

Laurence Caudle, AIA

Principal

Director of Housing



Education

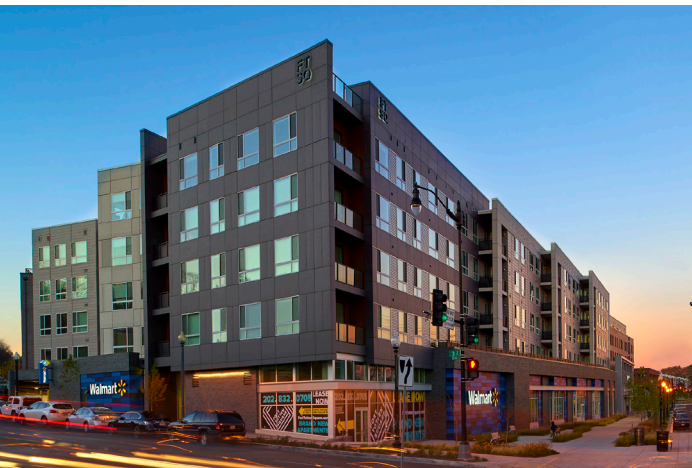
Master of Architecture,
University of Maryland

Bachelor of Science in
Architecture,
University of Maryland

Mr. Caudle is a Principal and the Director of Housing at Hickok Cole Architects. He has many years' experience with custom residential projects (both small and large in size), mixed-use projects and commercial base building design. His projects have been featured in MIMAR Magazine, Architectural Record, Architectural Digest, Residential Architect, Builder Magazine, Multi-Housing News, ULI, and the Washington Post.

A graduate himself, Mr. Caudle is a frequent guest juror for undergraduate and thesis juries at the University of Maryland's School of Architecture as well as at The Catholic University of America's School of Architecture and Planning.

Mr. Caudle is a Registered Architect in the District of Columbia, a member of the American Institute of Architects and the Urban Land Institute. Mr. Caudle was a speaker at the AIA|DC's 2009 DesignDC Conference on the topic of "Niche Housing Projects in New Communities", and in 2013 on "Lifestyle Design". In March of 2014, Mr. Caudle was invited by Multi-Housing News to be a panelist for their "What Renters Want: Development and Design Trends that Drive Occupancy" seminar. Last Fall, Mr. Caudle spoke on the topic of Lifestyle Residential Interiors at NeoCon® East in Baltimore, MD and was also a panelist for a ULI TAP "Re-envisioning Rhode Island Avenue."



Fort Totten Square



Blagden Alley

Professional Experience Includes:

- **Fort Totten Square**, Washington, DC
Director of Housing for mixed-use development, including 295,000 sf of residential (345 units), a 130,000 sf anchor WalMart grocery store and below-grade parking.
- **Blagden Alley**, NW, Washington, DC
Director of Housing for mixed-use residential development, including 72,000 sf residential (126 units) and 940 sf of retail.
- **Harbor East**, Baltimore, MD
Project Director for mixed-use development including 350,000 sf residential with 340 units, 50,000 sf retail and 600 parking spaces.
- **500 & 501 Union**, Alexandria, VA
Project Director for mixed-use development that includes two residential buildings along the Alexandria Riverfront. West Building is 130,000 sf, including 30 residential units, 116 hotel rooms, 89 parking spaces. East Building is 108,000 sf, including 45 residential units and 122 parking spaces.
- **F1RST**, Washington, DC
Project Director for mixed-use development including 240,000 sf residential, 133,000 sf hotel, 23,500 sf retail and 234 parking spaces adjacent to the Nationals Park Stadium in South East Washington, DC.

