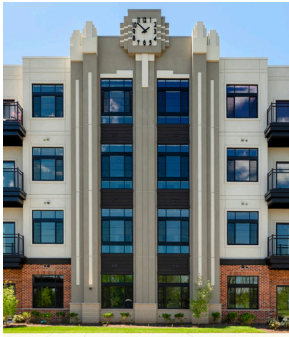


Richard J. Conrath, RA  
Principal



## RELEVANT PROJECT EXPERIENCE



**Point Breeze Credit Union • Hunt Valley, MD**  
Full service architecture for 20,000 sf addition to credit union branch & corporate office; total renovation & addition of 40,000 sf

**The Pacifica Condominiums • Washington, DC**  
Full service architecture, 14,000 sf

**Capitol East Apartments • Washington, DC**  
Multifamily renovation, 100,000 sf

**Educational Systems Federal Credit Union • Various Locations**  
New corporate office and branch renovations, 2,500–10,000 sf

**Tom Dolan Swim School • Falls Church, VA**  
Architectural design services for new swim school, 9,800 sf

**Bottling Plant Apartments • Frederick, MD**  
Adaptive reuse & new apartment building, 86 units, 4 stories

**Union Station • Washington, DC**  
Full service architecture & historic preservation 386,000 sf

**Harborplace • Baltimore, MD**  
Base Building full service architecture & sustainable design, 235,000 sf

**Block 699N – Phases I, II & III • Washington, DC**  
New multifamily condominium, 820,000 sf

**Union Place – Phase I • Washington, DC**  
New multifamily apartments, planned unit development, 205,000 sf

**Union Place – Phases II & III • Washington, DC**  
New multifamily apartments, planned unit development, 580,000 sf

**Old Glory Harley Davidson • Laurel, MD**  
New retail & repair facility, 35,000 sf

**Washington Navy Yard • Washington, DC**  
Preservation & renovation of New Town Center, 25,000 sf

**The Pentagon • Arlington, VA**  
Renovation of existing food court & retail services, 30,000 sf



## PROFESSIONAL EXPERIENCE

30+ years

## EDUCATION

Harvard University,  
Master of Landscape Architecture

University of Houston,  
Bachelor of Architecture (5 yr)

## PROFESSIONAL REGISTRATIONS

NCARB  
Architect, State of VA, MD, CA,  
MI, IN, OH, RI, TX & District of  
Columbia

## AWARDS

Bottling Plant Apartments  
Delta Associates, Best  
Washington/Baltimore Low-Rise  
Apartment Community  
Frederick County Building Industry  
Association, Multifamily Grand  
Winner  
Fred Award, Modern Masterpiece

Granary Row  
AIA Design Merit Award

Southgate Phase II  
NAIOP Award

Since joining GTM Architects in 1991, Conrath has served as a Principal-in-charge for a variety of commercial projects ranging in scale and type.



ZONING COMMISSION  
District of Columbia  
CASE NO.21-09  
EXHIBIT NO.12D



## BRANDON ROBINSON

AIA, LEED AP  
*Senior Associate*

Brandon, a Senior Associate in Hord Coplan Macht's Multifamily Studio, brings over 24 years of experience in a wide variety of project types—from education and laboratory design, corporate office core and shell to retail, high-rise residential and complex urban mixed-use projects; and project phases—from early feasibility and yield studies to project management and construction administration, to the HCM team. Brandon enjoys the collaboration often required to solve complex design and construction challenges while not losing sight of a building's character and owner's budget.

### EDUCATION

Bachelor's of Architecture, Howard University, 2004

### PROFESSIONAL LICENSES

Registered Architect: Washington, DC, Maryland, Virginia

LEED Accredited Professional

### PROFESSIONAL ACTIVITIES

Member, American Institute of Architects

Member, Hord Coplan Macht Alexandria Housing / Mixed-Use Studio Quality Control Review Committee

