

**Exhibit K: Resumes for Expert Witnesses and Outlines of Witness Testimony**

**OUTLINE OF TESTIMONY OF DIANA MOVIUS, MARK JAMES, CHRIS VAN ARSDALE AND/OR ANOTHER  
REPRESENTATIVE OF THE APPLICANT  
DANCE LOFT VENTURES**

- I. Introduction of Applicant
- II. History of Site
  - A. Dance Loft operations
  - B. History of acquisition and
- III. Model of arts preservation and affordable housing
- IV. Overview of Project
- V. Goals and Objectives of Application
- VI. Dialogue Process with the community and other stakeholders
- VII. Conclusion

**OUTLINE OF TESTIMONY OF PROJECT ARCHITECT,  
SEAN PICHON OR ANOTHER REPRESENTATIVE OF  
PGN ARCHITECTS**

- I. Introduction
  - A. Project Architect, PGN
- II. Description of Project
  - A. Site Configuration
  - B. Design Considerations and Drivers
  - C. Proposed Design
  - D. Revisions to Design and Response to Neighbors, OP, Other Agencies
  - E. Description of Materials
- III. Conclusion

**Exhibit K: Resumes for Expert Witnesses and Outlines of Witness Testimony**

**OUTLINE OF TESTIMONY OF PROJECT TRANSPORTATION CONSULTANT,  
ERWIN ANDRES OR ANOTHER REPRESENTATIVE OF  
GOROVE/SLADE ASSOCIATES**

- I. Introduction
  - A. Project Transportation Consultant, Gorove/Slade
- II. Site and Area Conditions
- III. Description of Project
  - A. Access and public alley Considerations
  - B. Discussion of parking
  - C. Discussion of loading
  - D. Discussion of potential impacts of Project
  - E. Discussion of Transportation Demand Management Plan
- IV. Conclusion

**OUTLINE OF TESTIMONY OF PROJECT CIVIL ENGINEER,  
JAMES GAPINSKI OR ANOTHER REPRESENTATIVE OF AMT**

- I. Introduction
  - A. Project Civil Engineer/Landscape Architect
- II. Site and Area Conditions
- III. Description of Project Features
  - A. Ground level plans
  - B. Rooftops
  - C. Green Area Ratio
  - D. Stormwater Considerations
- IV. Other Site Considerations
- V. Conclusion

*[End of Exhibit K]*



**Sean Pichon, AIA, NCARB**  
**Partner**

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**Professional Experience**

Sean has over 27 years experience in the DC metro area. Before joining PGN, Sean worked with two of the DC's leading firms. Sean compliments PGN with a career crafted to refine his understanding of the architectural process. He was a vital team member on the award winning Pepco Headquarters Building in downtown DC and served as the on site architect for the United States Patent and Trademark Complex in Alexandria, Virginia. Sean has worked on many prominent projects in Washington D.C. He is an exceptional designer who has substantial technical and construction experience.

**Education**

Bachelor of Architecture, Howard University

**Registrations**

Registered Architect  
District of Columbia, Virginia,  
Maryland

**Affiliations**

National Council of Architectural  
Registration Boards (NCARB)  
American Institute of Architects  
(AIA)

**Years of Experience**

27 years in Industry / 18 years with  
PGN

**RELEVANT PROJECT EXPERIENCE**

**AXIS at Howard**

Washington, DC

Sean served as Primary Project Leader for the renovated nine-story student housing building with amenity space.

**Howard University Harriet Tubman Quadrangle (The Quads)**

Washington, DC

Sean served as Primary Project Leader for the five student housing halls with amenity space.

**1827 Wiltberger Street NW**

Washington, DC

Mixed use commercial and residential Historic Landmark building. Sean was an expert witness for both cases.

**Ward 4 Short Term Family Housing NW**

Washington, DC

Building part of Closing DC General initiative. Sean appeared as an expert witness for the BZA case.

**Maryland Avenue Residence NE**

Washington, DC

New condo development. Sean appeared as an expert witness for the approval of the BZA case.

**30th Place NE**

Washington, DC

Unit townhouse development. Sean appeared as a witness for the approval of the BZA case.

**11th and I Street**

Washington, DC

New 26-unit apartment building. Sean appeared as a witness for the approval of the BZA case.

## Erwin N. Andres, PE

*Principal & Vice President*

Mr. Andres' diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design.

