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CRESCENT RESOURCES
LLC

2805 South Crystal Drive, Arlington, VA
t: 800.738.8566 f: 703.416.4442



Zone 5

Zone 1&2

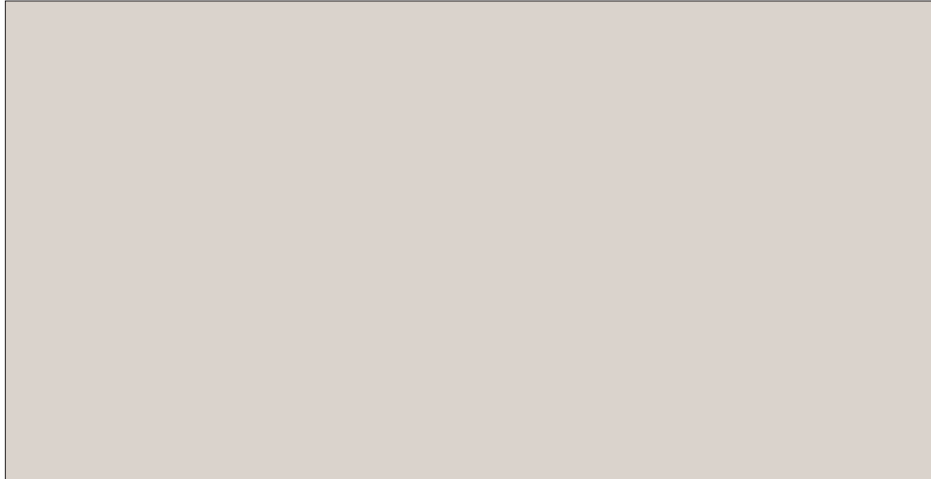
Zone 3&4

Zone 6

North Capitol St

Irving St NW

ENTITY IDENTIFICATION
Crescent Resources LLC



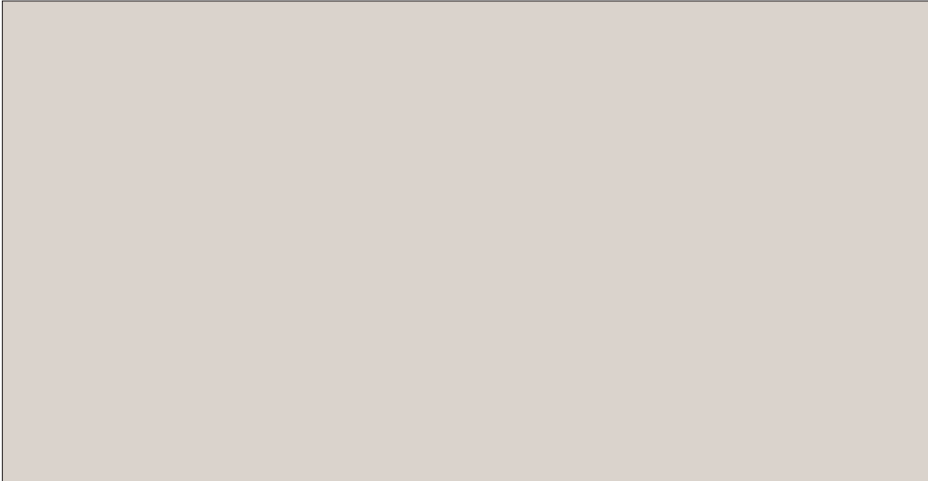
Headquarters 400 South Tryon Street, Suite 1300
Charlotte, NC 28202
O. 704.382.8009
Primary Contact:
Arthur W. Fields, President

Regional Office 2805 South Crystal Drive
Arlington, VA 22202
O. 703.416.4443
F. 703.416.4442
Primary Contact:
Daniel B. Kohlhepp, Regional V. P.
dbkohlhepp@crescent-resources.com

ID of any affiliation Crescent Resources, LLC is an indirect real estate subsidiary of Duke Energy. Crescent Resources, LLC would form a wholly owned special purpose entity specifically for the AFRH Project.

ENTITY'S LEGAL STRUCTURE

Crescent Resources LLC

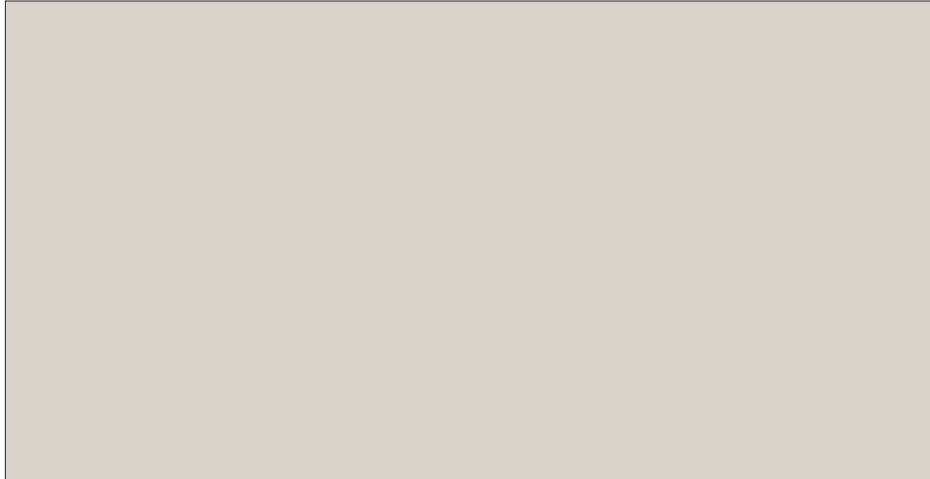


Crescent Resources LLC, and AFRH LLC, are both Limited Liability Companies.

Crescent Resources LLC is a Georgia Limited Liability Company established by agreement on December 11, 2000. The sole member of the Company by virtue of it being the sole shareholder of the Company is Duke Ventures, LLC. A copy of the Limited Liability Company Agreement of Crescent Resources, LLC is enclosed.

ENTITY'S ORGANIZATIONAL STRUCTURE

Crescent Resources LLC



1. The current Board of Managers of Crescent Resources, LLC consists of four members. Their names and contact information is as follows:
 - Arthur W. Fields
 - Jim Mogg
 - R. Wayne McGee
 - James Short, Jr.

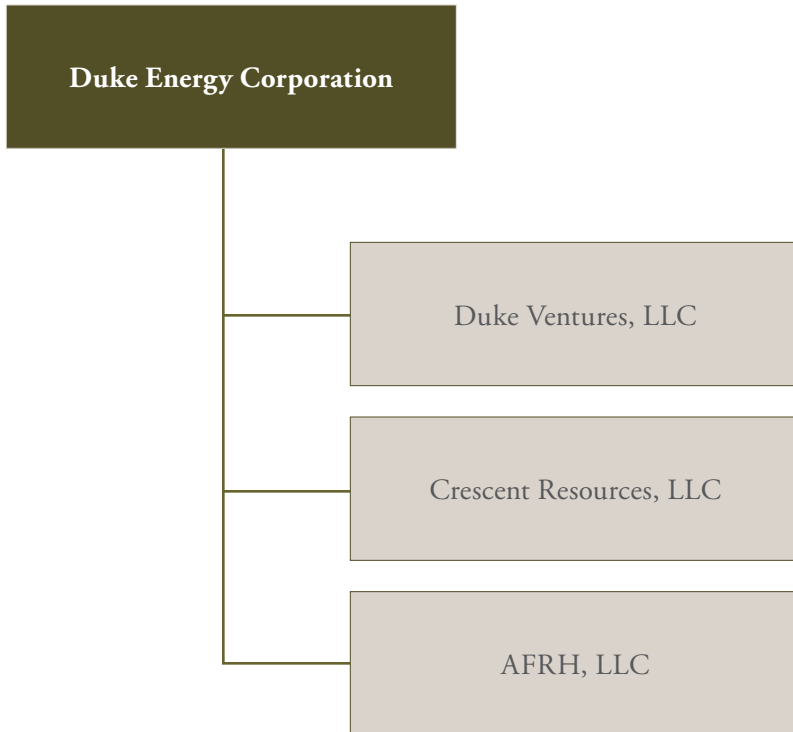
Each member of the Board of Managers can be reached at the headquarters located in Charlotte, NC.

The proposed AFRH, LLC entity would likely consist of the four current Crescent Resources, LLC plus Daniel B. Kohlhepp.

Daniel B. Kohlhepp can be reached at the regional office located in Arlington, VA.

2. As of October 31, 2005, Crescent Resources, LLC employs three hundred and eighty three persons.
3. Included for reference are Crescent Resources LLC audited financial statements for 2003 and 2004.

4. Organizational Chart of Legal Organizational Structure



5. Description of proposed relationships for development agreements etc.

The primary purpose for the establishment of AFRH, LLC, a wholly owned special purpose entity for this project, is to create a master entity through which all agreements will be executed. AFRH, LLC would be positioned to execute, manage and enforce all sub-developer purchase agreements, sub-leases, development agreements, construction agreements, easements etc as well as any master agreements with the AFRH.

INVESTIGATIONS AND LEGAL PROCEEDINGS

Crescent Resources LLC

Crescent Resources, LLC is not party to or involved in any material legal proceedings that would affect its ability to carry out its obligations on the AFRH project. Crescent would be willing to share details of litigation in which their involved through the normal course of business.

TAXES AND OTHER OBLIGATIONS

Crescent Resources LLC

As of November 16, 2005, Crescent Resources, LLC is current on all taxes due.

REFERENCES

Crescent Resources LLC

to come

DEVELOPMENT TEAM**Team directory****Attorney**

Jerry A. Moore III
 Venable LLP
 575 7th Street, NW
 Washington, DC 20004-1601
 O. 202.344.4000
 F. 202.344.8300
 D. 202.344.4763
 E. jamoore@venable.com

Architect Master Plan and Adaptive Reuse

Denis Glen Kuhn, FAIA
 Ehrenkrantz Eckstut & Kuhn
 Architects
 2000 L Street, NW
 Suite 410
 Washington DC 20036
 O. 202.777.0444
 F. 202.682.0738
 D. 202.777.0458
 E. dkuhn@eekarchitects.com

Architect Master Plan and New Construction

A. James (Jim) Tinson
 Hart Howerton
 10 East 40th Street
 New York, NY 10016
 O. 212.683.5631
 F. 212.481.3768
 E. jtinson@harthowerton.com

Architect Public Process and Approvals

Ronnie McGhee
 R. McGhee & Associates
 925 S Street, NW
 Washington, DC 20001
 O. 202.667.0166
 F. 202.667.0165
 E. rmcghee@rmc-architects.com

Architect**New Construction**

Marshall Purnell
 Devroux & Purnell
 717 D Street, NW
 Washington, DC 20004
 O. 202.483.2878
 F. 202.347.5829
 E. mpurnell@dp-architects.com

Landscape Architect

Martha Schwartz RLA, ASLA, FRIBA
 Martha Schwartz Partners
 147 Sherman Street Suite 200
 Cambridge, MA 02140
 O. 617.661.8141
 F. 617.661.8707
 E. msi@marthaschwartz.com

Landscape Architect

Warren Byrd
 Nelson Byrd Woltz
 408 Park Street
 Charlottesville, VA 22902
 O 434.984.1358
 F. 434.984.4158
 E. wbyrd@nbwla.com

CIVIL/MEPEngineering

Al O'Konski
 URS
 2020 K Sreet NW
 Suite 300
 Washington, DC 20006
 O. 202.872.0277
 F. 202.872.0282
 E. al_o'konski@urscorp.com

Traffic/Transportation

Vic Siaurusaitis
 Michael Baker Corporation
 1304 Concourse Drive
 Suite 200
 Linthicum, MD 21090
 O. 410.689.3400
 F. 410.689.3401
 E. vsiaurusaitis@mbakercorp.com

Architectural Historian

Judith Robinson
 Robinson & Associates
 1909 Q Street, NW
 Suite 300
 Washington, DC 20009
 O. 202.234.2333
 F. 202.234.5642
 E. jrobinson@robinson-inc.com

