

Exhibit B

ZC CASE NO. 18-02

TESTIMONY OF JOSH OLSEN

- I. Introduction
- II. Monument Realty Experience/Portfolio in Washington, DC
- III. Portfolio of Mixed Use Buildings in Washington, DC
- IV. Increased Demand for Animal Care Uses
 - A. Increase in number of pet owners in buildings
 - B. Neighborhood serving use
 - C. Trends in other urban areas

Josh Olsen

Resume



Josh Olsen is the Executive Vice President in charge of acquisitions at Monument Realty, a Washington, D.C.-based owner and developer of office, multifamily, hotels and retail. Monument has owned or developed approximately 6 million square feet of commercial space and 4,500 residential units and hotel rooms. Mr. Olsen has worked at Monument Realty since 2003 and has done project management as well as acquisitions. Prior to joining Monument, Mr. Olsen wrote a biography of real estate developer and urban visionary James Rouse entitled *Better Places, Better Lives*, which was published by the Urban Land Institute (ULI). He is also the co-author of *Foggy Bottom and the West End in Vintage Images*, a compilation of historic images of two D.C. neighborhoods. Mr. Olsen is very involved with ULI. Locally, he is currently serving on the Washington District Council's Technical Assistance Panel (TAP) Committee. Nationally, Mr. Olsen served as a juror for ULI's Kenneth M. Good Graduate Student Scholarship. He co-edited *Urban Land* magazine's series of articles on the D.C. area when the ULI Fall Meeting was last held in D.C., and co-authored an accompanying piece on the state of development in D.C. Mr. Olsen's deals and development projects have received several awards, such as "Best Land Deal" and "Best Adaptive Reuse Condominium Project." Mr. Olsen has personally been recognized multiple times as one of the top young people in the D.C. business community, including the *Washington Business Journal's* "40 under 40". Mr. Olsen has an undergraduate degree in architecture from Yale and earned a master's degree from the University of Bristol while a Fulbright Scholar to the United Kingdom.