Mr. Andres has directed transportation impact studies, traffic circulation and transit studies, parking studies, and multi-modal studies for master plans, business districts and new real estate development projects of all types and sizes. He has evaluated alternative public transportation modal options. He is familiar with roadway classification and its application to transportation planning. He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses.

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

### Mixed-Use Developments

The Yards, Washington, DC  
Walter Reed Army Medical Center Redevelopment, Washington, DC  
CityCenter DC, Washington, DC  
New City DC, Washington, DC  
Skyland Town Center, Washington, DC  
Atlantic Plumbing Redevelopment, Washington, DC  
The Apollo H Street Mixed-Use Development, Washington, DC  
Hecht's Warehouse, Washington, DC  
High Line at Union Market, Washington, DC  
Gallaudet University 6<sup>th</sup> Street Redevelopment, Washington, DC  
Michigan and Irving Redevelopment, Washington, DC  
Eckington Park, Washington, DC  
8<sup>th</sup> & H Street Connection, Washington, DC  
Burnham Place at Union Station, Washington, DC  
Armed Forces Retirement Home Redevelopment, Washington, DC  
The Ladybird, Washington, DC  
Bryant Street NE DC Development, Washington, DC

### Small Area Plans/ Redevelopment and Revitalization

Downtown East Re-Urbanization Strategy, Washington, DC  
Poplar Point Planning Alternatives, Washington, DC  
Takoma Central District Plan, Washington, DC  
Union Station 2nd Century Master Plan, Washington, DC  
Union Station Master Plan Constructability, Washington, DC



#### Education

Bachelor of Science,  
Civil Engineering,  
Rutgers University, 1994

#### Professional Registration

Professional Engineer – Maryland

#### Professional Associations

Urban Land Institute (ULI)

American Planning  
Association (APA)

Institute of Transportation Engineers  
(ITE)

Lambda Alpha International  
(LAI) Land Economics  
Honorary Society, Board  
Member & Past President

University of Maryland Graduate  
Program in Real Estate, Lecturer

#### Experience

27 years total  
23 years with Gorove Slade

#### Location

Washington, DC

### State and Municipal Government

DC Water Headquarters Building, Washington, DC  
DC Courts Hardened Mail Center, Washington, DC  
Moultrie Courthouse, Washington, DC

### Colleges and Universities

George Washington University Mt. Vernon Campus,  
Washington, DC  
Ohio State University, Columbus, OH  
University of Toledo, Toledo, Ohio  
University of Virginia Health Sciences District,  
Charlottesville, VA  
Wesley Theological Seminary, Washington, DC

### Entertainment, Sports and Event Centers

Hearst Park & Pool, Washington, DC  
DC United Stadium, Washington, DC  
Germantown Soccer Complex, Germantown, MD  
National Museum of African American History and Culture  
(NMAAHC), Washington, DC  
Palisades Recreation Center, Washington, DC  
RFK Stadium Redevelopment, Washington, DC  
Washington Convention Center, Washington, DC  
Washington National Cathedral, Washington, DC  
Washington Nationals Stadium, Washington, DC  
Wilson Aquatic Center, Washington, DC

### Federal Government

Department of State at WRAMC, Washington, DC  
Federal Reserve Board, Washington, DC  
FBI Headquarters Relocation, Washington DC  
National Academy of Science, Washington, DC  
National Cancer Institute, Ft. Detrick, Frederick, MD  
National Institute of Health, Bethesda, MD  
National Institute of Standards and Technology (NIST),  
Gaithersburg, MD & Boulder, CO  
NPS Hains Point Facility, Washington, DC  
Suitland Federal Center, Suitland, MD  
US Coast Guard at St. Elizabeth's - Washington, DC  
USDOT Headquarters, Washington DC  
Washington Navy Yard, Washington, DC

### Hotels

Marriott Marquis, Washington, DC  
Pod Hotel, Chinatown, Washington, DC  
The Conrad Hotel, Washington, DC  
Hampton Inn Ball Park, Washington, DC

### Medical

Sibley Memorial Hospital, Washington, DC  
Children's National Health System, Washington, DC  
Kaiser Permanente, Gaithersburg & Largo, MD  
Walter Reed National Naval Medical Center, Bethesda, MD  
Manazel Medical Center, Abu Dhabi, UAE  
MedImmune, Gaithersburg, MD

### Office

101 Constitution Avenue, NW, Washington, DC  
2100 K Street NW PUD, Washington, DC  
901 New York Avenue NW, Washington, DC