Member, Hord Coplan Macht Residential Unit Design Committee

### SELECT EXPERIENCE

*672 Flats, Arlington, Virginia*

*North Potomac Yards, Alexandria, Virginia*

*Reston Heights II, Reston Virginia*

*Tysons East, Bldg B, Fairfax Virginia*

*Scout on the Circle, Alexandria Virginia*

*The Denizen, Alexandria, Virginia*

*Alexan Old Town, Alexandria, Virginia*

*South Alex, Alexandria, Virginia*

*Coda on H, Washington, DC*

*Gables Union Market, Washington, DC*

*Union Square, Washington, DC*

*Capital Point North, Washington, DC*

*The Wren, Washington, DC*



# DAN AVRIT, PLA

## PRINCIPAL

Mr. Avrit is a Principal with ParkerRodriguez in Alexandria, Virginia, with a broad range of experience in planning, urban design and landscape design. In his 29 year career, Mr. Avrit has worked throughout the eastern United States with project experience in master planning of new communities, urban design for mixed-use town centers and full landscape architectural services. He has managed, designed and overseen the implementation of very large-scale planned communities, active adult communities as well as very detailed urban plazas, streetscapes and urban infill projects. Placemaking and sustainability are woven into every project to create authentic experiences that are of place.

### EDUCATION

**California Polytechnic State University**  
Bachelor of Arts in Landscape Architecture | 1992

### AWARDS

**Community of the Year | Bayside Community**  
Association of Homebuilders | 2019

**Renovation & Historic Preservation Award | Dominion Apartments**  
Design Arlington | 2019

**Best Multifamily in Montgomery Co. | 8300 Flats**  
NAIOP | 2016

### MEMBERSHIPS

Urban Land Institute (ULI)

Registered Landscape Architect | Virginia

Registered Landscape Architect | Maryland

Registered Landscape Architect | Delaware

### RELEVANT EXPERIENCE

#### **300 New Jersey Avenue | Washington D.C.**

This landmark office building includes a public plaza that extends into the dramatic atrium bounded by the historic Jones Day buildings and the new office tower. The complicated utilitarian functions under the plaza on New Jersey Avenue were distilled into a few bold moves creating a modern and elegant front door to the reconfigured building complex. A dramatic roof terrace was planned in the base building and later executed by Mr Avrit providing panoramic views of Capital Hill and the dome. The roof has become a sought after setting for catered events and weddings.

#### **The Wharf - Parcel 10 | Washington D.C.**

The office building on Parcel 10 terminates Wharf Street with an iconic office building that includes an expansive second floor terrace, 5th Floor perimeter terrace and rooftop with green roof and solar panels. Mr Avrit developed the terraces to facilitate outdoor work and conference abilities along with intimate lunchtime spaces and an entertainment spaces overlooking the Wharf and the waterfront.

#### **The Kingston | McLean, VA**

The Kingston is the first building developed as part of the lengthy rezoning for The Commons apartments in McLean led by Mr. Avrit. The landscape starts in a boardwalk through the bio-filtration median, a unique streetscape with biofiltration tree boxes and continues up into a dramatic courtyard featuring a series of gathering spaces. A corner firepit, backlit high back benches, floating pergola, and pool lounge sit below the skybridge linking the two towers. A rooftop terrace provides dramatic views Virginia, Maryland and the District along with a series of outdoor dining rooms and private garden plots.

#### **8300 Wisconsin Avenue | Bethesda, MD**

This 9 story mixed-use development features a bi-level supermarket with both apartments and townhomes incorporated into the building. The lush, urban streetscape design incorporates the Bethesda Streetscape Standards culminates in a dynamic public plaza that sweeps into the heart of the project. The plaza offers outdoor "galleries" for public art pieces, a 155 foot-long linear water feature, and an overlook that extends the user experience into the adjacent parkland owned by the National Institutes of Health. The project also includes a roof terrace that offers a luxury lap and wading pool, a demonstration kitchen with grilling areas, and lounge space centered around a custom fireplace. This building was sold one month after opening for the highest price ever paid for a residential building in the metro area.

### **City Ridge | Washington D.C.**

Located in the fashionable Northwest Washington, DC neighborhood of Glover-Archibold Park, City Ridge is positioned to be a new destination point in the city and a catalyst for future development. This \$650 million urban village will be centered around the refurbished and repurposed Fannie Mae Headquarters building and consists of eight new buildings augmenting the historic building and grounds. Each roof terrace has been designed to incorporate a unique program that responds to views of the city with strong connections to the interior amenity spaces. Amenities include a meadow garden and greenhouses, zen garden, yoga space, daycare and discovery playground, outdoor maker studio, demonstration kitchen, coffee bar, and reading lounge. The central feature terrace is designed to support the Community Health and Fitness Club and pool.

