enclosures along 1st Street, south to T Street, does not present itself as a good neighbor to surrounding future mixed use development to the south and east. It creates undesirable views from offices, hotel rooms and residential units on surrounding properties. It also creates one-sided streets that create tight, random and dark street environments that scare away pedestrians and retail tenants.

Connections to transit for the users of the properties south of the Stadium is diminished, denying them lifestyle needs similar to other community users in the SW neighborhood north of the Stadium property.

6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

The Property is uniquely affected by development of the Stadium because of its proximity to the Stadium and its location juxtaposed to the back-of-house and service elements of the Stadium and how those functions have been designed into the Stadium.

The inward design of the Stadium program will not encourage positive street activity. Due to the limited event days and the program design's not promoting the development of non-event day activity in the Stadium, as well as development around the Stadium, will create dead spaces and unsafe conditions.

The Stadium design acts as a barrier to properties south of the Stadium site and compromises the lifestyle connections potential users of these properties will desire, north through the SW neighborhood to M Street, the Mall and Downtown further to the north.

SWLH believes that there are changes to the Stadium which would address SWLH's concerns and that would not affect the fundamental design and elements of the Stadium. Representatives of SWLH have been in communication with the Applicant since October, 2015. To date, the Applicant has not agreed to make changes to the proposal to address the majority of SWLH's concerns. SWLH remains willing to have further discussions with the Applicant to see if the Applicant will respond favorably to SWLH's specific concerns and suggestions.

Party Status Request of SW Land Holder, LLC
Witness Information

1. Witnesses Who Will Testify
 - a. Jami L. Milanovich, P.E., Wells & Associates
 - b. David Kitchens, Architect, Cooper Carry
 - c. Adam Gooch, Senior Vice President, The John Akridge Company
 - d. Acoustic Engineer (To Be Identified)
2. Summary of Testimony of Each Witness – See Attached
3. Expert Witness Resumes – See Attached
4. Total Time Requested to Present Case

One Hour

SWLH reserves the right to update this list.

Party Status Request of SW Land Holder, LLC
Party Expert Witness Information:

EXPERT Witness: **Jami L. Milanovich, P.E.** (Traffic and Transportation Planning)

Witness Contact Info: Wells & Associates
1420 Spring Hill Road
Suite 610
Tysons, Virginia 22102
(703) 917-6620 office
(703) 676-3608 direct
(202) 556-1113 cell
jlmilanovich@wellsandassociates.com email
www.wellsandassociates.com website

Summary of Testimony:

Ms. Milanovich is a registered professional engineer with over 20 years of experience in a wide range of transportation and planning projects, primarily in the District of Columbia. She will critique the Gorove/Slade (Transportation Management Plan), with particular attention to failing intersections, including those providing ingress/egress to the area south of the Stadium. She will also enumerate the options for remediation of projected traffic congestion in the immediate area. Ms. Milanovich will also comment on the traffic conditions created by the proposed changes to 1st Street SE as proposed by the Applicant.



Jami L. Milanovich, P.E.

PRINCIPAL ASSOCIATE

Ms. Milanovich is a registered professional engineer with 20 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 decade, 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 projects is included below.

MIXED-USE DEVELOPMENTS

CAPITOL CROSSING, WASHINGTON, D.C.: Located in the heart of DC in the Judiciary Square neighborhood, Capitol Crossing is a mixed-use project including 2.2 million square feet of office, residential, and retail development. The three-block site of the proposed Planned Unit Development (PUD) is bordered by E Street on the south, Massachusetts Avenue on the north, 3rd Street on the west, and 2nd Street on the east. The project will span I-395. Since the traffic impact study was completed in conjunction with the original PUD, Ms. Milanovich has been responsible for the following:

- Updated traffic impact studies evaluating proposed changes to the plan;
- Evaluation of modified access for the project;
- Review of the proposed below-grade loading facilities to ensure accessibility and maneuverability; and
- Testimony before the District of Columbia Zoning Commission for 2nd Stage PUD applications and PUD Modifications.

Recent approvals by the Zoning Commission include approval of the Second-Stage PUD application for the Center Block on January 27, 2014.