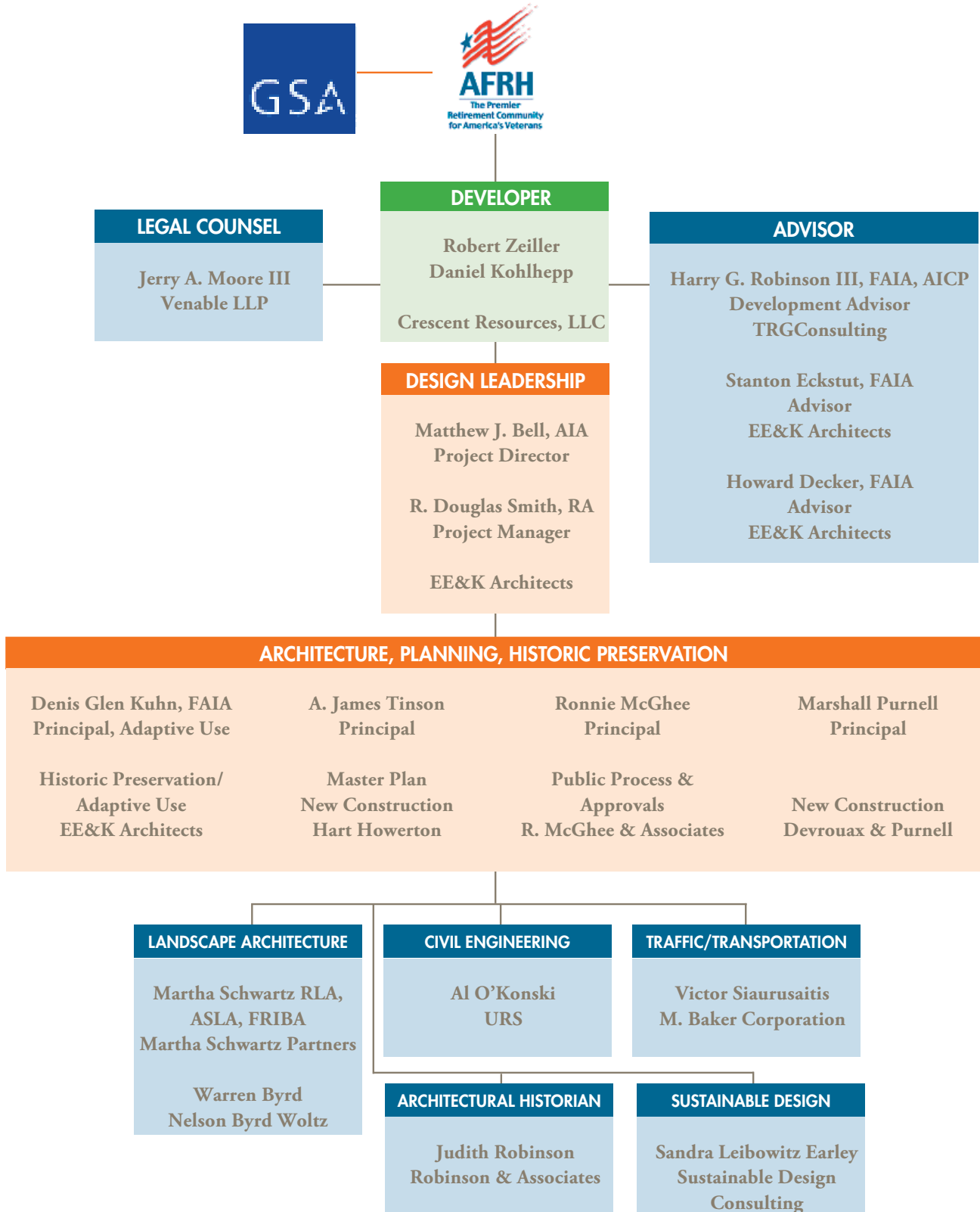
Development Advisor

Harry G. Robinson III, FAIA, AICP
 School of Architecture and Design
 2366 6th Street, NW
 Washington, DC 20059
 O. 202.806.5585
 F. 202.462.6783
 D. 202.262.1776
 E. danger2001@comcast.net

Sustainable Design

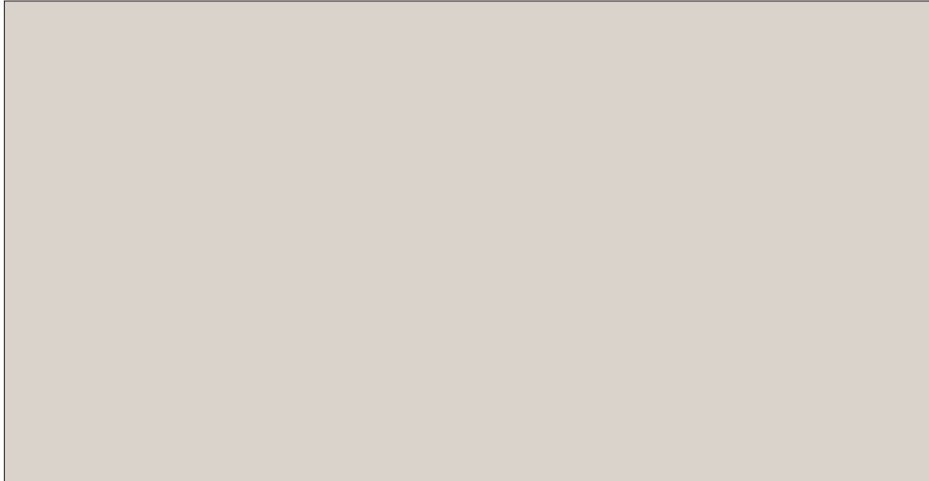
Sandra Leibowitz Earley
 Sustainable Design Consulting
 1606 West Grace Street
 Richmond, VA 23220
 O. 804.254.3880
 F. 866.589.7790
 E. sandra@sustaindesign.net

DEVELOPMENT TEAM
Team organization chart



DEVELOPMENT TEAM

Team member roles and availability and prior experience



We have assembled an expert team for the AFRH Redevelopment.

Venable LLP Attorney

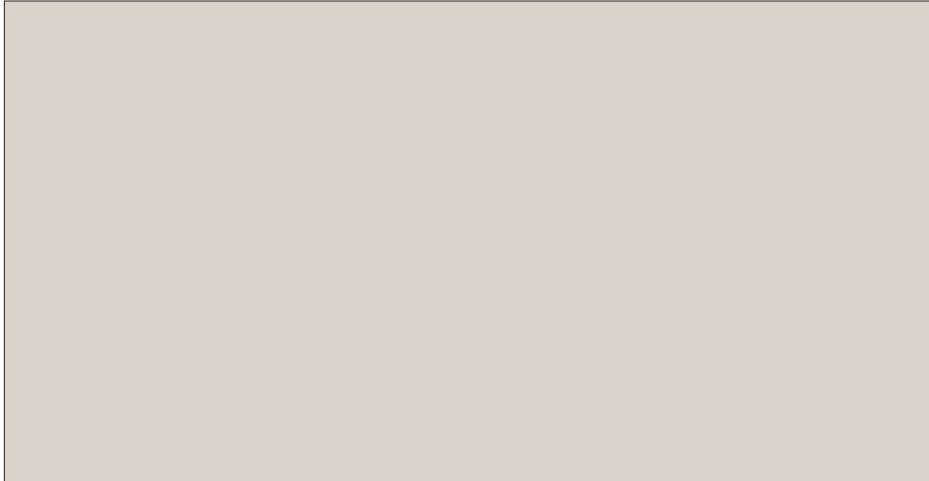
As one of The American Lawyer's top 100 law firms, Venable LLP has attorneys practicing in all areas of corporate and business law, complex litigation, intellectual property and government affairs. Venable serves corporate, institutional, governmental, nonprofit and individual clients throughout the U.S. and around the world from its base of operations in and around Washington, D.C. Founded more than a century ago, Venable has enjoyed a long history of steady growth, quality service and sound management. Chaired by former Attorney General of the United States, Benjamin R. Civiletti, Venable prides itself on being attuned to its clients' business objectives, sensitive to their culture and structured to deliver true value.

Ehrenkrantz Eckstut & Kuhn Architects Architect - Master Plan and Adaptive Reuse

Ehrenkrantz Eckstut & Kuhn Architects is an internationally acclaimed, full-service architectural firm that has set the standard for the role of Architecture in fields of adaptive use and preservation, urban redevelopment and large-scale design. EE&K Architects emphasizes the importance of retaining the greatest amount of historic fabric while perpetuating the useful life of each structure, preserving the best of the past for future generations. When designing a new building located in an historic site, it is essential to preserve and distinguish the various time periods represented therein, integrating additional elements with precision and care while preserving the integrity of the site.

DEVELOPMENT TEAM

Team member roles and availability and prior experience



Hart Howerton

Architect - Master Plan and New Construction

Hart Howerton's core practice is master planning and designing high quality and environmentally sound developments in sensitive, historic and natural settings with special site and market conditions. They are a strategic partner of their clients – becoming part of their development team – to understand their vision, business objectives, and market opportunities. Starting with a comprehensive understanding of the land itself, they create a design vision that reflects the character of the landscape and the site's history and culture. They combine the broad experience and technical depth of a large international practice with fast response, attention to details and personal involvement of principals usually found only in smaller firm. And, they stay from conceptualization to completion and beyond, while a new environment develops and a new community takes shape.

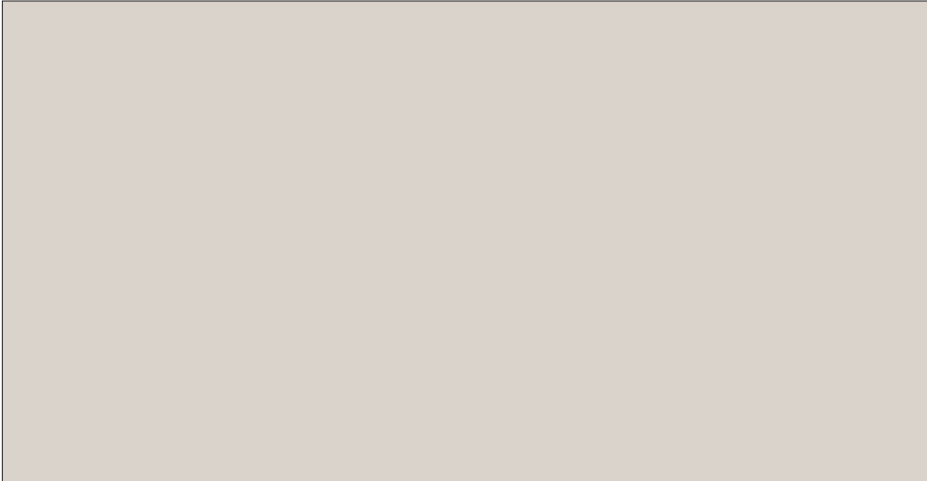
R. McGhee & Associates

Architect - Public Process & Approvals

R. McGhee & Associates (RMc), is a Washington, DC based firm providing a full range of personalized architectural and urban design services. From its inception RMc has been redefining the term "Architect" by the special attention we give to the needs, requirements and objectives of each client. Their primary product, as always, is service. As a small firm an integral component of that service is the personal contact the key personnel of RMc give each client and project. RMc is comprised of a diverse group of highly motivated and qualified design professionals with experience in the execution of residential, commercial and institutional facilities. They take particular pride in their experience and success with the alteration, restoration and adaptive reuse of existing buildings.

DEVELOPMENT TEAM

Team member roles and availability and prior experience



Devroux & Purnell

Architect - New Construction

Devroux & Purnell has been a prominent firm in the Washington, DC market for the last thirty years and has always been closely involved in the City's development and related community issues. D&P is a certified (LSDBE) minority owned small business enterprise and is licensed in the District of Columbia. They have been involved in some of the City's most prominent and controversial projects and have worked with government agencies and community groups through the design process. Projects such as the DC Convention Center, MCI Arena, Anacostia Gateway, DC Government Centers and Adams Morgan Condominiums and Parking Garage required D&P to make public presentations, conduct design charrettes and gain design approvals from both government and community representatives. The firm's wide range of both private and public development experience makes us fully aware of the options, issues and opportunities for projects in the District.

Martha Schwartz Partners

Landscape Architecture

Martha Schwartz Partners was formed to provide a full range of landscape design services conceived and executed at the highest artistic level possible. At MSP, their designs synthesize complex social issues with the requirements of environmentally sound practice; while also bringing a strong aesthetic focus to each project. While knowing that every project must be solved at an ecological level, MSP goes beyond each site's technical requirements to search for aesthetic solutions that in turn create value, a sense of identity, and determine the sustainability of a landscape. With considerable talent and experience, MSP brings this balance between environmental practice and aesthetics to national and international projects.

DEVELOPMENT TEAM

Team member roles and availability and prior experience



Nelson Byrd Woltz Landscape Architects **Landscape Architecture**

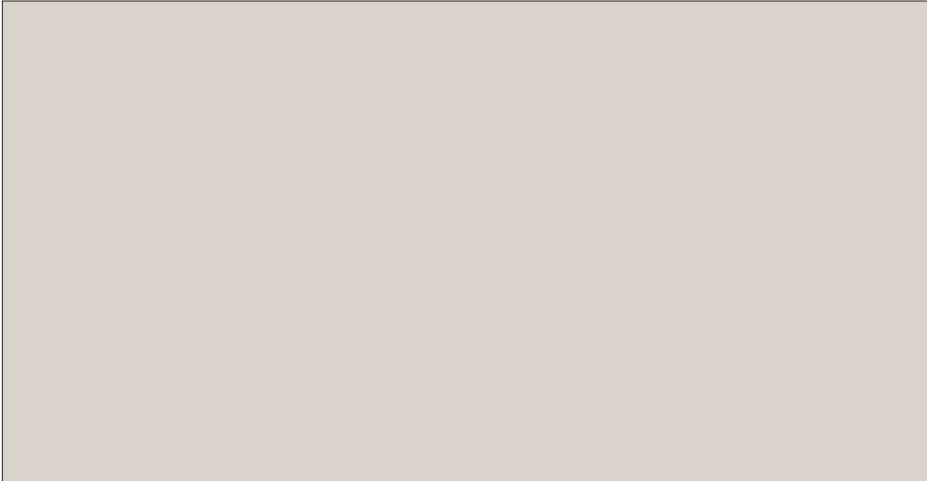
The firm's philosophy centers on design that honors and reveals the local history and natural context of a site through a process of observation, creative interpretation, and construction to meet the goals of the client. Initial design concepts are driven by attentive observation of site dynamics including prevailing winds, solar orientation, hydrology, geology, soils, and existing plant and animal communities. In the development of a design, the firm employs a vocabulary of primarily indigenous materials, including plants, paving, landforms, and multiple uses of water. They meld the particular - a place, a plant community, a certain landform - with universal archetypal qualities. The consequence ensures that the local ethos of a place is never lost or homogenized while the resultant design embraces an enduring and timeless sensibility.