### Planned Unit Developments

1337 E Street SE PUD, Washington, DC  
300 M Street NE PUD, Washington, DC  
300 Morse Street NE PUD, Washington, DC  
4th St. NE and RI Ave NE PUD, Washington, DC  
810 O Street NW PUD, Washington, DC  
Archer Park PUD, Washington, DC  
Curtis Properties PUD, Washington, DC  
Florida Rock PUD SE, Washington, DC  
Square 369 PUD at 9th and L Streets NW, Washington, DC

### Primary and Secondary Schools

Capitol Hill Montessori School, Washington, DC  
Cardozo Senior High School, Washington, DC  
DC Prep, Washington, DC  
Duke Ellington School of the Arts, Washington, DC  
French International School, Bethesda, MD  
Georgetown Visitation School, Washington, DC  
Holton-Arms School, Bethesda, MD  
Lafayette Elementary School, Washington, DC  
National Cathedral School, Washington, DC  
St. Albans School, Washington, DC  
The Field School, Washington, DC  
Two Rivers Public Charter School, Washington, DC  
Washington International School, Washington, DC  
Wilson Senior High School, Washington, DC

### Retail

CVS Real Estate Projects, Washington, DC  
Jumbo Foods, Prince Georges County, MD  
Safeway - Georgetown, Petworth & Palisades,  
Washington, DC  
Georgia Avenue Walmart, Washington, DC  
Whole Foods, Washington, DC

## William Zeid, PE

*Project Manager*

Will is a project manager with over 11 years of experience in traffic, parking and transportation engineering and planning in the DC, Maryland and Virginia markets providing support for designing and entitling private and public development projects. He is responsible for managing projects in Washington, DC, Maryland, and Virginia. Will recently helped lead a public-private working group to update Montgomery County's 2022 Local Area Transportation Review (LATR) Guidelines to incorporate a cap on off-site improvement requirements.

He has experience with all types of projects including educational institutions, mixed-use developments, commercial and retail developments, office developments, and government facilities.

Will has been qualified as an expert by the DC Board of Zoning Adjustment, by numerous jurisdictions in Maryland and Virginia, and has been recognized as an expert witness by the Loudoun County Circuit Court.

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

### Experience

**TRAFFIC IMPACT ANALYSIS:** Conducted numerous traffic impact studies for residential, commercial, institutional, and mixed-use projects in the Washington metropolitan area. This includes preparation of analyses, reports, and presentations in support of rezoning, site plan, and subdivision approvals.

**ROADWAY CAPACITY ANALYSIS:** Conducted capacity analyses using Highway Capacity Manual and Critical Lane Volume methodologies. This includes analysis intersections, ramps, and weaving sections using Synchro, Highway Capacity Software (HCS) and SIDRA. Performed microscopic simulation studies and presentations using the SimTraffic software.

**TRAFFIC FORECASTING:** Estimated the number of vehicular, pedestrian and bicycle trips generated by proposed developments based on data provided in the Institute on Transportation Engineers' Trip Generation as well as other industry publications. Based on these estimates, forecasted future traffic volumes on roadway networks. Determined trip reductions achievable due to proximity to transit and the implementation of a transportation demand management (TDM) program.

**PARKING ANALYSIS:** Conducted parking analyses of various developments including retail, mixed-use, and institutional clients. Evaluated existing and forecasted future parking demands. Prepared shared parking studies as well as parking reduction studies.



#### Education

Bachelor of Science,  
Civil Engineering,  
University of Idaho

#### Professional Engineer Registration

Maryland: No. 49415  
District of Columbia: No. PE921523  
Indiana: No. PE12000640

#### Professional Associations

Institute of Transportation Engineers

#### Practice Areas

- 11 years of experience
- Traffic Impact Analysis
- Comprehensive Transportation
- Reviews
- Roadway Capacity Analysis and Traffic
- Forecasting
- Parking Analysis
- Signal Warrant Analysis
- On-Site Circulation and Loading

**SIGNAL WARRANT ANALYSES:** Conducted numerous studies to determine the existing and future need for signalization at specific intersections, according to the guidelines of the Manual on Uniform Traffic