ART PLACE AT FORT TOTTEN, WASHINGTON, D.C.: Art Place at Fort Totten is a proposed 1.9 million square foot mixed-use development that will transform an obsolete garden apartment complex into a mixed-use, pedestrian- and transit-oriented town center with an emphasis on the arts. The proposed redevelopment will include 929 residential dwelling units (including 98 units designated for senior housing), retail shops, daycare center, senior center, community center, children's museum, public library, and space for the Washington Opera Company and Shakespeare Theater. Ms. Milanovich prepared a comprehensive transportation impact study in conjunction with the proposed PUD. The study evaluated the on-site street and block plan, street

EDUCATION

Master of Engineering; The Pennsylvania State University

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

SPECIALTIES

Traffic Impact Studies

Parking Studies

Corridor Analyses

Loading Management Plans

Site Access Studies

Expert Witness Testimony

PROFESSIONAL REGISTRATIONS

Registered Professional Engineer:

Washington, D.C.

Virginia

Pennsylvania

West Virginia

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers

The Urban Land Institute

District of Columbia Building Industry Association

WELLS + ASSOCIATES

Transportation Consultants ■ INNOVATION + SOLUTIONS

connections to adjacent land parcels, street and driveway connections to South Dakota Avenue and Galloway Street, and site traffic impacts on the South Dakota Avenue/Riggs Road and other off-site intersections. The Zoning Commission approved the PUD on December 14, 2009. Ms. Milanovich continues to provide on-going support and evaluation related to modifications to the original PUD.

TYSONS CORNER CENTER, TYSONS, VIRGINIA – In January 2007, the Fairfax County Board of Supervisors approved the rezoning of Tysons Corner Center, an existing 2.5 MSF regional mall, to make way for an additional 3.5 MSF of office, residential, hotel, and retail space. Ms. Milanovich was responsible for the preparation of the transportation impact study in support the rezoning application. The study analyzed existing traffic conditions at 29 existing study intersections including I-495 ramps onto Route 7 and Route 123 using Synchro/SimTraffic and HCS software. Trip generation estimates were developed for the multi-phase development taking into account reductions to account for internal trips that would occur due to the mixture of on-site uses and the presence of the new Silver Line Metro Station. A number of roadway improvements were recommended to offset the impact of the proposed development. Additionally, an extensive Transportation Management Plan was developed for the property.

In addition, Ms. Milanovich also prepared a parking evaluation for the mall to determine potential shared parking arrangements between the mall and the various uses planned in conjunction with the redevelopment and evaluated the ability of each existing parking facility to accommodate a Parking Access and Revenue Control system.

RESIDENTIAL

FORT LINCOLN NEW TOWN, WASHINGTON, D.C.: Ms. Milanovich has conducted numerous transportation impact studies for residential projects in the Fort Lincoln New Town Community, including Dakota Crossing, the Village at Dakota Crossing, City Homes at Fort Lincoln, and Banneker Townhomes. Combined, the residential projects include approximately 660 new housing units. The studies included an evaluation of off-site pedestrian impacts and evaluation of pedestrian/bicycle circulation and connectivity.

THE PATTERSON HOUSE, WASHINGTON, D.C.: SB Urban proposes to renovate and construct an addition to the historic Patterson House located in the Dupont Circle neighborhood. The proposed residential development will include 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

1420 Spring Hill Road
Suite 610
Tysons, Virginia 22102
703-917-6600
703-917-0739 FAX
www.mjwells.com



WELLS + ASSOCIATES

Transportation Consultants ■ INNOVATION + SOLUTIONS

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.

HOTELS

HYATT PLACE, (33 New York Avenue NE), WASHINGTON, D.C.: The proposed 200-room hotel is currently nearing completion along New York Avenue in the NoMA neighborhood of the District. The project presented unique transportation challenges due to the unique configuration of the site and the inability to provide access from New York Avenue. As such, no on-site parking was proposed. Additionally, a drop-off/pick-up operation could not be established along the site frontage because New York Avenue is a principle arterial. A lay-by-lane on N Street was designed to accommodate the site's valet parking operations. The project, which included a parking variance, was approved by the BZA in May 2012.

HAMPTON INN AT THE EDITORS BUILDING, WASHINGTON, D.C.: Ms. Milanovich was responsible for conducting a traffic assessment for the adaptive reuse that converted the 61,090 SF office building into a 116-room hotel in downtown. As an adaptive reuse, no parking was proposed in conjunction with the hotel. Therefore, as part of the traffic assessment, Ms. Milanovich worked with the hotel developer and DDOT to establish a curb side drop-off/pick-up zone for hotel guests. The evaluation established precedence for hotels to provide curbside guest loading zones along public roadways.