ZONING COMMISSION
District of Columbia
CASE NO.16-26
EXHIBIT NO.17C

Laurence Caudle, AIA



Harbor East



500 & 501 Union



FIRST



33 N Street, NE



1555 Wilson Boulevard



300 M Street, NE

- **33 N Street, NE**, Washington, DC
Project Director for mixed-use development including 300,000 sf residential with 350 units, 5,000 sf retail and 210 parking spaces.
- **Reston Station**, Reston, Virginia
Project Director for mixed-use transit oriented development including 520,000 sf residential, 9,000 sf retail and 720 residential parking spaces. Targeting LEED Silver Certification.
- **NYU-DC**, Washington, DC
Project Director / Project Designer of 75,000 sf new academic facility including classrooms, lecture hall, student dormitories and office space.
- **300 M Street, NE**, Washington, DC
Project Director for 404,000 SF mixed-use project containing 400 residential units, 2 levels of below-grade parking (120,000 sf), and 12,000 sf of ground-level retail.
- **Holm**, Washington, DC
Project Director for 38-unit mixed-use luxury condominium building including retail and below grade parking.
- **1555 Wilson Boulevard**, Arlington, VA
Project Director for a large mixed-use residential development in Virginia's Rosslyn neighborhood.
- **455 Eye Street**, NW, Washington, DC
Project Director for mixed-use building with 176 residential units (165,000 sf), 2,300 sf of ground-level retail and 40,000 sf of below-grade parking.
- **1700 Church Street**, Washington, DC
Project Director for a 46,800 sf mixed-use addition to a historic structure. Design includes a modern facility for St. Thomas Episcopal as well as a high-end residential development of approximately 50 units.
- **The Corcoran**, NW, Washington, DC
Project Director for 38,000 sf mixed-use development consisting of 32,000 sf residential, 4,000 sf retail and 15 below-grade parking spaces.
- **The Residences on the Avenue**, Washington, DC
Residential Project Director for large mixed-use project in DC's Foggy Bottom neighborhood which includes 400,000 sf office building; 333 residential units totaling 320,000 sf; and 84,000 sf retail space. Pelli Clarke Pelli Architects is Design Architect.

Craig A. Atkins, PLA, LEED AP

Associate Principal, Director of Landscape Architecture

Summary

Years of Experience

Total: 16

With Firm: 7

Education

Master of Landscape
Architecture, North
Carolina State
University, 2000

Bachelors of Science,
Landscape
Contracting –
Pennsylvania State
University, 1998

Associations

Registered Landscape
Architect, Virginia and
Maryland

LEED Accredited
Professional

Mr. Atkins has over 10 years of landscape architecture experience focusing on the Washington, DC region. Mr. Atkins has been an integral part of his urban design projects, design manual developments, sustainable and green roof projects, as well as traditional landscape architectural designs. His role has evolved to a level that has put him in control of every phase of a project from design through construction and has allowed him to advance his understanding of the landscape architecture profession and its companion disciplines. Mr. Atkins' experiences has also afforded him the opportunity to attain a full grasp of the design process, including the technical components of grading and construction detailing as well as an understanding of the construction and construction administration process.

Representative Projects:

St. Albans School, Washington, DC – Mr. Atkins is Director of Landscape Architecture for the renovation of the athletic field which includes the design of the athletic field and surrounding landscape. Landscape features includes the design of state of the art outdoor tennis facilities, large entry plaza, stone retaining walls, multi-use athletic fields, and stadium seating. The landscape features were designed to extend the look and feel of the Olmstead Woods into the finished developed site. Mr. Atkins also worked in conjunction with in-house civil design staff for this project.

Barry Farms Recreation Center, Washington, DC – Mr. Atkins is the Director of Landscape Architecture for the adaptation involving District of Columbia's Department of Parks and Recreation former Birney Elementary School to house an improved 8,000 sq ft Barry Farm Recreation Center Mr. Atkins is responsible for the design of the playground and surrounding landscape.

601 Massachusetts Avenue, Washington, DC – Mr. Atkins is Senior Landscape Architect for landscape architectural services for this high end mixed use project located in the Mount Vernon Triangle District of

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Washington DC. Its prominent location along Massachusetts Avenue and adjacent to the Convention Center will make it a very visible development in the city. Streetscape and roof terrace design are all tasks that the WMC-DC team will be designing and implementing for the project.

Washington Tennis & Education Foundation, Washington, DC – Mr. Atkins is the Director of Landscape Architecture for landscape architecture services for this tennis facility that is located in Southeast Washington DC that will enable their students to play year around by providing indoor and outdoor tennis courts. The new facility will be located on a seven-acre site in Ward 7 near a number of schools that currently participate in the afterschool program. The site will contain six indoor hard courts and nine outdoor courts, 1,500 sq ft community room, five classrooms, weight/exercise room with locker rooms, and staff space.

Jefferson MarketPlace, Washington, DC – Served as Director of Landscape Architecture for the development of Jefferson MarketPlace, a mixed-use development consisting of a 9-story apartment building with 2 levels of underground parking, and 13,400 sq ft of retail space. The site measuring 1 acre fronts 7th Street, NW to the south, is bounded by P Street, NW to the west, and Q Street, NW to the east, in the District of Columbia. The Landscape Architecture Studio developed an overall site plan for the development incorporating the 7th Street/Georgia Ave Great Streets Initiative into the site and merging it with the proposed design.