URS Corporation **Civil Engineering, MEP Engineering**

URS Corporation has been in continuous operation for more than 50 years. It is now the largest architecture and engineering design firm in the United States, providing comprehensive design services to a diverse range of institutional, government, industrial, and corporate clients worldwide. URS – Washington, DC comprises more than 100 professionals providing a full range of architectural design, engineering, and supporting disciplines. Their senior personnel have extensive experience in the design of small and large, complex government projects. URS offers an unusually diverse, specialized combination of skills and experience with DoD security clearances to meet their government client's planning, architectural, engineering and environmental design, PM and CM requirements.

DEVELOPMENT TEAM

Team member roles and availability and prior experience



Michael Baker Corporation

Traffic/Transportation

As a leader in transportation design beginning with the interstate highway boom of the 1950s, Baker has accumulated a wealth of knowledge that can be advantageous to clients. Not only do their engineers understand the complexity of today's planning and design challenges, but they also have a thorough understanding of the regulatory and public approval processes. They add value by knowing what it takes to move a project forward - in the form of original software programs, sophisticated geospatial mapping techniques or interactive Internet sites. Baker Transportation's wide network of offices is staffed and geographically positioned to support the increase in transportation infrastructure improvement. Their management skills and technical competence in planning, design, and operations management services help us bring in our projects on-budget and on-schedule.

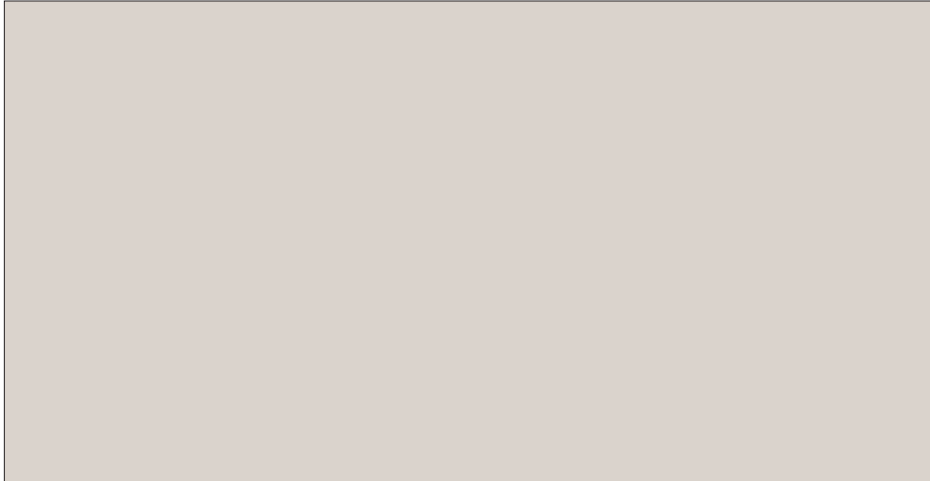
Robinson & Associates

Architectural Historian

Robinson & Associates, a research and consulting firm specializing in architectural, landscape, and cultural history, will act as preservation consultants and architectural historians on the project team. The firm's credentials are particularly strong in the area of historic preservation agency reviews. Members of the firm are recognized as expert witnesses by federal, state, and local preservation agencies including State Historic Preservation Officers across the country. Firm members' strong understanding of preservation legislation and regulations; issues of historic significance, context, and compatibility; and Section 106 review has greatly facilitated the ultimate success of rehabilitation and restoration projects.

DEVELOPMENT TEAM

Team member roles and availability and prior experience



Harry Robinson
Development Advisor

TO COME

Sustainable Design Consulting **Sustainable Design**

Sustainable Design Consulting seeks to improve conventional building culture for everyone's benefit. They bring this passion into all their activities. For maximum benefit, sustainable design awareness must be fully integrated into every building design aspect and at every project phase. Their experience has shown that green buildings are not inherently more expensive than conventional design, but sustainable design requires integrating its principles throughout the entire design team.

When a project team decides to achieve LEED-certification, it is essential to have a clear understand of how the green building guidelines apply to the specific project type. SDC has made an investment in researching and documenting the issues related to adapting LEED to multi-family projects and will sit on the USGBC committee to create a LEED Application Guide for Multi-family Buildings when that committee is formed.

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Crescent Resources LLC

Dan Kohlhepp will be the Crescent principal with overall responsibility for the project. Dan's primary responsibility will be to negotiate agreements with the Riverside Health System and coordinate and negotiate third party agreements.

Robert Zeiller will be the Crescent principal with responsibility for the project's land development program. Bobby will be responsible for the selection of the land development team, coordination of the infrastructure design and construction.

Tom Webb, Tony Byers and **Jim Mozley** will be the Crescent principals with responsibility for the refinement of the development program.

It is Crescent's intent to build an on-site land development team. That team will likely include a project manager, with support staff, and a sales and marketing team. Several potential candidates have been identified; however, commitments to personnel at this early stage would be premature. Should discussions warrant additional detail we will be happy to review the land development team structures at our other ongoing projects.

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Venable LLP Attorney

Venable Partner Jerry A. Moore III has served as lead attorney with full responsibility on many zoning, land use and real estate development projects that were zoned/rezoned successfully and developed in the District of Columbia. He has represented a diverse clientele, including the District government, private industry and nonprofit organizations. Venable can offer the Master Development Team at the Armed Forces Retirement Home the benefit of Mr. Moore's experience, as detailed in the representative examples provided below.

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Ehrenkrantz Eckstut & Kuhn Architects

Matthew J. Bell, AIA

Project Director

Matthew Bell has been a practicing architect and professor of architecture for over 20 years. His broad range of national and international architectural and urban design experience ranges from small-scale buildings and studies for existing neighborhoods to the design and implementation of new towns, campuses and cities. Creating a diverse portfolio of work has led Mr. Bell to develop unique insights into the urban-environment and design-issue challenges facing our cities, towns, and suburbs. Mr. Bell's vast experience in both large scale architecture and campuses includes the following projects: Hill East Waterfront, Alexandria's Eisenhower East, Binghamton University Site Improvements, and various studies at the University of Maryland. Mr. Bell will commit 25% of his time to AFRH.

Denis Glen Kuhn, FAIA

Principal, Preservation

Denis Glen Kuhn has over 35 years of experience in urban architecture and revitalization of American cities through renovation and restoration of historic structures. He has experience in a wide range of building types and disciplines, and has devoted his career to the preservation of our architectural heritage, through urban design planning, preservation and adaptive reuse. In all of his work, the emphasis is on a sustainable approach to design — retaining the greatest amount of historic fabric while perpetuating the useful life of each structure. Recent examples of his work in the Washington, DC area include the modernization of the Herbert C. Hoover Commerce Building, converting a warehouse into Class B space for the GSA Regional Office Building and modernization of the Sewall Belmont House. He will spend an average of 15% of his time on the AFRH project.

R. Douglas Smith, RA

Project Manager

R. Douglas Smith has over 25 years experience in the architecture and management of large-scale complex projects and organizational/practical management. He has participated as a project leader and manager, in both design and business capacities, for a wide variety of projects, focused primarily on sports, entertainment and large mixed-use urban projects. Mr. Smith continually seeks to transfer his combination of architectural and urban planning experience to the global marketplace; working across borders to coordinate both practice and project efficiency is an asset brought to all of his endeavors. Recent large scale efforts for Mr. Smith include MGM's Project City Center, a land use plan for George

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Washington University, and a mixed use complex in Ft. Lauderdale, FL. He will devote approximately 50% of his time to the AFRH project.

Howard Decker, FAIA

Advisor

Howard Decker is an architect and urban designer who brings over three decades of design experience and technical expertise working with the public sector and a variety of other clients. His previous firm, DLK Architecture Inc., where he was a founding principal, was instrumental in shaping Chicago's distinctive urban realm; including such well know places as Michigan Avenue, Wacker Drive and Roosevelt Bridge. Howard has been the Director of the National Building Museum, in Washington DC, and is a well recognized urbanist, academician and advocate. His participation in the redevelopment of Fort Sheridan will guide much of the AFRH project. He will devote 10% of his time to the AFRH project.

Stanton Eckstut, FAIA

Advisor

Stanton Eckstut has been recognized for over 40 years as one of the country's most visionary designers and innovative thinkers about architecture in urban places. A diverse national portfolio reflects Mr. Eckstut's unique commitment to integrating architecture, infrastructure and landscape into a unified and humane environment. Mr. Eckstut's work in urban redevelopment, waterfront planning, and transportation have set the standard for innovation and quality for large-scale projects in this country. In projects as diverse as Gateway Center in downtown Los Angeles, Paseo Colorado in Pasadena, CA, New York's Battery Park City and Circle Center in Indianapolis. Mr. Eckstut's designs have demonstrated an uncommon sensitivity to historic context, and an enormous public appeal. He will devote 10% of his time to the AFRH project.

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Hart Howerton

Jim Tinson would be the Principal-in-Charge and lead the Hart Howerton team from design and approvals through the construction phases. He would draw on the full expertise of our firm, integrating architects, planners, landscape architects and other team members, as appropriate, in each step of the process.

They would commit our multi-disciplinary senior leadership, which would include:

- A. James (Jim) Tinson, AIA Principal & CEO
Principal-In-Charge and Design Architect
- Douglas F. Balsley
Principal, Site Planning
- Dwight DeMay, ASLA
Principal, Project Manager and Senior Planner
- Kathleen Bakewell, RLA, LEED
Senior Landscape Architect & Planner and LEED Accredited Professional
- Robert L. Hart, AIA, AICP
Principal, Design & Development Advisor

This in-house team would be available and would work seamlessly with the other consultants, who would be taking the lead in their fields.

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

R. McGee & Associates

Ronnie McGhee will lead the R. McGhee & Associates team. Mr. McGhee has twenty-five years of professional practice in architecture including twelve years as partner-in-charge and owner of a Washington D.C. based architectural firm specializing in existing building rehabilitation and restoration. His experience includes over 150 projects executed including the recently completed 440,000 sf, \$30 million office building for JBG Development. Mr. McGhee is currently a Board Member of the DC Historic Preservation Review Board. He has designed and completed work on numerous landmark and US Park Service (USPS) National Register Listed properties. He is listed with both the DC Historic Preservation Review Branch and USPS as a Historic Architect.

Ronnie McGhee worked on five federal buildings in the historic district of Bolling Air Force Base, for which he prepared and presented numerous successful presentations to local authorities such as the National Capital Planning Commission, Commission of Fine Arts and DC Historic Preservation Review Branch.

Awards

First Award

1998 American Planning Association Outstanding Federal Planning Project of the Year: Bolling Air Force Base General Plan

Citation

1998 US Air Force Design Award: USAF Honor Guard Complex Area Development Plan

Citation

1998 US Air Force Design Award: Bolling Air Force Base General Plan

Honorable Mention

1996 US Air Force Design Award: USAF Honor Guard Operations Building

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Devroux & Purnell

Managing Principal

Paul S. Devroux, Jr., FAIA, NOMAC- Mr. Devroux, founder and president of D&P, has been instrumental in the project management and all government and public liaison for our major development projects. He was the lead presenter for projects such as the Washington Convention Center, MCI Arena, RFK Stadium relocation study and monuments such as the African American Civil War Memorial. Mr. Devroux has over thirty years of experience in the Washington, DC market.

Design Principal

Marshall E. Purnell, FAIA, NOMAC- Mr. Purnell has been instrumental in leading D&P to set new standards of design excellence in Washington, DC. The recently completed PEPCO headquarters is a deviation from the typical DC cookie-cutter building that has become the standard for how D&P will continue to challenge ourselves. Projects with lower budgets that the firm has successfully completed have led Mr. Purnell to the premise that “good design doesn’t need to cost more”.

Project Manager

Marc Doswell, RA - Mr. Doswell has over 25 years of experience managing all types of projects, from new construction to the preservation of historic buildings; with uses varying from school and training facilities to museums and theater spaces. His expertise lies in the quality control of the project both as it relates to cost and design decisions.

Project Architect

Barbara Laurie, AIA- Ms. Laurie has over twenty years experience with all project types. She has a special talent for attention to detail and translating design concepts into construction reality. Projects such as Howard Student Computer Center and the DC City Museum are just two examples of renovation/adaptive re-use projects, requiring intense coordination with new engineering systems, and new program functions. Ms. Laurie will be on the project from start to finish.

Project Designer

Anthony Brown- Mr. Brown has been the lead designer for Devroux & Purnell for the past 18 years. His designs for the PEPCO headquarters and Greenleaf Recreation Center as well as major involvement in the DC Convention Center and MCI Arena are a reflection of his belief in good design. Every project is a design challenge, to meet the needs of the client both in terms of budget and aesthetics.