SCHOOLS AND DAYCARES

SHERIDAN SCHOOL, WASHINGTON, D.C.: Ms. Milanovich was responsible for the preparation of a transportation assessment of the Sheridan School in support of the school's renewal of their special exception approval. In conjunction with the special exception application, Sheridan sought a nominal increase in its enrollment cap from 226 to 230 students. The transportation assessment included an inventory of alternative transportation modes in the vicinity of the school, a description of the school's transportation operations, a summary of the school's Transportation Demand Management Plan, the anticipated increase in trip generation under the proposed student cap, and an assessment of vehicle queues on 36th Street during the AM drop-off period. The special exception application was approved by the Board of Zoning Adjustment in April 2014.

1420 Spring Hill Road
Suite 610
Tysons, Virginia 22102
703-917-6620
703-917-0736 fax
www.mjwells.com



WELLS + ASSOCIATES

Transportation Consultants ■ INNOVATION + SOLUTIONS

ST. PATRICK'S EPISCOPAL DAY SCHOOL, WASHINGTON, D.C.: Ms. Milanovich was responsible for the preparation of the traffic study prepared in conjunction with St. Patrick's Special Exception application, which requested an increase in enrollment from a cap of 440 students to a cap of 485 students at the school's Whitehaven Campus. As part of the traffic study, pedestrian and bicycle facilities on and around campus were evaluated. A detailed evaluation of the pick-up/drop-off area also was conducted. Ms. Milanovich provided expert witness testimony before the Board of Zoning Adjustment (BZA), which approved the project in December 2012.

COLLEGES AND UNIVERSITIES

THE GEORGE WASHINGTON UNIVERSITY FOGGY BOTTOM CAMPUS PLAN, WASHINGTON, D.C.: Ms. Milanovich conducted a comprehensive transportation study in support of the University's 2006-2025 Foggy Bottom Campus Plan. The Plan envisioned two million square feet of new high-tech classrooms, labs, offices, residential space, support space, and other modernized University facilities through 18 potential redevelopment sites, including the demolition of the 1,482-space University Parking Garage. The transportation study evaluated existing and proposed traffic and parking conditions; documented existing public transportation facilities, pedestrian facilities, bicycle facilities, and loading facilities; and documented the effectiveness of the existing Transportation Management Plan. Additionally, the study evaluated the impact of the Campus Plan on over 30 intersections in and around the campus. The District of Columbia Zoning Commission approved the Campus Plan in 2007.

During implementation of the campus plan, Ms. Milanovich also was responsible for conducting transportation studies focusing primarily on site access and loading for the following projects:

- Square 77 Residence Hall,
- Science and Engineering Hall,
- School of Public Health and Health Services,
- The GW Museum and Textile Museum,
- 2100 Pennsylvania Avenue, and
- Square 54 (The Avenue).

GEORGETOWN UNIVERSITY CAMPUS PLAN, WASHINGTON, D.C.: Ms. Milanovich conducted a peer review of the transportation study conducted in conjunction with the University's 2011 - 2017 Campus Plan. She provided input on the proposed scope of work and methodology based on extensive experience with other, similar projects. Ms. Milanovich also provided expert witness testimony on technical aspects of the transportation component of the

1420 Spring Hill Road
Suite 610
Tysons, Virginia 22102
703-917-6600
703-917-0700 fax
www.wjwells.com



WELLS + ASSOCIATES

Transportation Consultants ■ INNOVATION + SOLUTIONS

Plan at the Zoning Commission hearing in November 2011. The Zoning Commission subsequently approved the Campus Plan. Since approval, Ms. Milanovich has provided traffic engineering services for the University as it implements the Campus Plan.

INSTITUTIONAL/CIVIC USES

NATIONAL LAW ENFORCEMENT MUSEUM; WASHINGTON, D.C.: In 2000, the United States Congress and President Clinton authorized the establishment of a National Law Enforcement Museum in Washington, D.C. The Museum, which is planned to open in 2016, will be located in Judiciary Square along E Street NW between 4th and 5th Streets. A significant portion of the museum will be located below E Street, making accommodation of traffic during construction a key element of the project. Ms. Milanovich has conducted traffic evaluations to analyze the traffic impact associated with various detour routes, which would allow for construction of the museum. Improvements necessary to accommodate rerouted traffic from partial or full closure of E Street were identified.