### **The Adaire | Tysons, VA**

This was the second building developed at Tysons Springhill Station and features a Penthouse floor that is almost fully dedicated to amenities with 360 degree views of the metropolitan area and Blue Ridge mountains. The contemporary design of the building was reinforced with a series of dramatic terraces at the Penthouse and the 8th Floor Party Terrace. The landscape was carried up from the contemporary streetscape into a series of landscape windows in the parking podium.

### **77 H Street | Washington D.C.**

This urban mixed-use project incorporates retail and residential uses stitched elegantly into an urban setting that is just a few blocks from the U. S. Capitol. The project has received many accolades for the successful integration of a Walmart into a pedestrian friendly setting in the city. Two distinct residential courtyards provide areas of sanctuary and much desired outdoor amenities. Stone paving and lush planting were incorporated to provide spaces for quiet seating as well as opportunities for larger gatherings. A colorful glass aggregate custom wall is the centerpiece of the design and accommodates internal lighting to provide interest both day and night. On the fourth-floor roof a dynamic amenity space allows for outdoor gatherings and swimming. This space takes advantage of views of the city and features an outdoor kitchen, several spaces for outdoor dining, a bar area with custom pergola, and fire pit area. A sun shelf and swimming pool are located here as well, with ample lounge seating.

### **The Ascent | Tysons, VA**

Tysons Springhill Station, the project where The Ascent is located, was the Demonstration Project for the new zoning and urban design guidelines developed for the extension of the Silver Line through Tysons Corner. The Ascent was the first residential building built under this new zoning district and will set the precedent for future development within Fairfax County's new downtown. The building was on the first urban street of many that will become a grid of streets in Tyson's and transform it into a vibrant mixed-use neighborhood. An entertainment garden is set above the parking podium while a pool, terrace and sunset fire pit terrace take in the distant views to the Blue Ridge Mountains on the 28th floor.

### **The Sonnet | Washington D.C.**

Located at the intersection of 14th and U, The Sonnet offers sophisticated urban living in the heart of the District of Columbia. This mixed-use, multi-family residence building includes 288 luxury residential units and 15,300 square feet of ground level retail. Also at ground level is a courtyard with direct access from the communal lounge area with seating and gaming opportunities. An exterior dog area is conveniently located adjacent to the dog spa and grooming center. The rooftop terrace features sweeping 360-Degree Views of The District. An infinity edge pool is enhanced by a 151" outdoor television wall, poolside bar, and a dining space with grill stations.

### **Trini's Park | Tysons, VA**

Located directly adjacent to the Westpark development, this pocket park serves to provide a valuable respite from the dense urban environment that surrounds it. This park design provides ample opportunities to sit, meander, and take shelter from the afternoon sun. Situated on a hillside, this park addressed numerous grade challenges and created a usable green space on what would otherwise be an overgrown slope. Strong geometric patterns divide the space and create visual interest when viewed from the surrounding office buildings, while lush plantings provide seasonal interest.

### **Tysons West Promenade | Tysons, VA**

Mr. Avrit provided landscape architecture for the first project planned to utilize the new Dulles Metrorail. Streetscape and plaza design emphasizes the pedestrian and transit focus for this vital center in Northern Virginia.

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## Daniel Solomon, AICP, LEED AP ND

*Director, Planning*

Mr. Solomon has significant transportation planning and engineering experience, including traffic impact studies, traffic simulation, field data collection and analysis, Transportation Demand Management (TDM), roadway signing and striping plans, bicycle planning and facilities design, parking studies, functional parking lot and garage design, and multi-modal planning efforts. Mr. Solomon has been involved with various types of projects including educational institutions, mixed-use developments, commercial and retail developments, office developments, and government facilities throughout the District of Columbia, Virginia, and Maryland. He takes great interest in the multi-modal component of urban projects that require innovative solutions to benefit all modes of transportation.