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Martha Schwartz

Martha Schwartz RLA, ASLA, FRIBA

(Principal - 30% available)

Martha Schwartz is a landscape architect and artist with a major interest in urban-scale projects and the exploration of new design expression in the landscape. Her education and experience is both in fine arts and landscape architecture. It is her goal to find opportunities where landscape design solutions can be raised to a level of fine art. She has received numerous ASLA national design awards for her projects including the Citadel Grand Allée in City of Commerce, California; Jacob Javits Plaza in New York City; and the Becton Dickinson Atrium in San Jose California. Both the Jacob Javits Plaza and the Minneapolis Federal Courthouse Plaza have won National Design Awards from the U.S. General Services Administration.

Shauna Gillies-Smith, RLA

(Lead Designer - 50% available)

With sixteen years of experience, Shauna Gillies-Smith brings a well-rounded background in design and planning to our office. She brings strong design and visual presentation abilities to all her projects. While with Martha Schwartz, Inc., Ms. Gillies-Smith has managed such projects as The Mercer Hotel in New York City; Exchange Square in Manchester, England; the Gifu Kitigawa Housing Project in Gifu, Japan; the Underground Railroad Museum and Freedom Center in Cincinnati, Ohio; and design for the Cultural Arts Center in Mesa Arizona.

Evelyn Bergaila, RLA, AICP

(Project Administrator - 50% available)

Evelyn Bergaila is a landscape architect with twenty-seven years of experience in both project management and design. During eight years with Martha Schwartz, Inc., she has filled the major roles of office administrator and project manager. While with Martha Schwartz, Inc., Ms. Bergaila's experience includes management of large scale projects such as the Baltimore Inner Harbor Master Plan and the HUD Building Plaza Improvements in Washington, D.C. for the U.S. General Services Administration.

Donald M. Sharp RLA, ASLA

(Project Team – 40% available)

With twenty-two years of experience, Donald Sharp brings a wide range of project management and construction experience to Martha Schwartz, Inc. He has managed projects ranging from government parks and transportation systems to private residences, civic plazas, and private corporations. With his experience, he is able to coordinate consultant information from various professional fields with our office's design work in order to assure a high quality of site development.

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Nelson Byrd Woltz

Warren T. Byrd, Jr., FASLA, CLARB

Principal in Charge

Warren Byrd has practiced and taught landscape architecture in the state of Virginia since 1979. Warren is Professor Emeritus at the University of Virginia where he taught for over 25 years, serving as Chair of the Department of Landscape Architecture for 6 1/2 years. He has received numerous awards for design, teaching, and writing and continues to maintain an active professional practice to complement his academic life. Both his teaching and his practice emphasize the importance of knowing the specific qualities of the physiographic regions within which one works. His particular expertise, beyond site planning, drawing and teaching design, is his knowledge of natural systems and plant communities, especially as they might influence design ideas for particular sites and programs.

R. Kennon Williams, ASLA

Senior Project Manager/Designer

Kennon Williams has served as the project landscape designer for the landscape design and land planning of WaterColor, a new town next to Seaside, Florida; Museum of Life and the Environment in York County, SC; and Vales of Time, interpretive landscape, Brattonsville, South Carolina.

He has been a designer on several community and urban design charrettes, with an emphasis on environmental preservation and restoration, including work for The Nature Conservancy, 1000 Friends of Oregon, Repaupo New Jersey, and Caldwell-Karcher (rapidly expanding suburbs of Boise, Idaho). He is currently the project manager for the Smart Growth urban design project in Montgomery County, Maryland and Anthony Fokker Village Park in The Netherlands.

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

URS

Kevin Dill

Principal Civil Engineer

Mr. Dill has 18 years of professional experience in traditional civil and remedial action design. He has significant experience in preparation of plans and specifications for public and private sector projects involving residential and commercial land development and hazardous waste management of soil and groundwater contamination. His traditional civil skills include all aspects of the land development process, including master planning, preparation of design documents, and post-design services.

Ashok Maheshwari

Vice President

Mr. Maheshwari is a Senior Electrical / Telecommunications / Security Engineer and Project Manager with more than 37 years of experience in all aspects of electrical engineering involving building planning design, construction supervision, and management of diverse building projects including banks, education facilities, hospitals, office building, embassies, and military installations.

Ike Ramos

Senior Mechanical Engineer

With 30 years of experience as a professional mechanical engineer, Mr. Ramos is technically experienced in all phases of the mechanical engineering process including various design concepts for plumbing, process piping, industrial, and fire protection applications as well as HVAC and building ventilation. Mr. Ramos has had experience in developing cost monitoring controls and has provided expertise in the areas of systems analyses, energy studies and computerized value engineering and risk analyses.

Dilip Parikh

Project Mechanical Engineer

Mr. Parikh has more than 20 years of experience as a mechanical engineer. His areas of expertise encompass HVAC, plumbing, and fire protection engineering with emphasis on the energy studies and laboratory design. He directs the day-to-day mechanical planning and design work of URS engineering teams, and as such, is responsible for all aspects for the mechanical engineering work.

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Michael Baker Corporation

Victor J. Siaurusaitis

Transportation Manager

Availability - 25%

Mr. Siaurusaitis serves as the regional office manager for Baker's Baltimore, Maryland office and manages the office's Planning/Transportation Department. Mr. Siaurusaitis has extensive experience in the field of transportation analysis and travel demand planning. His technical expertise includes regional and sub-area planning studies, travel demand forecasting, air quality analysis, alternatives analyses, intersection traffic analysis, intelligent transportation systems (ITS), freight planning, traffic surveys, classroom instruction and systems operations analysis.

Rajan Paradkar, E.I.T.

Assistant Transportation Manager

Availability - 50%

Mr. Paradkar is a planner in the transportation planning group in the Baltimore, Maryland office with specialization in travel forecast modeling, traffic micro-simulation, Intelligent Transportation Systems (ITS) and various transportation analysis and simulation packages.

Derek Miura

Transportation Planner

Availability - 75%

Mr. Miura specializes in traffic engineering and transportation planning to include regional and subarea planning studies, travel demand forecasting, air quality analysis, transportation alternatives analyses, and intersection traffic analysis. A major element of his capabilities is the integration of travel forecasting model outputs into traffic assessment studies. This would include the addition of new site developments or new roadways and the existing and future impacts associated with these improvements.

Kerri A. Reilly

Transportation Planner

Availability - 75%

Ms. Reilly is a planner in the transportation planning group in the Baltimore, Maryland office. She has expertise in air quality, landuse, urban planning and low impact development issues related to transportation engineering and urban planning. She has modeled and analyzed neighborhood-level to metropolitan area level transportation models. Ms. Reilly also has experience with highly controversial public involvement projects. Ms. Reilly has recently been involved in capacity analyses with respect to facilities planning.

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Robinson & Associates

Judith Robinson

Principal

Ms. Robinson is principal of Robinson & Associates, Inc., a firm which holds a key position as one of the oldest and most respected in the field of architectural, landscape, and cultural history and analysis in the mid-Atlantic Region. Her recent experience includes Pennsylvania Avenue National Historic Site, National Register Documentation, Mitsui Bank Honkan (Headquarters) Building, Office Tower Addition, and GSA Modern-Era Buildings Study.

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Harry Robinson

COMING

DEVELOPMENT TEAM

Key Individuals, Roles & Availability

Sustainable Design Consulting

Sandra Leibowitz Earley and Rebecca Aarons-Sydnor would work together in assisting the team members in meeting our green building goals. Sandra, with her extensive knowledge and experience, will take the lead, with Rebecca providing significant support. Both would be fully engaged and involved in all aspects of the project, and each can tackle any research or analysis required, in addition to administering any LEED Certification management requirements.

Although Sandra and Rebecca are based in Richmond, a majority of their work lies in the Washington, DC area. Thus they travel for meetings and presentations as required, on a weekly basis or more.

DEVELOPMENT TEAM

Resumes | Crescent Resources LLC

Arthur W. Fields

President and Chief Executive Officer

Art Fields is president and chief executive officer for Crescent Resources LLC, a business group of Duke Energy. He is responsible for Crescent’s commercial and residential developments.

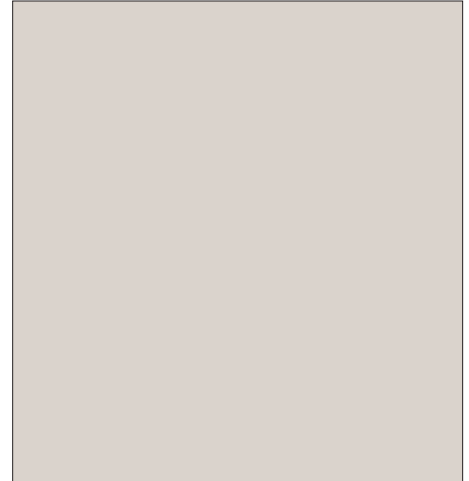
Fields joined Duke Power in January 1988 as senior vice president, real estate development. He was appointed president of Crescent in 1991. Fields was named president and chief executive officer in November 2004.

Before joining the company, Fields was with the Mathews Company, a privately held real estate development company based in Nashville, Tenn.

Fields graduated from Murray State University with a bachelor of science degree in accounting and a master of arts degree in business administration with a concentration in finance.

He received the Murray State University Distinguished Alumnus Award in April 2002.

Fields is a trustee of the Urban Land Institute, and a member of the National Association of Industrial and Office Properties (NAIOP). He is past chairman of the Urban Land Institute Charlotte Council, past treasurer of the Charlotte Chamber of Commerce board of directors, and a past member of Clemson University’s Public Service and Agriculture (PSA) Advisory Board. He is also past chairman of the Charlotte-Mecklenburg Utility Department (CMUD) Advisory Board and a past member of Lambda Alpha Board, the Urban Land Institute Audit Committee, Charlotte Chamber of Commerce Land Use Committee and Murray State University School of Business Board of Advisors.



DEVELOPMENT TEAM

Resumes | Crescent Resources LLC

Daniel B. Kolhepp, Ph.D.

Regional Vice President, Mid-Atlantic Region

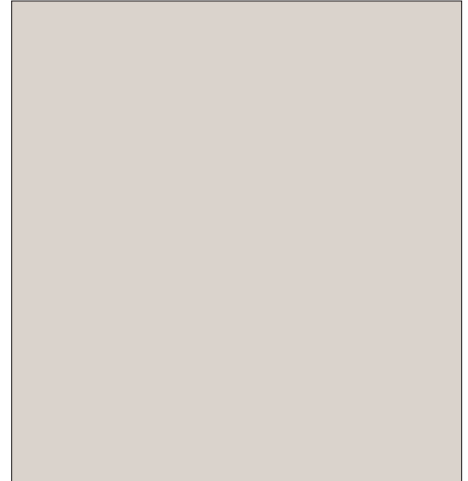
As regional vice president for the Mid-Atlantic Region, Kohlhepp is responsible for the acquisition, development and leasing of commercial real estate in Virginia, Maryland, Pennsylvania and the District of Columbia for Crescent Resources, LLC. He joined Crescent in 1998.

After serving on the faculties of the University of Oklahoma and Pennsylvania State University where he specialized in real estate investment analysis, Kohlhepp left academia in 1979 to become a developer and broker with R.W. Finley in Oklahoma City. In 1984, Dan moved to Washington, D.C., to enter the real estate investment advisory business, and in 1989 he sold his company, Potomac Realty Advisors, to Baltimore-based USF&G Corporation. He was responsible for all development and investment activities for a \$1.5 billion portfolio containing office, retail, multifamily, industrial and golf course communities. In 1992, Kohlhepp left USF&G and started Kohlhepp Realty Advisors which specialized in real estate portfolio valuation and management for institutional and government regulatory clients. He joined Crescent Resources, LLC in 2000.

Born and raised in DuBois, Pennsylvania, Dan earned his bachelor of science and masters in business administration degrees from Penn State University. He earned his Ph.D., with a major in Real Estate and Urban Analysis, at the Ohio State University. He has published numerous academic and professional articles in real estate, and continues to teach adult education classes and seminars.

He is a past president of the DuBois Educational Foundation, the advisory board for Penn State DuBois, and currently serves on the advisory board of the Johns Hopkins University Real Estate Program. He also serves on the Four Mile Run Joint Task Force, a special committee established to advise Arlington, Alexandria, the U.S. Army Corps of Engineers, and the Northern Virginia Regional Commission on the remediation and re-development of the Four Mile Run stream. He is a past director of the Alexandria Economic Development Partnership and the American Real Estate and Urban Economic Association. A licensed real estate broker, Dan is a member of the Appraisal Institute (MAI) and the Urban Land Institute.

In 1997, Dan was recognized by the Weimer School of Advanced Real Estate and Land Economics with its Leadership Award, and in 2003, the Penn State University presented him the Alumni Fellow Award.



DEVELOPMENT TEAM

Resumes | Crescent Resources LLC

Robert H. Zeiller

Vice President of Land Development, Mid-Atlantic Region

Robert Zeiller joined Crescent Resources in 2000 as construction manager in Charlotte, NC. In 2001, he relocated to Arlington, VA, to join the Mid-Atlantic Region.