OFFICE

LABORERS' INTERNATIONAL UNION OF NORTH AMERICA (LIUNA), WASHINGTON, D.C.: LiUNA proposes to expand its existing headquarters, located at the corner of 16th Street and I Street NW, just two blocks from the White House. The proposed 53,315 SF expansion would take the place of an existing surface parking lot adjacent to the headquarters. Ms. Milanovich was responsible for the preparation of a traffic assessment for the proposed expansion. Prior to starting the transportation assessment, an access plan was developed in consultation with the project team and the DDOT that was acceptable to all parties. The access plan successfully demonstrated that, in this case, providing access from the alley was not feasible due to the constrained alley conditions. Ultimately, reuse of an existing curb cut on I Street was determined to be the best solution. The project was approved by the BZA in October 2013.

RETAIL

SHOPS AT DAKOTA CROSSING, WASHINGTON, D.C.: The proposed 432,270 SF shopping center will include a 154,000 SF Costco and a 65,000 SF supermarket in the Fort Lincoln neighborhood of the District. Ms. Milanovich conducted a traffic study to evaluate the impacts on ten intersections surrounding the site. A number of improvements were recommended to mitigate the impact of the proposed development.

1420 Spring Hill Road
Suite 810
Tysons, Virginia 22102
703-917-6620
703-917-0739 fax
www.njwells.com



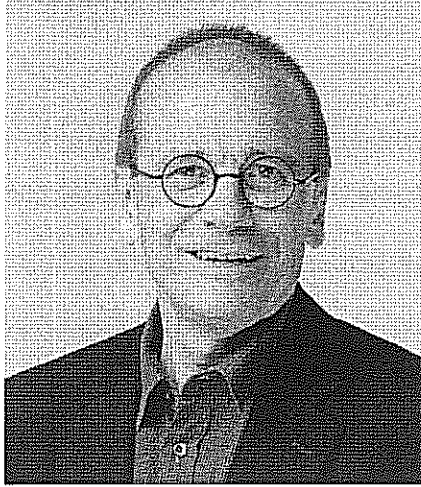
Party Status Request of SW Land Holder, LLC
Party Expert Witness Information:

EXPERT Witness: **David Kitchens, Architect** (Urban Design & Architecture)

Witness Contact Info: Cooper Carry Architects
625 N. Washington Street
Suite 200
Alexandria, Virginia 22314
(703) 519-6152

Summary of Testimony:

Mr. Kitchens is an architect with over 30 years of experience in mixed-use urban design and architecture. He has specialized in creating walkable community environments with transit connectivity, pedestrian access and contextual urban design. He will highlight how the proposed Stadium design can be significantly improved, enhancing the pedestrian experience surrounding the project and by activating the perimeter of the Stadium with community serving retail and restaurant uses.



David W. Kitchens, AIA

Principal-in-Charge

David grew up in Atlanta, Georgia, receiving Bachelors and Masters degrees in Architecture at Georgia Institute of Technology. His graduate studies concentrated on Urban Design and pedestrian urban spaces. He participated in several AIA-sponsored Urban Design Assistance projects, making recommendations to cities for downtown redevelopment. His graduate studies included research and design of a new capital city for the state of Alaska at Willow, a town north of Anchorage.

In over 30 years of service with Cooper Carry, David has led mixed-use design efforts on a variety of award-winning projects including Mizner Park in Boca Raton, Florida. This mixed-use development has been recognized by a variety of organizations including the AIA, which bestowed upon it the Excellence of Design Award. David led the design of the master plan and many of the buildings that make up Bethesda Row. The project was awarded the Best Block in America 2002 by The Congress for New Urbanism, the Excellence Award from the Urban Land Institute and the Maryland/DC NAIOP Award of Excellence for Best Smart Growth Master Plan.

Through his leadership, the Alexandria, Virginia office of Cooper Carry is recognized as a regional and national innovator in mixed-use urban design and architecture that creates walkable community environments and takes advantage of sustainable modes of connectivity and transit.