Justice Park Apartments, Washington, DC – Mr. Atkins served as Director of Landscape Architecture for the development of a new residential development located on a 12,00 sq ft site in NE Washington DC. It is a four story residential complex located just north of the U Street corridor. The development was designed to meet the needs of individuals who are hearing impaired. The Landscape Architecture Studio designed a two level exterior courtyard with these users in mind. A curvilinear design scheme emerged providing ease of movement and ample opportunity for congregating and community space. The courtyards feature a fire pit, a curved monumental stair as well as

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various landscape and planting features. The second level of the courtyard is built over structure requiring a high level of coordination and technical detail.

The Vue, Washington, DC – Mr. Atkins is serving as Director of Landscape Architecture for landscape architectural services for this mixed use project located along Georgia Avenue. The development will be a major step in helping to revitalize the Georgia Avenue corridor which has been a major focus of the DC Office of Planning for many years. Streetscape and roof terrace design are all tasks that the WMC-DC team will be designing and implementing for the project.

BET Headquarters, Washington, DC – Mr. Atkins served as Director of Landscape Architecture for landscape architecture services in conjunction with the renovation to the BET headquarters facility. A complete renovation of the exterior spaces integrates the newly renovated interior and provides an appropriate entry sequence to the corporate headquarters.

Washington Real Estate Investment Trust, Washington, DC – Mr. Atkins served as Director of Landscape Architecture for landscape architecture services in conjunction with building renovations at 1220 19th Street, NW. A complete renovation of the exterior entry plaza creates gathering spaces for the restaurant and office tenants as well as provide an aesthetically pleasing streetscape element.

American University – WAMU, Washington, DC – Mr. Atkins served as Director of Landscape Architecture for landscape architecture services in conjunction with the redesign of public space and seating areas in front of the WAMU broadcasting building. With the existing building being renovated, the public space was updated to reflect the new use. The public space is intended to provide seating, security and promote viewing of the WAMU broadcasts.

District of Columbia – Woodridge Neighborhood Library, Washington, DC – Mr. Atkins served as Director of Landscape Architecture for the design of the Woodridge Neighborhood Library. This project involved

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demolishing the existing structure that was complete in 1958 to make way for the new 22,500 sq ft structure. A vital key element to the success of this project was incorporating the community in the design efforts. Specific scope of services include site design, stormwater management, utility design, grading, as well as landscape architecture features. Services were also provided to meet LEED Gold design standards at a minimum.

U.S. Department of Transportation Headquarters, Washington, DC – Served as Project Landscape Architect for the design of this major GSA construction in Southeast DC. Role involved managing the completion of construction documents as well as providing construction administration for the successful implementation of the project. Elements included a public plaza, security features, a two-sided water feature and the integration of a Transportation Walking Museum.

Marriott Marquis, Washington, DC – Mr. Atkins served as Project Manager for this upscale conference center hotel located in the heart of Washington, DC. This complex project required a great deal of coordination and technical detail due to its proximity, incorporation of a historic building and the necessity of fitting an extensive program onto a compact site. The project is currently in the final stages of design development.

Kingman Island Restoration, Washington, DC – Served as Project Manager for the restoration of the man-made island in the Anacostia River. Design includes the removal of invasive species, reestablishing native species and providing educational opportunities. The design of the island will also showcase sustainable site design to educate visitors on the benefits of these practices for the city as well as for the entire Chesapeake Bay Watershed.

Georgetown Streetscape Revitalization, Washington, DC – Served as Project Landscape Architect for the renovation of the M Street and Wisconsin Ave streetscapes in the Historic neighborhood of Georgetown. Upon the onset of construction, assumed project management duties to oversee the successful completion of this major

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street renovation. A great deal of coordination with existing and proposed infrastructure was required in order to create a streetscape that functioned and was aesthetically pleasing.

P Street Streetscape Reconstruction, Washington, DC – Served as Project Manager and Landscape Architect for the reconstruction of P Street NW from Dupont Circle to 22nd Street NW. Coordination and a great deal of community outreach had to be completed in order for the project to be successfully completed with limited disruption to the many businesses that thrive on this street.