As Vice President of Land Development for the Mid-Atlantic Region, Robert is responsible for design, permitting, and land development of multiple projects in Virginia, Maryland, Pennsylvania and the District of Columbia for Crescent Resources, LLC. Beginning in 2001, he managed the design and permitting of the master infrastructure plan for the Potomac Yard project with total projects costs of \$100 million. The project included the design of the Monroe Avenue Bridge, the Potomac Yard Pedestrian Bridge, the Potomac Yard Trunk Sewer, the Arlington County Pump Station, and master infrastructure plan for the 300 acre development. He is currently completing construction of the first phase of the infrastructure plan totaling \$50 million. Robert was also responsible for the creation, management and successful implementation of the environmentally impacted soil management plan. He completed the removal of forty thousand tons of environmentally impacted material in coordination with the Virginia Department of Environmental Quality.

Robert has been in the land development and construction industry for 11 years. Prior to joining Crescent Resources, Robert was Senior Project Manager for R.J. Griffin and Company, in Charlotte NC. While at RJ Griffin, Robert was responsible for numerous commercial and multi-family projects throughout the southeast.

Robert received a bachelor of science in Building Construction from Virginia Tech University in Blacksburg, VA. He is a member of Northern Virginia Building Industry Association (NVBIA), where he served as Chapter Vice President for two years. He is a member of National Association of Industrial and Office Properties (NAIOP).

Robert was recognized for his leadership and management of the Potomac Yard Trunk Sewer Project with the Trenchless Technology's Project of the Year (2003).

DEVELOPMENT TEAM

Resumes | Crescent Resources LLC

H. Thomas Webb III

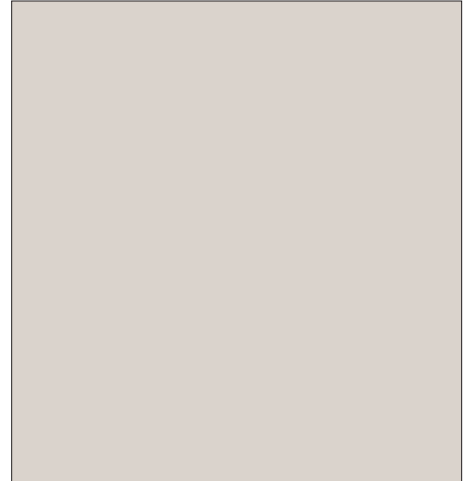
Senior Vice President, Residential Development

Tom Webb is senior vice president of residential development for Duke Energy's business unit, Crescent Resources. He is responsible for Crescent's residential development. He joined Crescent in March 1997.

Before joining the company, Webb served as president of First Carolina Investors in Charlotte from 1977 to 1997.

The Albemarle, N.C., native earned a bachelor of arts degree in economics and history from the University of North Carolina at Chapel Hill and a master's in business administration from the Wharton School, University of Pennsylvania.

He is a member of the Urban Land Institute. He serves as trustee and is past chairman of the YMCA Greater Charlotte.



DEVELOPMENT TEAM
Resumes | Crescent Resources LLC

Jim W. Mozley

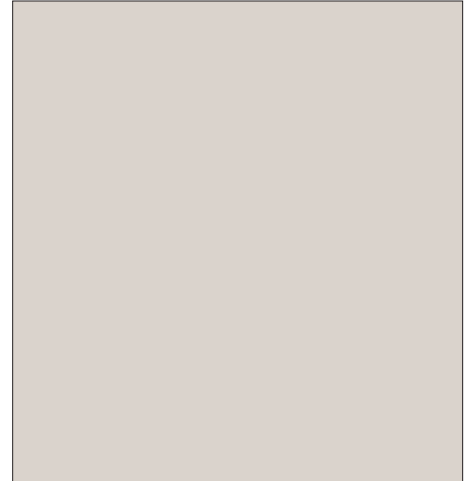
James W. Mozley serves as President and Chief Executive Officer of Palmetto Bluff Development LLC, and Senior Vice President of Crescent Resources LLC, a subsidiary of Duke Energy. Jim is responsible for all aspects of the company’s resort and second home community development.

Palmetto Bluff is a 22,000 acre island located in Bluffton, SC. The property is surrounded by the May, New and Cooper Rivers, and hosts thriving maritime forests and coastal habitats. In 2000, Mr. Mozley began a visioning process that has resulted in an environmentally sound and innovative plan. With record breaking sales in 2003, 2004, and 2005, Palmetto Bluff is rapidly becoming one of the most notable places in the Low Country. Mozley also has responsibility for Oldfield (a recreation community near Hilton Head), and (a 6,000 acre land development in North Carolina.) at Lake James in North Carolina.

Mr. Mozley is the 2005 recipient of Duke Energy’s Environment, Health & Safety Award for leading Crescent’s efforts to turn its Lake James developments in North Carolina into a model for public, private and governmental cooperation. Mozley inspired ideas from residents, environmental groups, land conservation groups and elected officials in developing a consensus for a comprehensive land plan for development in the area. The highlight of the overall plan was the designation and subsequent sale of approximately 3,000 acres to the state of North Carolina for the expansion of the Lake James State Park.

Mozley graduated in 1973 with a B.S. from the School of Architecture at Georgia Institute of Technology. Mozley resides in Beaufort, South Carolina with his artist wife, Janet, daughter and son. Marion Mozley, age 19, is a sophomore at University of the South/Sewanee. James, age 12, is in the seventh grade at Beaufort Academy.

Among other civic endeavors, Jim Mozley currently serves as Vice Chairman for the Town of Beaufort’s Redevelopment Commission, a Trustee of Beaufort Academy, and continues to be an active member of the Urban Land Institute where has held numerous leadership posts over the last twenty years.



DEVELOPMENT TEAM

Resumes | Crescent Resources LLC

Loran M. Adams

Director of Development, Mid-Atlantic Region

As the director of development for the Mid-Atlantic Division for Crescent Resources, LLC, Adams is responsible for all aspects of the development of the company's projects in Northern Virginia. He joined Crescent in 2000.

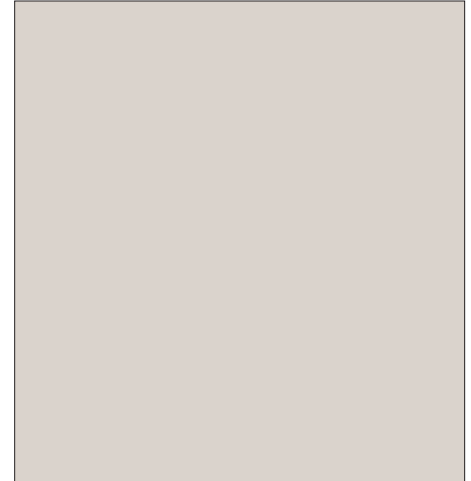
Prior to joining Crescent Resources, Adams was vice president of development for Monument Realty LLC. Adams was responsible for the development of over 1,500,000 sf of class A office space while at Monument.

Prior to that, Adams was a development project manager with the Akridge Companies where he developed and leased over 250,000 sf of class A office space in Northern Virginia. Adams managed a team of highly skilled engineers, architects, general contractors, construction managers, leasing agents and attorneys to successfully complete and lease these projects.

Adams received a Bachelor of Science degree from the US Naval Academy and masters in business administration from Duke University. He is also a Certified Public Account in the State of North Carolina.

Adams is present and former member of the following organizations: Arlington County Chamber of Commerce Board of Directors, City of Alexandria Real Estate Development & Property Management Advisory Group, Northern Virginia Building Industry Association, National Association of Industrial and Office Parks, International Council of Shopping Centers, Urban land Institute, American Institute of Certified Public Accountants, McLean Rotary Club and, Fuqua School of Business Alumni Advisory Council.

Adams served for five years as an officer in the US Navy, with duty aboard ships on the Middle East and Far East. He is also a Vietnam Veteran. Adams is married, has two daughters and has resided in Northern Virginia for 25 years.



DEVELOPMENT TEAM

Resumes | Crescent Resources LLC

Elizabeth W. Adams

Marketing Specialist, Mid-Atlantic Region

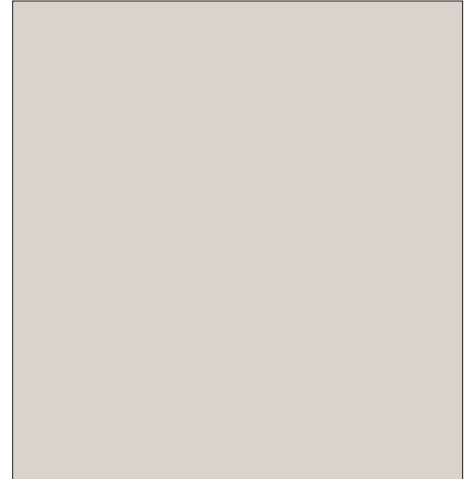
Elizabeth Adams serves as the Marketing Specialist for Crescent Resources' Mid-Atlantic Office in Arlington, VA.

Adams assists in the marketing, leasing, land sales, development and construction of all Crescent's Mid-Atlantic projects. She is responsible for maintaining relationships with County Staff, community leaders and other real estate professionals to establish Crescent as a developer and good neighbor in the community and region.

Adams received a bachelor of arts in Journalism and Mass Communication from the University of North Carolina at Chapel Hill.

Elizabeth is the member of several organizations: Northern Virginia National Association of Industrial Office Parks (NAIOP), the US Green Building Council, the Urban Land Institute (ULI), a lifetime member of Leadership Arlington, the Alexandria Chamber of Commerce, and the Arlington Chamber of Commerce. She has participated in numerous community events and served on several committees. Elizabeth received her ULI Certificate and is a LEED™ Accredited Professional.

Elizabeth lives in Washington, D.C.



DEVELOPMENT TEAM

Resumes | Venable LLP

Jerry A. Moore III

Partner

Practice Focus

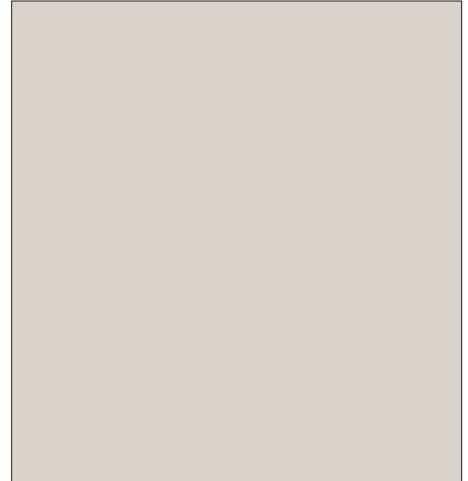
Jerry Moore practices principally in the area of urban real estate development, employment defense litigation and administrative law and is the author of published articles on these subjects. His practice includes representation of developers, employers, healthcare institutions, retail stores, financial institutions, universities, churches, community organizations, energy companies, non-profit corporations and communications companies in a variety of employment litigation, real estate, legislative and administrative law matters.

Recent Significant

Matters Mr. Moore is land use counsel to supermarket chain Safeway, Inc. in its development of its retail stores, and has represented George Washington, Howard and Southeastern Universities in obtaining land use approvals for campus plans and other real estate development projects. He has also represented Med-Star Health and major office, institutional and retail developers in real estate, administrative and litigation matters.

Activities

Mr. Moore has served as a Naval Officer, a clerk to U.S. District Judge Barrington D. Parker and as the Director of Programs for the Greater Washington Board of Trade. He has served on the boards of many community organizations including as Vice Chairman of the Board and Treasurer of the Children's Hospital and the Greater Washington Urban League, where he serves as Chairman of the Board. Mr. Moore has also served as an elected Trustee of the National Urban League, two terms as the Chairman of the District of Columbia United Way Campaign and two terms as Chairman of the Howard University Hospital Fund Development Committee. He served as Vice President of the District of Columbia Building Industry Association and a State Member of the Interstate Study Commission. Mr. Moore has also hosted a weekly radio program on which he and invited guests discussed current issues.



Distinctions

J.D., Georgetown University Law Center, 1975
M.A., Political Science, University of Wisconsin, 1970
B.A., University of Minnesota, 1968

Bar Admissions

District of Columbia
U.S. District Court for the District of Columbia
U.S. Court of Appeals for the District of Columbia
U.S. Supreme Court

DEVELOPMENT TEAM
Resumes | Venable LLP

Philip M. Horowitz
Partner

Practice Focus

Phil Horowitz focuses his practice on complex real estate transactions, including purchase and sale, office, retail and government leasing, financings and related entity and development matters.

Recent Significant

Matters Mr. Horowitz’s recent significant matters include Westfield Realty’s \$1.05 billion sale of 12 buildings in Northern Virginia and Louis Dreyfus Property Group’s development of 1101 New York Avenue, N.W. and the new headquarters for the Securities and Exchange Commission adjacent to Union Station. He represents global communications provider Intelsat in real estate matters and represented Software AG in negotiation of its US headquarters lease. He also serves as real estate counsel to the World Bank.

Client Benefits

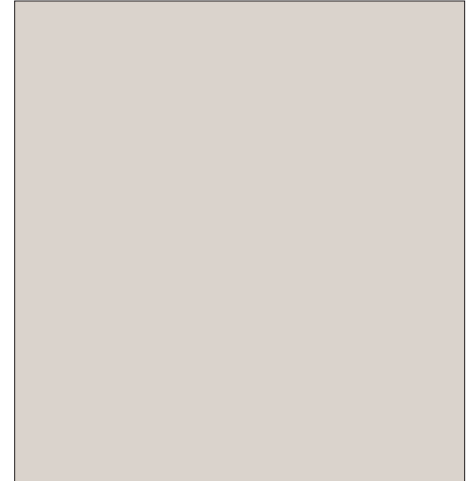
Mr. Horowitz has extensive experience in the negotiation of complex issues and prides himself on his ability to create and implement practical solutions to his clients’ problems.