Honors and Awards

International Interior Design Association's Mid-Atlantic Chapter, Gold Award for Interior Design, Benning Charter School, Washington, DC
International Interior Design Association's Mid-Atlantic Chapter, Special Recognition, Benning Charter School Renovation, Washington, DC
Virginia Society AIA, Inform Awards, Award of Merit for Interior Design Benning Charter School Renovation, Washington, D.C.
Interior Design Magazine Top 100 Giants, Cooper Carry #62
Delta Associates' Apartment & Condominium Industry Awards for Excellence, 2007 Best Mid-Atlantic High-Rise Apartment Community Originally Designed as a Condominium, Halstead Tower, Alexandria, VA
Delta Associates' Apartment & Condominium Industry Awards for Excellence, 2007 Best Specialty/Concrete, Halstead Tower, Alexandria, VA
Northern Virginia NAIOP, 2006 Best Interiors Tenant Space (1-14,999 sf), Cooper Carry Office, Alexandria, VA
Northern Virginia NAIOP, 2006 Best Building, Environmentally Responsible/Green Construction, Award of Merit, Cooper Carry Office, Alexandria, VA
Henry Adams, AIA Scholastic Award for Excellence in the Study of Architecture
SGF Research Grant for Urban Design Study Capital City Plan for the State of Alaska
SGF Research Grant for Urban Design Study Capital City Plan for the state of Alaska
NOVA/NAIOP, 1991 High Rise Category, Award of Merit, C&P Telephone, Fairfax County, VA
South Florida NAIOP, 1998 Award of Merit, Mizner Office Tower, Boca Raton, FL
Mid-Atlantic Masonry Design, 2000, 1st Award - Design, Bethesda Row, Bethesda, MD
Urban Land Institute, 2001 Excellence in Urban Design, Bethesda Row, Bethesda, MD
Spotlight Industry Trends, Fall 2001 Precast Award Winners, Best Mixed-Use Building
Congress of New Urbanism, 2002 Best Block Award, Bethesda Row, Bethesda, MD
Urban Land Institute, 2002 Excellence Award, Bethesda Row, Bethesda, MD
Maryland/DC NAIOP, 2003 Award of Excellence - Best Smart Growth Master Plan,

COOPER CARRY
Principal

Education

Assisted Living Professional Program,
Harvard University
Master of Architecture, Georgia Institute
of Technology
Bachelor of Architecture, Georgia
Institute of Technology

Registrations

Registered Architect: Georgia,
Maryland, Virginia, District of
Columbia, Florida, New Jersey,
Nebraska, Pennsylvania, West
Virginia, North Carolina, Texas,
Delaware, Missouri, South Carolina,
Washington
NCARB

ASSOCIATIONS

American Institute of Architects, District
of Columbia Chapter
District of Columbia Building Industry,
Housing Committee
National Trust for Historic Preservation,
Nation Main Street Center
Urban Land Institute, Washington
District Public/Private Council, Main
Street Speaker Forum
Catholic University of America, 2004
Visiting Critic, Graduate Urban
Studio, Urban Housing

Bethesda Row, Bethesda, MD
NAIOP Award of Merit, Best Urban Office (Up to 150,000 sf)

Project Experience

Master Planning

Banyan Street Corridor Development, West Palm Beach, FL
Case Western Master Plan, Cleveland, OH
Chevy Chase Lake Sector Plan, Chevy Chase, MD
Coldstream Research Park, University of Kentucky, Lexington, KY
Crystal Rock, Germantown, MD
Innovation Town Center, George Mason University, Prince William County, VA
Kravis Place Master Plan: The Downtown/Uptown Redevelopment Project, West Palm Beach, FL
Landover, Prince George's County, MD
Market Place at Fifth & Forbes Master Plan, Pittsburgh, PA
McGinley Square Revitalization Plan, Jersey City, NJ
Oakville Triangle Master Plan, Alexandria, VA
Orlando Naval Training Center Redevelopment Master Plan, Orlando, FL
Potomac River Green, Alexandria, VA
Potomac Yards Land Bay F, Alexandria, VA
White Flint, Montgomery County, MD