**RECENTLY COMPLETED AND ACTIVE DISTRICT OF COLUMBIA PROJECTS**

- CSX West - WC Smith, Washington, DC
- Takoma Metro Multifamily Development, Washington, DC
- Reed Street PUD, Washington, DC
- 3000 M Street NW – PUD, Washington, DC
- 3220 Prospect Street, Washington, DC
- 4618 14th Street NW PUD, Washington, DC
- 1250 U Street NW Redevelopment, Washington, DC
- MRP Steuart Buzzard Point Phase 1, Washington, DC
- Square 669-670, Washington, DC
- Smithsonian Institution – Revitalization, Washington, DC
- 1301 S Capitol Street, Washington, DC
- Friendship Center, Washington, DC
- 2406 Massachusetts Avenue NW, Washington, DC
- Dorothy Heights Elementary School, Washington, DC
- Ft. Lincoln / Hagans Recreation Center, Washington, DC
- Raymond Elementary School, Washington, DC
- Wesley Theological Seminary, Washington, DC
- 4.5 Street Alley 2-Way/1-Way Conversion
- MLK Gateway Phase II, Washington, DC
- \*Sidwell Friends School, Washington, DC
- \*1700 Pennsylvania Avenue, Washington, DC (Qualified as Expert at BZA - Case: 19943)
- \*NoMa BID Two-Way Street Conversions, Washington, DC

*\*Project completed with previous firm.*





## James Gapinski, PE, LEED AP

### Civil Engineer

#### EDUCATION

- BS, 1995, Civil Engineering, Virginia Polytechnic Institute and State University

#### CERTIFICATIONS

- Professional Engineer: DC (#PE904969), MD, VA

- LEED Accredited Professional

#### EXPERIENCE

- 25 years (14 with AMT)

Mr. Gapinski has 25 years of experience in civil engineering and site design with over 14 years' experience working exclusively on new construction and renovation projects throughout the District of Columbia. His project experience includes affordable housing (new construction and renovation), market rate residential, mixed used development, public and private school facilities, utility infrastructure, and right-of-way development projects. His expertise includes civil design for site / building development, roads, parking lots, storm sewers, sanitary sewers, potable water systems, grading, drainage, accessible routes, stormwater management, sustainable design, and erosion and sediment control facilities. He also serves as a liaison between clients and government agencies relative to permit preparation/acquisition including DC Water, DC Watershed Protection Branch of the DOEE, the DCRA Permits office, and DDOT, and has practical working knowledge of their procedures and practices. Mr. Gapinski is LEED certified and has served on multiple LEED rated projects.

#### RELEVANT PROJECTS

**Villages of East River Apartments, SE – Washington, DC:** Project Manager/Civil Engineer for the rehabilitation of 202 affordable housing units in 16 detached garden-style residential buildings in southeast DC. The project is organized into 9 permit plan sets which were simultaneously submitted to DC agencies for permit review. The project is being redeveloped by The Positive Change Tenants Association, which exercised its right to purchase the expiring Housing Credit property under DC's Tenant Opportunity to Purchase Act (TOPA) law. Design services include site demolition, site design, landscape architecture, ADA accessibility, domestic water upgrades, storm sewer systems, stormwater management, parking lot improvements, erosion/sediment control, and coordination/permitting with DDOT, DC Water, and DOEE.

**DCHA Highland Dwellings – Washington, DC:** Senior Project Manager and QA/QC Civil Engineer for the rehabilitation and new construction of an existing multi-family affordable housing development with more than 200 units in 58 structures. AMT's design includes over 25 SWM facilities, site improvements, courtyard areas, two playground areas, landscape feature areas, two pedestrian greenways, one new vehicular travel way, and site development for a new apartment building with associated courtyard, planting, and hardscape areas. Provided extensive coordination with DDOT, DC Water, DOEE, and design team. Design services include site demolition, site design, water, sanitary and storm sewer, stormwater management, parking lot design, erosion/sediment control, landscape design, and coordination/permitting with DDOT, DC Water, & DOEE.

**Wheeler Terrace Apartment Complex Renovation, SE – Washington, DC:** Project Manager/Civil Engineer for the renovation of seven three-story Section 8 affordable housing apartment buildings in the Washington Highlands neighborhood in southeast DC. Wheeler Terrace is the first affordable housing development in the District to meet both the "Green Communities" standards and achieve LEED Gold certification. Design services included topographic surveying, site demolition, full site and hardscape design, ADA accessibility, parking lot, public alley privatization, LEED and Green Communities site compliance, building utility lateral design (domestic water, fire suppression, sanitary sewer, storm sewer), stormwater management, erosion/sediment control, and coordination/permitting with DDOT, DC Water, and DDOE.