Activities

Mr. Horowitz serves as the President of the American College of Real Estate Lawyers, the country’s most prestigious honorary organization for practicing real estate lawyers. Mr. Horowitz is a Governor and past officer of the Anglo-American Real Property Institute, an organization of U.S. and U.K. real estate professionals. Mr. Horowitz is an adjunct faculty member teaching Real Estate Planning at Washington College of Law, The American University.

Mr. Horowitz is a board member and Vice President of Mentors, Inc., a non-profit organization which creates one-on-one mentoring relationships and enrichment activities for DC public high school students to promote the students’ academic, career and personal development.

Mr. Horowitz is a member of the Executive Council of the District of Columbia Building Industry Association.



Distinctions

J.D., Georgetown University Law Center, 1973
Member, Board of Editors, Georgetown Law Journal
A.B., magna cum laude, Upsala College, 1970

Bar Admissions:

District of Columbia
Virginia

Mr. Horowitz has been listed in the Woodward/White, Inc. publication The Best Lawyers in America for more than 10 years, including the 2005-2006 edition, Chambers USA publication America’s Leading Lawyers for Business, 2004, Practising Law Company Global Counsel Handbooks Corporate Real Estate 2004/05 and in Washington Business Journal (“Top Washington Lawyers,” September 2004) and Washingtonian magazine (“Top Lawyers,” December 2004).

DEVELOPMENT TEAM

Resumes | Venable LLP

Sarah P. Smith

Associate

Practice Focus

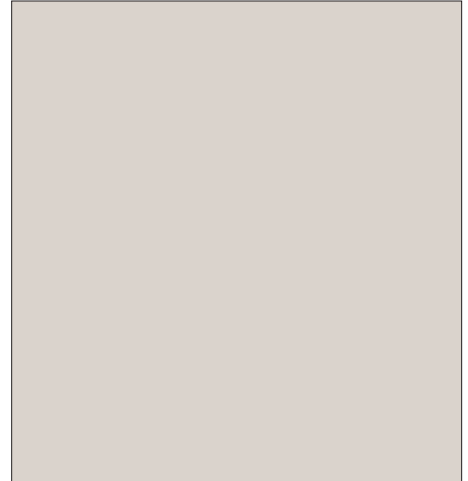
Sarah Smith is an associate in the firm's real estate group, where she is involved in various types of commercial real estate transactions including land and project acquisition and sale, office, retail and government leasing and development, land use matters and government grants and incentives for corporate relocation. Ms. Smith also has experience in real estate finance transactions involving acquisition and construction loans, permanent loans and securitization of real estate assets, including multifamily housing loans.

Recent Significant

Matters Ms. Smith currently serves as counsel to a real estate developer in connection with the one million square-foot headquarters project for the Securities and Exchange Commission. She has also assisted in the representation of a government-sponsored entity in over \$1 billion in negotiated credit facility transactions. Ms. Smith has experience representing a government agency in connection with \$67 million office building acquisition, a hospital company and major university in historic preservation and architectural reviews before the U.S. Commission of Fine Arts and has negotiated with government entities in connection with loans, grants and incentives for a publicly held technology company's corporate headquarters relocation. Ms. Smith also has significant experience in title and survey review, analysis and negotiation.

Activities

Ms. Smith is a member of the Maryland and District of Columbia Bar Associations and the American Bar Association.



Distinctions

J.D., Emory University School of Law, 2000
 Notes and Comments Editor, Emory International Law Review, 1999-2000
 Dean's Fellow, 1999-2000
 Dean's Public Service Award, 2000
 B.A., University of Michigan, 1996
 Ms. Smith served as a judicial intern to the Hon. Julie E. Carnes, U.S. District Court, Northern District of Georgia in 1998.

Bar Admissions

District of Columbia, 2001
 Maryland, 2000

DEVELOPMENT TEAM

Resumes | Venable LLP

Randy Kenna

Associate

Practice Focus

Randy Kenna focuses his practice in the areas of acquisition, disposition, financing and leasing of commercial real estate assets.

Clients

Mr. Kenna has represented a range of clients with different needs and positions in the real estate community including large pension funds advisors such as RREEF, BlackRock, and McFarlane Partners; regional shopping mall and apartment developers; agencies of the District of Columbia government; and nonprofit organizations such as the Urban League and the Boys and Girls Club.

Recent Significant

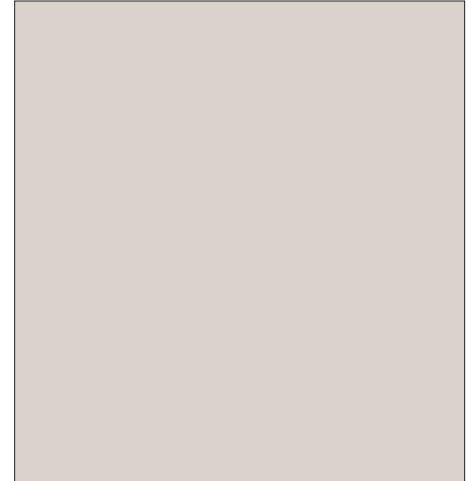
Matters Mr. Kenna recently helped a redevelopment agency analyze and renegotiate four ground leases related to a mixed-use development in a rapidly changing neighborhood. He has recently negotiated leases for the Washington DC offices of three regional nonprofit corporations. Over the past two years Mr. Kenna has served as seller’s counsel for the successful sale of three agricultural sites (\$5 million average value) for a national insurance company.

Client Benefits

Mr. Kenna has a breadth of experience for a junior associate. He has successfully negotiated and drafted closing documents and conducted due diligence for 33 dispositions, 23 acquisitions and 25 financings (including 4 mezzanine loans and 5 subscription line financings) and successfully negotiated and drafted 15 commercial office leases as landlord’s counsel and four as tenant’s counsel.

Activities

Mr. Kenna is active in the Urban Land Institute and the District of Columbia Building Industry Association.



Distinctions

Education:

J.D., Georgetown University Law Center, 2003

A.B., Duke University, 1998

Lord Rothermere Scholar, Oxford University, New College, 1997

Bar Admissions

California

District of Columbia (pending)

DEVELOPMENT TEAM

Resumes | Ehrenkrantz Eckstut & Kuhn Architects

Matthew J. Bell, AIA

Principal, Project Director

Matthew Bell has been a practicing architect and professor of architecture for over 20 years. His broad range of national and international architectural and urban design experience ranges from small-scale buildings and studies for existing neighborhoods to the design and implementation of new towns, campuses and cities. Creating a diverse portfolio of work has led Mr. Bell to develop unique insights into the urban-environment and design-issue challenges facing our cities, towns, and suburbs. As a practicing architect at Ehrenkrantz Eckstut & Kuhn Architects, he is involved in designing urban and campus master plans. Prior to joining EE&K, Mr. Bell developed master plans for the National Cathedral Close in Washington, DC and was the first Community Architect for King Farm, a New Urban community of 440 acres in Rockville, Maryland.

As Associate Professor at the University of Maryland's School of Architecture Planning and Preservation, Mr. Bell's focus is on town planning, urban design and leading the urban design curriculum at all levels of the program. He also directs the school's efforts in the revitalization of Castellamare di Stabia, Italy, which has included projects for a new archeological park, infill development for the historic center and transit-oriented development.

Honors & Awards

APA, VA Chapter, Outstanding Master Plan Award, Eisenhower East Small Area Plan, 2004

American Institute of Architects, Potomac Valley Chapter

Honor Award, National Cathedral Master Plan, 2000

AIA, Urban Design Honor Award, Bahcesehir, Turkey, 1999

King Farm, Rockville, MD, Congress for the New Urbanism, Charter Award, 2000

Relevant Experience

McMillan Mews, Washington, DC

Washington's Hill East Waterfront, Washington, DC

Binghamton University, Site Improvements Plan, Binghamton, NY

David Taylor Center, Annapolis, MD

DC Baseball Site Evaluation Project, Washington, DC

DC Uptown District, Master Plan, Washington, DC

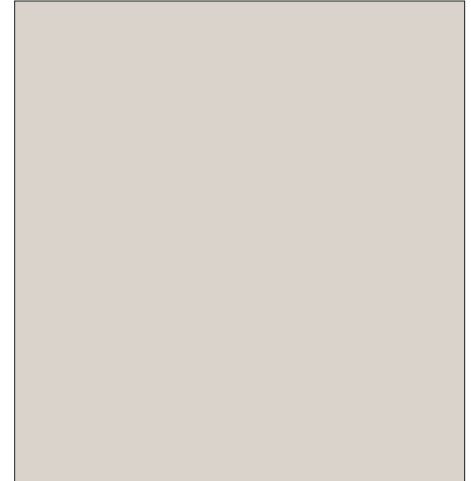
Central Maryland Mobility Study, Hanover, MD

King Farm, Plan & Implementation, Rockville, MD

City of Bahcesehir, Master Plan, Phase II, Bahcesehir, Turkey

Collegetown at West End and Town Center, Atlanta, GA

Arverne-by-the-Sea, Rockaways, New York



Registration

District of Columbia

Education

Cornell University
Master of Architecture in
Urban Design, 1989

University of Notre Dame
Bachelor of Architecture, 1983

DEVELOPMENT TEAM

Resumes | Ehrenkrantz Eckstut & Kuhn Architects

Denis Glen Kuhn, FAIA

Principal, Adaptive Use

Denis Glen Kuhn has over 35 years of experience in urban architecture and revitalization of American cities through renovation and restoration of historic structures. As a principal at Ehrenkrantz Eckstut & Kuhn Architects, he has overseen a wide variety of architectural and preservation projects that range in scale from skyscrapers to small pavilions and public parks, including many nationally registered historic landmarks. He has experience in a wide range of building types and disciplines, and has devoted his career to the preservation of our architectural heritage, through urban design planning, preservation and adaptive reuse. In all of his work, the emphasis is on a sustainable approach to design — retaining the greatest amount of historic fabric while perpetuating the useful life of each structure.

Honors & Awards

GSA, Award for Excellence in Design

Alexander Hamilton U.S. Custom House, 1994

NYC Landmarks Preservation Commission, *Award of Excellence*

The Dakota Apartments, 1994

NYC Landmarks Conservancy, *Lucy Moses Award, Pratt Institute, 1997*

NYC Landmarks Conservancy, *Old 83rd Police Precinct, 1996*

Distinguished Alumni Award, *Pratt Institute*

City Club of NY, Albert S. Bard Award of Excellence in Architecture

The Police Building, 1989

AIA/Kansas City Chapter, *Design Excellence Award*

Science City at Union Station, 2000

Municipal Art Society of New York, Preservation Award - Government Building

Alexander Hamilton U.S. Custom House, 1994

Relevant Experience

Pier A Adaptive Use, New York, NY

Ellis Island Building Assessments and Master Plan, Ellis Island, NJ

Alexander Hamilton U.S. Customs House, National Museum of the American Indian, New York, NY

General Services Administration Regional Office Building, Washington, DC

Hoover Building Modernization, Washington, DC

Rock Creek Overlook, Connecticut & Calvert Streets, Washington, DC

John F. Kennedy Center, Washington, DC

Science City at Union Station, Kansas City, MO

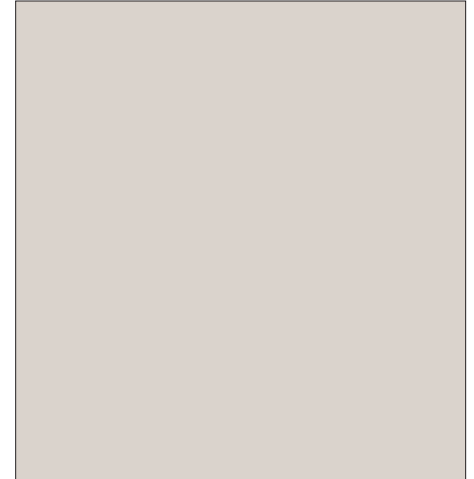
Old Executive Office Building, Washington, DC

The Police Building, New York, NY

Smithsonian Institute, Washington, DC

City and County Building, Salt Lake, UT

CRESCENT RESOURCES LLC



Registration

Washington, DC, New York, Connecticut, Maryland, Missouri, New Jersey, California, Virginia, Georgia, Pennsylvania, Texas, Florida, Tennessee, NCARB Certified

Education

Pratt Institute
Bachelor of Architecture, 1964

DEVELOPMENT TEAM

Resumes | Ehrenkrantz Eckstut & Kuhn Architects

Stanton Eckstut, FAIA

Principal, Advisor

Stanton Eckstut has been recognized for over 40 years as one of the country's most visionary designers and innovative thinkers about architecture in urban places.

A diverse national portfolio reflects Mr. Eckstut's unique commitment to integrating architecture, infrastructure and landscape into a unified and humane environment. Mr. Eckstut's work in urban redevelopment, waterfront planning, and transportation have set the standard for innovation and quality for large-scale projects in this country.