IMF Perimeter Security, Washington, DC – Served as Project Manager and Landscape Architect for the integration of security measures at the existing IMF Headquarters building. The use of bollards, planters and integration with existing site features allowed the project to be completed with limited visual interruption to the overall site.

Shaw Arts Study, Washington, DC – Project Landscape Architect for a public art study for the Shaw neighborhood. Evaluating the neighborhood for locations and feasibility of public art displays was the primary goal to allow a master plan to be developed and implemented in phases.

Carlyle Square, Alexandria, Virginia – Served as Project Manager for this mixed-use development block in Alexandria. Final design involved incorporating Old Town Alexandria streetscape standards and providing a private courtyard on structure, and pool area for use by residents. Outdoor eating and garden spaces were provided.

Pentagon 9/11 Memorial, Arlington, Virginia - Project Manager for the development of established concept design to ensure proper design and implementation of the project. Tasks included managing all engineering and design sub consultants, document control, budget management, as well as interaction and presentations to appropriate government agencies and family members. Responsibilities also included construction observation on-site.

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Pentagon Athletic Center (PAC), Arlington, VA – Project Landscape Architect for the athletic center development at the Pentagon. At grade improvements along with a large on structure roof garden were designed to allow the facility to be integrated into the surrounding reservation seamlessly. A great deal of coordination was required to accommodate the on structure needs for landscape as well as the security requirements needed at the facility.

North Carolina Central University, Durham NC – Served as Project Landscape Architect for the campus master plan and localized campus improvements. Field survey for patterns of use, data collection for student and faculty surveys, campus wide planning and phasing were all part of the project. Small scale design for important nodes within the campus, including hardscape, softscape and site features were all designed to improve the aesthetic and functionality of the site. These items were developed from concept designs all the way through construction administration.



Jami L. Milanovich, P.E.

PRINCIPAL ASSOCIATE

Ms. Milanovich is a registered professional engineer with over 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.

RESIDENTIAL

1101 RHODE ISLAND AVENUE NW, WASHINGTON, D.C.: Located in the Logan Circle neighborhood, this project will redevelop vacant building that formerly housed an auto service shop and a cab company into 35 luxury condominiums. Due to the small site and irregular shape of the property, each below grade parking level would provide only 10 or 11 spaces per level resulting in an extremely inefficient design. Therefore, the proposed project included a parking variance request. Ms. Milanovich was responsible for the preparation of a traffic evaluation that included an inventory of non-auto transportation options in the site vicinity, a proposed Transportation Demand Management Plan, the anticipated trip generation for the proposed development, and a parking assessment. The project was approved by the BZA in December 2013.

819 D STREET NE, WASHINGTON, D.C.: Located in the Capitol Hill neighborhood, this proposed project would renovate the existing Way of the Cross Church of Christ and two adjacent church-owned townhouse buildings into 30 residential condominiums. Because a limited number of parking spaces can be provided with the existing renovation, a parking study was required. Ms. Milanovich was responsible for the preparation of the study, which included an inventory of non-auto transportation options in the site vicinity, a proposed Transportation Demand Management Plan, the anticipated trip generation for the proposed development, and a parking assessment. The project was approved by the BZA in March 2014.

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

901 MONROE STREET, WASHINGTON, D.C.: The proposed 220 unit residential development with 12,700 SF of ground floor, neighborhood-serving retail is proposed to be constructed on the former site of Colonel Brooks Tavern in the Brookland neighborhood. Ms. Milanovich was responsible for conducting a transportation impact study in conjunction with the PUD application. The study evaluated off-site traffic impacts on the surrounding roadway network and the adequacy of pedestrian and bicycle facilities in the vicinity of the site. A Transportation Management Plan and Loading Management Plan also were developed for the site. A parking evaluation also was conducted that examined the availability of on-street parking in the vicinity of the site to alleviate concerns from the neighborhood related to parking. Ms. Milanovich provided expert witness testimony at the Zoning Commission hearing in January and February 2012. The Zoning Commission subsequently approved the project in March 2012.

NORTH CAPITOL COMMONS, WASHINGTON, D.C.: North Capitol Commons is a proposed 124-unit residential development that would provide affordable housing, permanent supportive housing, and associated support facilities. The site is located in the NoMA neighborhood of the District. Ms. Milanovich was responsible for conducting a transportation assessment for the site. Since no parking would be provided on site, the transportation assessment included an inventory of alternative transportation options in the site vicinity, the anticipated trip generation for the proposed development, and a parking assessment that included an inventory of off-site parking facilities near the site as well as an on-street parking inventory near the site. A loading management plan also was developed for the site in support of a loading variance, and a safety evaluation of the two intersections adjacent to the site also was conducted at the request of DDOT. Ms. Milanovich provided expert witness testimony at the Board of Zoning Adjustment in support of the requested parking and loading variances. The BZA approved the project in October 2012.