**Providence Place Apartments, NE – Washington, DC:** Project Manager/Civil Engineer for the DMPED new construction of 93-unit mixed income apartments located on the historic campus of the Progressive National Baptist Convention (PNBC) in the Lincoln Heights / Deanwood neighborhood of northeast DC. Design services include topographic surveying, site demolition, site design, water, sanitary and storm sewer, stormwater management, parking lot design, erosion/sediment control, dry utility coordination, and permitting with DDOT, DC Water, DOEE, Pepco, and Verizon.

**2321 4th St NE – Washington, DC:** Project Manager/Civil Engineer for a 5-story, 116-unit new construction affordable housing building with ground floor retail near the Rhode Island Avenue metro station. Design services include topographic surveying, construction stakeout, site design, landscape design, building utility lateral design (domestic water, fire suppression, sanitary sewer, storm sewer), bioretention stormwater management, erosion/sediment control, dry utility design, and coordination/permitting with DDOT, DOEE, DC Water, Pepco, Verizon, & Washington Gas.

**Brookland Artspace Lofts, NE – Washington, DC:** Project Manager/Civil Engineer for the 4-story, 60,000 SF mixed-use residential building and performing arts center. The center includes 41 affordable live/work units for low-income artists and their families. The center also serves Dance Place and its artists, staff, and constituents with commercial, gallery, and studio space, plus two residential units for guest artists. Services include topographic survey, site design, building utility lateral design (domestic water, fire suppression, storm sewer, sanitary sewer), stormwater management, erosion/sediment control, and coordination/permitting with DC Water, DDOE, and DDOT.

**Lincoln Westmoreland Apartment Renovation, NW – Washington, DC:** Project Manager/Civil Engineer for the renovation of the 10-story Lincoln Westmoreland low-income housing apartment building in the Shaw neighborhood of northwest DC. Design services include utility lateral design (fire service lateral, storm sewer), erosion/sediment control, and coordination/permitting with DC Water and DDOE.

**Gibson Plaza Apartment Renovation, NW – Washington, DC:** Project Manager/Civil Engineer for the renovation of the 10-story low-income housing Gibson Plaza apartment building in the Shaw neighborhood of northwest DC. Design services include topographic surveying, construction survey layout, site demolition, site and hardscape design, parking lot design, building utility lateral design (domestic water, fire suppression, sanitary sewer, storm sewer), erosion/sediment control, and coordination/permitting with DC Water and DDOE.

**St. Dennis Apartment Renovation, NW – Washington, DC:** Project Manager/Civil Engineer for the renovation of the St. Dennis Apartments located in the Mount Pleasant Neighborhood of northwest Washington DC. St. Dennis is a 29,000 GSF 4-story with basement apartment complex housing 32 residential units renovated for low-income tenants. The work includes full interior renovation, building utility connections, and associated site work. Design services include topographic survey, site design, building utility lateral design (domestic water, fire suppression, storm sewer, sanitary sewer), erosion/sediment control, maintenance of traffic design, and permitting with DC Water, DDOE, and DDOT.

**Euclid Apartment Renovation, NW – Washington, DC:** Project Manager/Civil Engineer for the renovation of the low-income housing Euclid apartment building in the Adams Morgan neighborhood of northwest DC. Design services include topographic surveying, site demolition, site design, building utility lateral design (domestic water, fire suppression, sanitary sewer, storm sewer), full site and hardscape design, erosion/sediment control, and coordination/permitting with DC Water and DDOE.

**Sorrento Apartment Renovation, NW – Washington, DC:** Project Manager/Civil Engineer for the renovation of the low-income housing Sorrento apartment building in the Adams Morgan neighborhood of northwest DC. Design services include topographic surveying, building utility lateral design (domestic water, fire suppression, sanitary sewer, storm sewer), erosion/sediment control, and coordination/permitting with DC Water and DDOE.

**Residences at Georgia Avenue, NW – Washington, DC:** Project Manager/Civil engineer for the 8-story, 94,000 SF 100% affordable residential and commercial building in the Petworth neighborhood of northwest DC. Design services include topographic surveying, public alley closure, site demolition, site grading, ADA accessibility, erosion/sediment control, water, sanitary sewer, storm sewer, and fire suppression service laterals, stormwater management, and coordination/permitting with DDOT, DC Water, and DDOE.