Mixed-Use

1800 Century Center, Atlanta, GA
Ashbrook Town Center, Loudoun County, VA
Bethesda Retail District & Streetscape, Bethesda, MD
Blowing Rock Mixed-Use, Blowing Rock, NC
Charlottesville Town Center, Charlottesville, VA
Crocker 2nd Street, Fort Lauderdale, FL
Crystal City Master Plan & Repositioning Scenario, Arlington, VA
Dudrow Farm, Easton MD
Dulles Station, Herndon, VA
DuPont Center, Jacksonville, FL
East Bank District, Wichita, KS
Fairfield Mixed-Use Community, Fairfax, VA
Garrison Seaport Center, Retail/Hotel, Tampa, FL
Jupiter Inlet Village, Jupiter, FL
Landerbrook Mixed-Use Development, Cleveland, OH
Mizner Park Phases I, II, III & IV, Boca Raton, FL
Palm Beach County Town Center, Palm Beach, FL
Playa Vista And Vacía Talega, San Juan, Puerto Rico
Queens West, Queens, NY
Rockville Center, Rockville, MD
Royal Palm Plaza, Boca Raton, FL
Royal Poinciana Place, Palm Beach, FL
Santacruz, Guarenas, Venezuela
Skyline Repositioning, Alexandria, VA
South Andrews Avenue Tower, Fort Lauderdale, FL
Southbank, Jacksonville, FL
Southpoint, Tallahassee, FL
South Main Street, Wilkes-Barre, PA
Stratford at Leesburg, Leesburg, VA
The Spectrum, Falls Church, VA
The Village at Shirlington, Arlington, VA
Underground Atlanta, Atlanta, GA

University Place Master Plan, Tacoma, WA
Washington Global Center, Alexandria, VA
Worthington Place, Delray Beach, FL

Hospitality

Carlyle Hotel, Alexandria, VA
Marriott Expansion-Hotel, Boca Raton, FL
Wyndham Hotel City Center, Washington, DC

Retail

Ballston Mall Redevelopment, Arlington, VA
Bethesda Row, Bethesda, MD
Brooklyn Junction, Brooklyn, NY
Colorado Center Retail, Denver, CO
Garrison Seaport Retail, Tampa, FL
Jacobson Department Store, Boca Raton, FL
La Caruna Retail, La Caruna, Spain
Landmark Mall Repositioning, Alexandria, VA
Mazza Gallerie, Washington, DC
North Bethesda Mixed-Use Development, Bethesda, MD
Queens West Retail, Queens, NY
South View Retail Master Plan, Gainesville, VA

Residential

1111 Belle Pre Apartments, Alexandria, VA
101 Clematis Live/Work Lofts, West Palm Beach, FL
515 N. Washington Street Residential Conversion, Alexandria, VA
The Ashby, Multiple building unit renovation, McLean, VA
Baltic Plaza, Atlantic City, NJ
Bridgeport Eco-District, Bridgeport, CT
The Barrington (senior residential), Largo, FL
Bayfront, Naples, FL
The Cumberland, Nashville, TN
East Reed Avenue, Alexandria, VA
Fidelity Residential Towers, West Palm Beach, FL
Georgia King Village, Newark, NJ
Halstead Towers, Alexandria, VA
Las Palmas, San Juan, Puerto Rico
Landmark Mall Residential, Alexandria, VA
Montclair Center, Montclair, NJ
Morristown Station, Morristown, NJ
North Henry Street, Alexandria, VA
Park Tower, Alexandria, VA
Porto Colleoni, Jupiter, FL
Riviera Beach (senior residential), Hallandale, FL
Rosemary Lane, Sarasota, FL
Sarasota Renaissance, Sarasota, FL
Seminary Towers, Alexandria, VA
Shirlington Overlook, Arlington, VA
Soho Apartments, Tampa, FL
The Spectrum, Falls Church, VA
The Woodley, Washington, DC



Studies

Boca Raton Downtown Redevelopment Plan, Boca Raton, FL
The Bonifant Planning Study, Montgomery County, MD
City of Alexandria – Small Area Plan Review, Alexandria, VA
Columbia Pike Revitalization Plan – Visualization Study, Arlington County, VA
Falls Church City Center Plan, Falls Church, VA
Montgomery Hills Improvement Study, Montgomery County, MD
Sarasota Cultural District Plan, Sarasota, FL
Tampa Hope VI, Tampa, FL
Titusville Urban Design Manual, Titusville, FL