1827 ADAMS MILL ROAD NW, WASHINGTON, D.C.: The proposed redevelopment would replace an existing gas station with a 36-unit condominium building with 8,675 SF of ground floor retail in the Adams Morgan neighborhood. Ms. Milanovich was responsible for conducting a traffic impact study and parking assessment for the project. As part of the study, surveys at nearby neighborhood-serving retail establishments were conducted to determine the percentage of patrons who use non-auto modes of transportation in traveling to and from the establishments. Since a parking variance was requested, the study included an evaluation of the surrounding streets to determine the parking availability on surrounding streets. The BZA approved the project in May 2013.

1333 M STREET SE, WASHINGTON, D.C.: Located east of the Navy Yard, the proposed PUD will include nearly 700 residential units and over 10,000 SF of ground floor retail space in three buildings constructed over four phases. In conjunction with the PUD, Ms. Milanovich was responsible for oversight of the traffic impact study, which included a transportation demand management plan and a loading management plan for the site. Ms. Milanovich provided testimony at the Zoning Commission hearing in February 2015 and the project was subsequently approved.

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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 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.

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.

CONGRESS HEIGHTS, WASHINGTON, D.C.: Located at the Congress Heights Metro Station, the proposed PUD includes a mixed-use development with approximately 216 residential units, 240,000 SF of office space, and 15,000 SF of retail space. In conjunction with the PUD, Ms. Milanovich was responsible for the following:

- Oversight of the traffic impact study conducted in conjunction with the PUD application and
- Testimony before the District of Columbia Zoning Commission.

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The Zoning Commission approved the project in February 2015.

GATEWAY MARKET, WASHINGTON, D.C.: Gateway Market is a proposed mixed-use development located at the intersection of Florida Avenue and 4th Street NE, on the fringe of NoMA. The proposed PUD will include a 155,200 SF residential component and a 27,500 SF retail component, including a potential grocer. In conjunction with the PUD, Ms. Milanovich was responsible for the following:

- Extensive safety analysis of the proposed access on Florida Avenue;
- Coordination with the District Department of Transportation (DDOT) regarding the proposed site access;
- Oversight of the traffic impact study conducted in conjunction with the PUD application; and
- Testimony before the District of Columbia Zoning Commission.

The Zoning Commission approved the PUD application on January 27, 2014.

CATHOLIC UNIVERSITY OF AMERICA (CUA) SOUTH CAMPUS REDEVELOPMENT, WASHINGTON, D.C.: The five blocks that comprise CUA's South Campus encompass 8.9 acres of land generally bounded by Michigan Avenue on the north, Kearney Street on the south, the WMATA/CSX tracks on the east, and the Dominican House of Studies and Theological College on the west. The nearly one million square foot redevelopment, which currently is under construction, will create a mixed-use development consisting of residential, retail, and arts components interwoven into the existing Brookland Community. As proposed, the development will consist of 761 residential units, 83,000 SF of retail space; and 18,000 SF of arts space.

In conjunction with the project Ms. Milanovich was responsible for the following:

- Oversight of the traffic impact study conducted in conjunction with the PUD application;
- Review and evaluation of the proposed realignment of the Michigan Avenue/Monroe Street intersection;
- Evaluation of the proposed loading facilities associated with the project;
- Preparation of a Transportation Demand Management Plan for the project; and
- Testimony before the District of Columbia Zoning Commission.

SQUARE 54 REDEVELOPMENT, WASHINGTON, D.C.: Square 54, which is located adjacent to Washington Circle on the George Washington University's Foggy Bottom Campus, is the site of the former GW Hospital. In 2006, GW, Boston Properties, and KSI submitted a PUD application to develop the then vacant site with a 881,000 SF mixed-use project including a 497,000 SF residential component, a 329,000 SF office component, and a 55,000 SF retail component, including a grocery store. In conjunction with the proposed PUD application, Ms. Milanovich conducted a multi-modal transportation impact study, which evaluated: off-site automobile, pedestrian, and bicycle impacts; adequacy of the proposed number of parking

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spaces; and adequacy of the proposed number and location of loading berths. A Transportation Demand Management Plan also was provided as part of the traffic study. Ms. Milanovich provided expert witness testimony before the Zoning Commission, which approved the project in March 2007. Since the project opened in 2011, Ms. Milanovich has been responsible for conducting the annual transportation performance monitoring for the project, which is required as a condition of approval.