Honors & Awards

AIA New York Award of Merit

Binghamton University Appalachian Collegiate Center

2004 Distinguished Achievement Award, New York Society of Architects

AIA-Kansas City, Design Excellence Award

Science City @ Union Station, 2000

Los Angeles Business Council, Beautification Award, Gateway Center, 1997

Los Angeles Business Council, Beautification Award, District Plan, 1997

AIA National Honor Award in Urban Design, Inner Harbor East, 1995

AIA National Honor Award, Citation of Excellence, Battery Park City, 1990

The Waterfront Center Award of Excellence

South Cove, Battery Park City, 1993

City Club of New York, Albert S. Bard Award of Excellence in Architecture

South Cove, Battery Park City, 1989

Relevant Experience

Project CityCenter, MGM Mirage, Las Vegas, NV

Paseo Colorado, Pasadena, CA

Hollywood & Highland, Los Angeles, CA

Circle Centre Mall and ArtsGarden, Indianapolis, IN

Gateway Center, Los Angeles, CA

Battery Park City Master Plan, New York, NY

Carnegie Town Center, Charlotte, NC

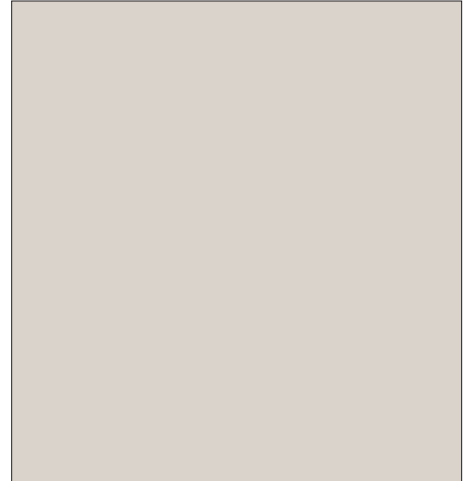
Flushing Town Center, Flushing, NY

Courthouse Development District, Chicago, IL

Arverne by the Sea, Rockaways, NY

Queensway Bay, Long Beach, CA

Science City at Union Station, Kansas City, MO



Registration

Maryland, New York, New Jersey, Pennsylvania, Connecticut, Arizona, Virginia, NCARB Certified

Education

University of Pennsylvania

Master of Architecture, 1968

Pennsylvania State University

Bachelor of Architectural Engineering, 1965

DEVELOPMENT TEAM

Resumes | Ehrenkrantz Eckstut & Kuhn Architects

Howard Decker, FAIA

Principal

Howard Decker is an architect and urban designer who brings over three decades of design experience and technical expertise working with the public sector and a variety of other clients. Howard has been the Director of the National Building Museum, here in Washington DC, and is a well recognized urbanist, academician and advocate.

He has recently completed an assignment in the creation of standards and guidelines for streetscape and transportation architecture for the DC Department of Transportation (DDOT). These standards, enthusiastically endorsed by federal and municipal agencies, will be applied not only in the their originally targeted zone of the Anacostia Waterfront Initiative study area, a large portion of the District planned by the DC Office of Planning, but city-wide as well.

Honors & Awards

AIA National Honor Award for Urban Design
Congress Plaza and Viaduct, 1996

AIA Distinguished Building Award, Chicago Chapter
Roosevelt Road Reconstruction

AIA Distinguished Unbuilt Design Award, Chicago Chapter
Grant Park Festival Grounds

City of Highland Park Historic Preservation Commission, Special Award, 1999

Town of Fort Sheridan Marketing Center, Highland Park City Hall
Builder's Choice - Grand Award, 1998

Fort Sheridan Master Plan, APA Award, Illinois Chapter, 1998

Relevant Experience

Fort Sheridan Conceptual Plan, Planning & Architecture, Master Plan,
Townhomes, Stables Reuse, Parade Grounds Homes, Highland Park, IL

Historic Boulevards Rehabilitation, Chicago, IL

Historic Preservation, Town of Palm Beach, Palm Beach, FL

Hotel Geneva, Adaptive Reuse, Geneva, IL

Galati Residence, Historic Renovation, Evanston, IL

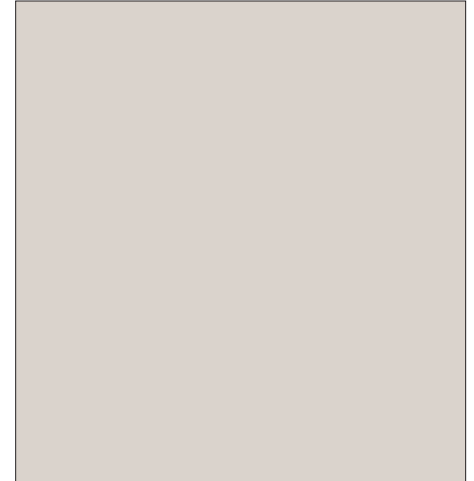
Centaurus Estate, Historic Renovation/Restoration, Lake Forest, IL

Furst Residence, Historic Renovation/Restoration, Deep Haven, MN

Regional Main Street Program, Canal Corridor Association,
Historic Building Renovations and Town Planning and Urban Design
for Lemont, Lockport, Ottawa, Blue Island, Marseilles, and LaSalle, IL

Ryerson Conservation Area, Deerfield, IL

Mt Prospect Downtown Redevelopment, Development Study, Beaver Island, MI



Registration

Illinois, Florida, Ohio, New York
National Council of Architectural Registration
Boards, (NCARB)

Education

University of Illinois at Chicago, Chicago, Illinois,
Masters of Architecture
Northwestern University, Evanston, Illinois, Bachelor of Science in Speech

DEVELOPMENT TEAM

Resumes | Ehrenkrantz Eckstut & Kuhn Architects

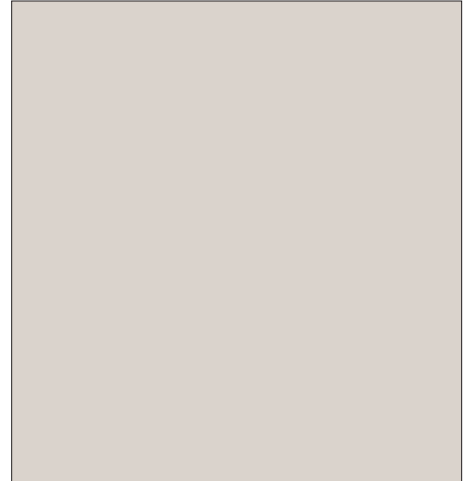
R. Douglas Smith, AIA

Senior Associate, Project Manager

R. Douglas Smith has over 25 years experience in marketing, management of large-scale complex projects and organizational/practical management. He has participated as a project leader and manager, in both design and business capacities, for a wide variety of projects, focused primarily on sports, entertainment and large mixed-use urban projects. Mr. Smith continually seeks to transfer his combination of architectural and urban planning experience to the global marketplace; working across borders to coordinate both practice and project efficiency is an asset brought to all of his endeavors.

Relevant Experience

Project CityCenter, Las Vegas, NV
 Eisenhower East, Alexandria, VA
 New Carrollton Metro Area Concept Plan, New Carrollton, MD
 Qi Mixed Use Residential Development, Arlington, VA
 Biscayne Landing, Miami, FL
 New River at Las Olas, Ft. Lauderdale, FL
 Courthouse District Development Master Plan, Chicago, IL
 George Washington University Land Use Plan, Washington, DC
 South Jersey Civic Arena and Convention Center, Pennsauken, NJ
 Mission Bay Retail and Entertainment Center, San Francisco, CA
 Operation Discovery School, Kansas City, MO
 Two Pershing Square, Office Building, Kansas City, MO
 8880 Ward Parkway, Office Building, Kansas City, MO
 International Convention Center, The New Jerusalem Arena, Jerusalem, Israel
 MCI Arena, Washington, DC
 Savvis Center, St. Louis, MO
 Alerus Center, Grand Forks, ND
 Lens Crafters Shopping Center, Bridgeton, MO
 Caesars Palace Arena, Las Vegas, NV
 Hamburg Entertainment Centre, Hamburg, Germany
 Haifa Sports Complex, Haifa, Israel
 HSBC Arena, Buffalo, NY
 Ice Palace Vityaz Arena, Podolsk, Russia



Registration

District of Columbia, Missouri, Florida, New Jersey, Pennsylvania Virginia, NCARB Certified

Education

Brookes University, Oxford Graduate Diploma in Urban Design 1978

University of Wisconsin-Milwaukee, Bachelor of Science in Architecture, 1976

DEVELOPMENT TEAM

Resumes | Hart Howerton

A. James Tinson, AIA

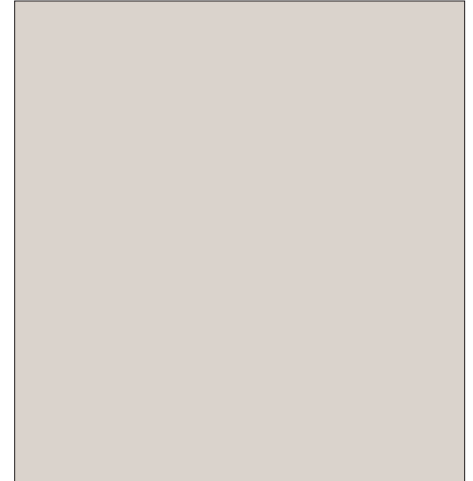
Principal-in-Charge and Design Architect

Jim brings expertise as an architect, planner and urban designer to all aspects of the firm's work. His extensive project and firm management background provides experienced leadership to our New York operations. Ranging in scale from houses to cities, he has led complex projects in sensitive locations. Recent assignments includes: the adaptive re-use master plan of a 158 acre 19th century institutional campus in the Hudson Valley, and various large scale mixed-use master planning projects throughout the Northeast, Florida, Western Mountains, Europe and the Caribbean, and residential projects on the East and West coast.

As partner in Cooper, Robinson & partners, previous experience includes: a master plan for developing a new Manhattan neighborhood with a professional football and Olympic stadium, campus plan for Yale University, town plan for a new community in southern California, Watercolor in Florida, and master development plan for Reynolds Plantation, GA., and the Air Force Honor Guard complex in Washington, DC.

As a Captain, U.S. Air Force, he was also the architect and master planner and for Bolling Air Force Base in Washington DC. He coordinated the prime approval efforts with local and federal review agencies, including Commission of Fine Arts and National Capital Planning Commission.

Jim is also an active educator, serving as a returning critic and lecturer for advanced studios at the Yale Graduate School of Architecture and has been a guest lecturer at the University of Pennsylvania, guest juror at Notre Dame and Yale and taught the summer design studio for the Institute of Classical architecture in New York. His work has been published and exhibited internationally.



Registration

Washington, DC, New York, Pennsylvania, Massachusetts, South Carolina, Virginia, Georgia, Montana, Utah, Alabama

Education

Yale University, Master of Architecture
University of Notre Dame
Bachelor of Architecture, Summa Cum Laude

Professional Associations

- American Institute of Architects
- Urban Land Institute
- Congress for the New Urbanism
- NCARB Certified.

DEVELOPMENT TEAM

Resumes | Hart Howerton

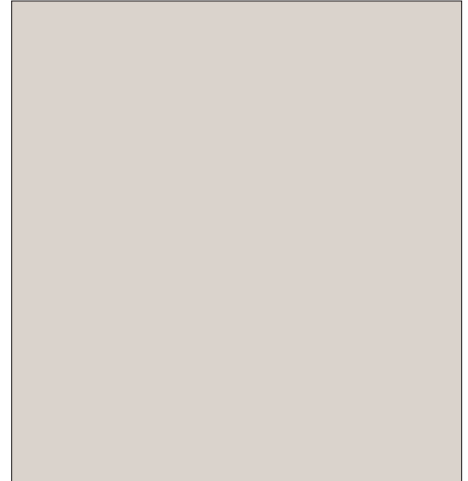
Douglas F. Balsley

Principal in Planning

Doug is a Principal and Director of Planning and Landscape Architecture in the New York Office. He has extensive international experience in a broad range of new town and redevelopment plans for town center assignments. He led a team as the Design Principal on master planning a major new town on the Gold Coast of Australia. His North America experience includes the urban planning work for the Potomac Yards in Arlington County, Virginia, and the Queen Emma Foundation in Waikiki, Vial Resorts; and he was also responsible for the planning and design of new casino resorts for Circus-Circus on the Las Vegas Strip.

He has completed resort and resort planning assignments in the Middle East, Italy, Spain, Scotland, Korea, the Turks and Caicos, Antigua, and the Bahamas.

In the Caribbean, Doug has been working with Hyatt Hotels on the master plan and detailed design hotel and residential development at Dorado Beach. He is currently working on master plans for Punta Cana and Playa Grande in the Dominican Republic, and Draper Lake and Camp Creek resort/residential community master plans in the Panhandle, Florida.