Office/Corporate

100 Clematis Street Project, West Palm Beach, FL
800/900 N. Glebe Road, Arlington, VA
AT&T Atlanta Data Center Campus, Alpharetta, GA
Atrium Building, Alexandria, VA
Arlington Gateway, 950 Glebe Road, Arlington, VA
Andrews Avenue & Sixth Street, Fort Lauderdale, FL
Barnett Bank Corporate Headquarters, Jacksonville, FL
Blue Cross/Blue Shield 500-550 Twelfth Street Building Audit, Washington, D.C.
C&P Telephone Northern Virginia Headquarters, Fairfax, VA
COMSAT Building Audit, Washington, DC
Crystal City Redevelopment, Arlington, VA
Discoverly Office Park, Montgomery County, MD
Deerwood Park North, Jacksonville, FL
Dulles Station Corporate Office I & II, Herndon, VA
Fairview Park, Site 3 and 4, Fairfax, VA
General Dynamics Headquarters, Fairfax, VA
Gran Park at Jacksonville, Jacksonville, FL
Kaiser Permanente Headquarters, Fairfax, VA
Long Island Center, Atlanta, GA
Market Square at Shady Grove, Rockville, MD
Mizner Park Corporate Office, Boca Raton, FL
National Service Industries Headquarters, Atlanta, GA
Nations Bank Regional Corporate Tower, Sarasota, FL
One Ridgewood at Westfields, Chantilly, VA
PG&E Headquarters, Rockville, MD
Park Forty Plaza, Raleigh, NC
Park Plaza at Shady Grove, Rockville, MD
The Regent at 950 Glebe Road, Arlington, VA
Research Office Center, Rockville, MD
St. Joe Corporate Headquarters, Jacksonville, FL
Two Owings Mills, Corporate Center, Owings Mills, MD

Education

Bailey's Upper Elementary School for the Arts & Sciences Adaptive Reuse, Falls Church, VA
Benning School Redevelopment, Washington, D.C.
CSAAC, Montgomery Village, MD
Forest Knolls Elementary, Silver Spring, MD
Fredericksburg Academy, Fredericksburg, VA
George Mason University Krasnow Institute, Fairfax, VA
The George Washington University Museum Support Facility, Washington, DC
Washington Christian Academy, Silver Spring, VA
Westgate Elementary, Fairfax County, VA
Westminister Academy, Atlanta, GA



Party Status Request of SW Land Holder, LLC
Party Expert Witness Information:

EXPERT Witness: **Adam Gooch** (Commercial Property Development)

Witness Contact Info: Senior Vice President
Director of Development
The John Akridge Company
601 Thirteenth Street, NW
Suite 300 North
Washington, DC 20005
T: 202-624-8602
M: 202-439-1058
Email: agooch@akridge.com

Summary of Testimony:

Akridge has developed iconic commercial properties of the highest quality in the District of Columbia for over 40 years, and Akridge is a principal investor in SWLH. Mr. Gooch has over 16 years of experience in real estate construction, development and acquisitions, including over \$440 million of acquisition and development of mixed-use projects in the Washington metropolitan area, including many downtown DC projects. Mr. Gooch will testify concerning the negative impact of the current Stadium design on the SWLH Property immediately south of the Stadium, in terms of value, visibility, functionality and marketability. Mr. Gooch will also explain how and why changes to the Stadium design proposed to the Applicant by SWLH would significantly increase the value, functionality and marketability of SWLH's property.

Party Status Request of SW Land Holder, LLC
Party Expert Witness Information:

EXPERT Witness: **Acoustic Engineer (To Be Identified)**

Witness Contact Info: (To Be Identified)

Summary of Testimony:

SWLH's Acoustic Engineer will critique the Applicant's noise study with regard to sound levels projected to emanate from the Stadium and experienced on the Property. The witness will compare those projections to the dBa limits for daytime and nighttime sound level maximums in the DC Code for both residential and commercial use. SWLH will supplement this filing when an acoustic engineer has been retained.

SERVICE COMPLIANCE:

On October 11, 2016, the foregoing Request for Party Status has been served by US mail, postage prepaid to:

Phil Feola & Cary Kadlecek
Goulston & Storrs, PC
1999 K Street, NW, 5th Floor
Washington, DC 20006
(APPLICANT)

ANC 6D
1101 4th Street, SW, W-130
Washington, DC 20024
(ANC AFFECTED BY APPLICATION)



David W. Brown