*Daniel's project experience covers the full spectrum of land-use and includes:*

### Mixed-Use Development

1401 Pennsylvania Avenue SE Redevelopment, Washington, DC  
301-331 N Street NE, Washington, DC  
4001 South Capitol Street, Washington, DC  
5 M Street SW, Washington, DC  
680 Eye Street SW, Washington, DC  
801 New Jersey Avenue NW, Washington, DC  
965 Florida Avenue NW Development, Washington, DC  
Bryant Street Development, Washington, DC  
Hecht's Warehouse, Washington, DC  
New City DC, Washington, DC  
One M Street SE, Washington, DC  
Stanton Square / Martha's Table PUD, Washington, DC  
The Lady Bird PUD, Washington, DC  
The Randall School Redevelopment, Washington, DC  
The Wharf/SW Waterfront Redevelopment, Washington, DC  
The Yards, Washington, DC  
Union Market Transportation Impact Studies, Washington, DC  
101 12th Street S, Arlington, VA  
1900 Crystal Drive, Arlington, VA  
2001 Richmond Highway, Arlington, VA  
223 23rd Street/2300 Crystal Drive, Arlington, VA  
2525 Crystal Drive, Arlington, VA  
Northfax, City of Fairfax, VA  
Tide Lock Development, Alexandria, VA  
700 Quince Orchard Road Redevelopment, Gaithersburg, MD  
Montgomery Village Shopping Center, Montgomery Village, MD

### Multi-modal System Design / Planning

The Yards, Washington, DC  
Union Station 2nd Century Master Plan, Washington, DC  
DC2026 World Cup Bid Transportation Planning, Washington, DC



#### Education

Master of Science,  
Environmental Studies, Tel Aviv  
University, 2013

Bachelor of Arts, Environmental  
Policy and Urban Planning,  
York University, 2009

#### Professional Certifications

American Institute of Certified  
Planners (AICP)

LEED AP Neighborhood  
Development (ND)

#### Professional Associations

American Planning Association

Urban Land Institute (ULI)

ULI Regional Land Use  
Leadership Institute Program  
Committee

ULI Young Leaders Group  
Education Committee

Young Professional Planners in  
Washington DC

#### Experience

8 years total  
6 years with Gorove Slade

#### Location

Washington, DC  
Alexandria, VA

DDOT Livability Project Design, Washington, DC  
DDOT Trip Generation Study, Washington, DC  
DDOT K Street Transitway Study, Washington, DC  
Sherman Avenue NW Streetscaping and Lane Reduction Study, Washington, DC  
City of Alexandria Smart Mobility Framework, Alexandria, VA  
City of Alexandria Cut-Through Mitigation Study, Alexandria, VA  
Eisenhower East Small Area Plan Update, Alexandria, VA

## Senior and Affordable Housing

801 Rhode Island Avenue NE, Washington, DC  
Ingleside at Rock Creek, Washington, DC  
Sunrise Senior Living, Washington, DC  
Ward 4 Short-Term Family Housing, Washington, DC  
Ward 5 Short-Term Family Housing, Washington, DC  
Ward 6 Short-Term Family Housing, Washington, DC  
Ward 7 Short-Term Family Housing, Washington, DC

## Primary and Secondary Schools

DCPS Petworth Campus Transportation Plan, Washington, DC  
Georgetown Day School, Washington, DC  
KIPP DC Ferebee Hope, Washington, DC  
KIPP DC Terrell School, Washington, DC  
Latin-American Montessori Bilingual (LAMB) Public Charter School, Washington, DC  
APS Career Center Site Expansion, Arlington, VA  
APS Education Center Site Expansion, Arlington, VA  
APS New Elementary School on Reed Site, Arlington, VA

## Multi-Family Residential

10 Van Street SE, Washington, DC  
1200 Varnum Street NE, Washington, DC  
1315 Clifton Street Development, Washington, DC  
15th & S Street NW, Washington, DC  
1800 Columbia Road NW, Washington, DC  
301 Florida NE, Washington, DC  
57 N Street NW, Washington, DC  
60 Eye Street SW, Washington, DC  
Brookland Townhomes PUD, Washington, DC  
Second and Fenwick, Silver Spring, MD  
400 11th Street S, Arlington, VA

## Commercial

1401 Okie Street NE, Washington, DC  
Bladensburg DaVita Dialysis BZA, Washington, DC  
Department of Public Works Master Plan, Washington, DC  
CVS Real Estate Projects, Washington, DC

## Entertainment, Sports and Event Centers

Nationals Baseball Park Parking Study, Washington, DC  
Kennedy Center for the Performing Arts, Washington, DC  
RFK Stadium Campus Redevelopment, Washington, DC

## Hotels

20 Massachusetts Avenue NW, Washington, DC  
400 Florida Avenue NE, Washington, DC  
The Yards Parcel L, Washington, DC