CAPITOL PLACE, WASHINGTON, D.C.: Located just blocks from Union Station, Capitol Place will replace an existing surface parking lot with a mixed-use development including 375 residential units and 20,000 SF of retail space. The proposed development will be located along 2nd Street NE between G and H Streets NE. Due to changing market conditions, the originally approved development was modified to provide more but smaller residential units and fewer parking spaces. Ms. Milanovich conducted a traffic study to evaluate the impact of the proposed changes, including an evaluation of the appropriateness of the reduced parking ratio. Ms. Milanovich also worked with the developer and DDOT to modify the proposed loading facilities to eliminate the need for 55-foot trucks. The modified plan was approved by the Zoning Commission on April 12, 2012.

360 H^o; WASHINGTON, D.C.: Located just two blocks from Union Station in the Near Northeast neighborhood of the District, the mixed-use project, which was completed in 2013, includes 215 apartments, a 42,000 SF Giant supermarket, and 1,500 SF of additional retail space. Ms. Milanovich was responsible for preparing a traffic evaluation submitted in support of a PUD Modification. The traffic evaluation included an evaluation of bicycle, pedestrian, and non-auto transportation facilities, and Transportation Demand Management and Loading Management plans for the project.

Ms. Milanovich provided expert testimony before the District of Columbia Zoning Commission, which approved the project on January 11, 2010.

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 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.

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1400 14TH STREET, WASHINGTON, D.C.: Located in the Logan Circle neighborhood, the proposed project would include the redevelopment of three buildings located on the northwest corner of the Rhode Island Avenue/14th Street NW intersection. The proposed plans call for the renovation and incorporation of one of the three buildings which has been designated as contributing to the Greater 14th Street Historic District. The other two buildings will be razed. The proposed mixed-use redevelopment will include 12,841 SF of retail space, 4,578 SF of office space, approximately 30 dwelling units, and just three on-site parking spaces. Ms. Milanovich was responsible for the completion of a parking study in support of a Board of Zoning Adjustment (BZA) application for parking relief from the zoning requirements. As part of the parking study, inventory of transportation options available in proximity of the site, including an inventory of public transportation, car-sharing vehicles, pedestrian facilities, and bicycle facilities was conducted. On-street and off-street parking inventories in the surrounding area also were conducted to determine the availability of off-site parking near the site. Ms. Milanovich also prepared a Transportation Demand Management plan to reduce the number of vehicles on-site. Ms. The requested parking relief was approved by the BZA in January 2013.

1728 14TH STREET; WASHINGTON, D.C.: Located in the Logan Circle neighborhood, this proposed redevelopment included redevelopment of a warehouse to a mixed-use development. Three redevelopment scenarios were contemplated, each of which included both office and retail developments. In conjunction with the proposed redevelopment, Ms. Milanovich was responsible for the preparation of a traffic evaluation to support the requested parking and loading variances. As part of the traffic study, transportation options proximate to the site were inventoried. On-street and off-street parking inventories of the surrounding area were conducted to determine the availability of off-site parking near the site. A Transportation Demand Management Plan was prepared to reduce the number of vehicles on-site. A loading evaluation also was conducted to ensure that the proposed loading facilities could accommodate the anticipated deliveries. A Loading Management Plan was developed to support the requested loading relief. The requested parking and loading relief was approved by the BZA in December 2012.

1617 14TH STREET; WASHINGTON, D.C.: Located in the Logan Circle neighborhood, this proposed development included 35 residential units and 4,000 SF of retail space. In conjunction with the proposed development, Ms. Milanovich was responsible for the preparation of a traffic evaluation to support the requested parking variances. As part of the traffic study, transportation options proximate to the site were inventoried, including an inventory of public transportation, car-sharing vehicles, pedestrian facilities, and bicycle facilities. On-street and off-street parking inventories of the surrounding area also were conducted to determine the availability of off-site parking near the site. A Transportation Demand Management Plan was prepared to reduce the number of vehicles on-site. The requested parking and loading relief was approved by the BZA in December 2012.

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