Education

SUNY College of Environmental Sciences and Forestry at Syracuse University Bachelor of Landscape Architecture, 1975, Cum Laude

Golden Gate University, San Francisco, Real Estate Program, Master of Business Administration, 1987

DEVELOPMENT TEAM

Resumes | Hart Howerton

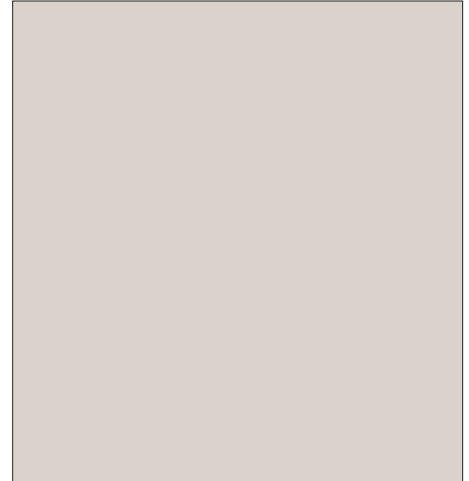
Dwight H. DeMay, ASLA

Principal, Project Manager & Senior Planner

Dwight is a planner, landscape architect, and principal with Hart Howerton. He brings experience directing complex master planning, new community design, urban, environmental planning, tourism and resort projects. As a senior project manager, he has led multi-disciplinary teams for projects in all regions of the United States, including the Santa Lucia Preserve near Carmel, CA, Empire Pass in Park City, Coral Mountain in the Palm Springs area, Palmetto Bluff in the South Carolina lowcountry, and Killington near Woodstock, VT.

Dwight frequently presents on master planning and community design. He is a lead instructor at the Harvard Graduate School of Design Executive Education program, where his courses include Master Planned Communities, Golf Residential Site Planning and Golf Clubhouse Design. He has presented at numerous professional conferences, and was the author of a feature in the January, 2004 edition of Landscape Architecture Magazine. He is currently a member of the Alumni Council at the Cal Poly Landscape Architecture Department.

Prior to joining Hart Howerton in 1995, Dwight worked at Sasaki Associates in Boston and HOK in San Francisco.



Education

Harvard University
Master of Landscape Architecture

California Polytechnic State University - San Luis Obispo, Bachelor of Science in Landscape Architecture, Magna Cum Laude

DEVELOPMENT TEAM

Resumes | Hart Howerton

Kathleen Bakewell, RLA, LEED

Senior Landscape Architect & Planner

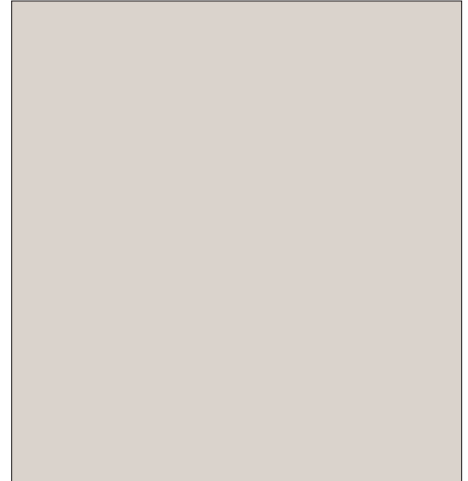
Kate has over 16 years of experience as a planner and landscape architect working on large scale institutional, educational, public and commercial projects in the United States and internationally. Prior to joining Hart Howerton, she led design teams for planning and landscape projects including: the Southeast Federal Center with Forest City/Washington in Washington D.C., an historic and contemporary campus master plan for the State University of New York at Buffalo, a neighborhood and campus landscape master plan for Columbia University, the East River master plan adjacent to the United Nations, and the Memphis Riverfront Park in Tennessee.

She has also directed teams for numerous public parks, zoos and gardens, including the Solaire green roofs at Battery Park City, the St. George Intermodal Transportation Center, and a senior citizen housing project – all in the New York City region. Internationally, Kate has experience in planning and designing a large scale “central park” for the new city district in Shenzhen, China, and a new public park in central Bilbao, Spain.

Kate is currently designing and managing the master plan for the Greenwich Country Day School campus, the Sebonack Golf Club residential neighborhood, and a private residential community in Southampton, New York.

In the academic arena, she has served as Adjunct Professor at the School of Architecture, Preservation and Planning, teaching the Environmental Planning Seminar at Columbia University. She was the Visiting Professor for the Advanced Graduate Design Studio at the School of Architecture at New Jersey Institute of Technology, and Lecturer at the School of Architecture’s Graduate Seminar in Architecture, Landscape and Ecology at Yale University.

Kate has given numerous public talks and media appearances on issues of sustainability and urban ecological infrastructure. Her research and lectures on Frederick Law Olmsted focus on his New York legacy and his pioneering work in the use of natural processes in landscape design.



Registrations

New York, New Jersey, Tennessee
LEED Accredited Professional

Education

Harvard University
Master in Landscape Architecture

Columbia College
Bachelor of Arts with a concentration in Film
Animation

Grinnell College,
Candidate for Bachelor of Arts in Music and Foreign
Language

DEVELOPMENT TEAM

Resumes | R. McGhee & Associates

Ronnie McGhee

Principal

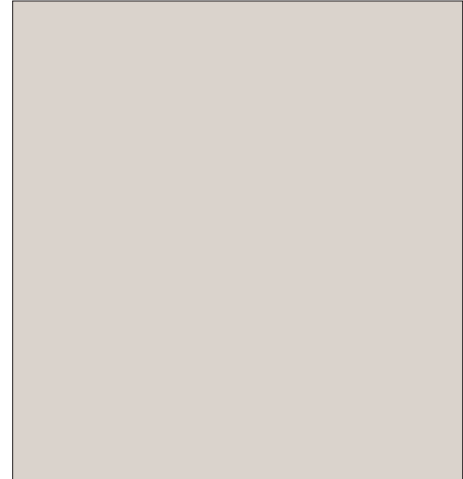
Mr. McGhee has twenty-five years of professional practice in architecture including twelve years as partner-in-charge and owner of a Washington D.C. based architectural firm specializing in existing building rehabilitation and restoration. His experience includes over 150 projects executed including the recently completed 440,000 sf, \$30 million office building for JBG Development. Mr. McGhee is currently a Board Member of the DC Historic Preservation Review Board. He has designed and completed work on numerous landmark and US Park Service (USPS) National Register Listed properties. He is listed with both the DC Historic Preservation Review Branch and USPS as a Historic Architect.

Awards

First Award, 1998 American Planning Association,
Federal Planning Project of the Year: Bolling Air Force Base General Plan
Citation, 1998 US Air Force Design Award, USAF Honor Guard Complex Area,
Bolling Air Force Base
Citation, 1998 US Air Force Design Award, Bolling Air Force Base General Plan
Honorable Mention, 1996 US Air Force Design Award: USAF Honor Guard
Operations Building, Bolling Air Force Base
First Design Award, 1986 Masonry Institute: The Castle
Honorable Mention, 1986 Washington Chapter AIA Historic Preservation
Award, The Castle
Honorable Mention, 1986 Building Design & Construction Magazine Recon-
struction Award: The Castle

Memberships/Affiliations

Board Member, DC Historic Preservation Review Board (HPRB)
National Trust for Historic Preservation - Advisory Board



Registration

District of Columbia and Maryland

Education

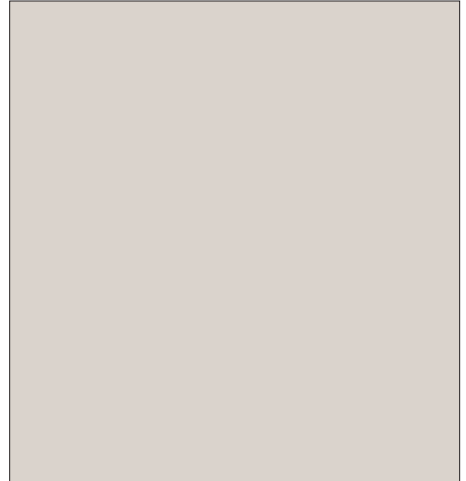
School of Architecture, Howard University
Bachelor of Architecture, 1978

Northwestern University, Evanston, Illinois, 1971-
74 Completed junior year, majoring in Anthropol-
ogy

DEVELOPMENT TEAM**Resumes | R. McGhee & Associates**

Ruben Santos
Project Manager

Mr. Santos has over twelve years of architecture experience in the San Francisco, California area. His work has primarily been focused on single family residential ranging from kitchen and bath renovations to new construction. His work with clients range from concept through construction phase, submittals for variances and city agency approvals and aided in budget determination and contractor selection. Many of his projects employed both passive and active strategies to achieve sustainable design solutions. Some of the strategies included passive solar and ventilation approaches, solar panels, radiant floor heating, PISE (Pneumatically Impacted Stabilized Earth) wall construction, star bale construction, and recycled/reused materials. Mr. Santos has integrated many of these sustainable design strategies into his work to create contemporary aesthetic living spaces.

**COMPETITIONS**

First Place, Little Haiti Housing Competition, 2001, Miami, Fl. Sustainable design team entry for, a low income housing prototype
 First Place, Jubilee Competition, 2000, Rural Milford, IN. Sustainable design for parish church and shrine for Our Lady of Guadeloupe
 Honorable Mention, Leading Edge Design Competition, 1991, Ontario, CA. Team entry for an energy efficient mixed-use development

Registration

California License

Education

School Of Architecture, University Of California
 Masters of Architecture, 1993
 University of Virginia, VA
 Bachelor of Arts, Fine Arts, 1989

DEVELOPMENT TEAM

Resumes | R. McGhee & Associates

Jolene Randazza IIDA
Senior Design Consultant

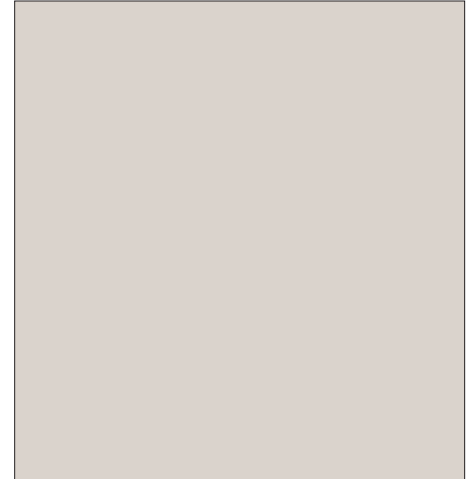
Ms. Randazza has over 25 years in the industry, and is a registered Interior designer with IIDA. She has worked with international as well as regional architecture and interior architecture firms such as Gensler, Davis Carter Scott, ASD and ISD.

Professional Experience

Project experience reaches many practice areas with over 5 million square feet of relevant projects. Law firm experience exceeds 2 million square feet as a single practice area. Many of the designs featured are award winning and have been published in journals such as Interior Design, Contract and Architectural Record. In addition, several projects listed have won craftsmanship awards for excellence in construction.

Committing the necessary resources to bring the project to a successful completion is one of Ms. Randazza’s highest priorities. Ms. Randazza is involved in every aspect of the project to ensure the project is delivered on budget, on schedule and meets or exceeds the client’s goals.

Ms. Randazza continues to be actively involved in the regions real estate community. She has been a member of DCBIA, Board of Trade, NAIOP, IIDA and continues to participate in educational seminars and publish articles in the regions business journals.



Education

Louisiana State University, College of Architecture
Bachelor of Interior Design

University of London, Goldsmith College
Special Studies in Architecture & Art History

National Association of Women Executives
International Interior Design Association

DEVELOPMENT TEAM

Resumes | Devroux & Purnell

Paul S. Devroux, Jr., FAIA, NOMAC

Principal In Charge

Mr. Devroux has been responsible for award-winning projects, both private and public, which have contributed significantly to the enrichment of the urban fabric of Washington, DC. As founding principal of Devroux & Purnell, he has managed the firm's steady growth for over twenty-five years.

Projects range in scale from single family housing to large urban developments of commercial office, retail, and multi-density residential. New projects include "intelligent buildings" for corporate clients and office space planning for municipal governments. Renovations for historic preservation projects show a sensitive appreciation for our cultural heritage, while bringing structures up to current codes, energy budgets, and accessibility standards.

A listing of Mr. Devroux's relevant projects as Principal-In-Charge includes:

Pepco Corporate Headquarters

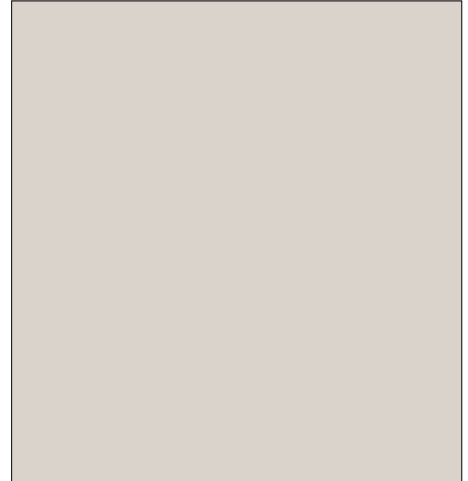
The Potomac Electric Power Company (PEPCO) needed to build a new corporate headquarters that would be a symbol of its movement into the next millennium. Devroux & Purnell has provided an internationally inspired design for their 10 story, 380,000 square foot building. Located just west of Chinatown, across from the National Portrait Gallery and one block from the MCI Arena, this site is in a prominent downtown location.

Prince George's County Sports and Learning Complex

An Intensive design workshop with all parties involved in the operation and management of this facility for Maryland National Capital Park & Planning Commission produced a final Master Plan and Program for this 30 million dollar project. As the leader of the design-build team, Devroux & Purnell was responsible for the design and coordination of this 435,000 square foot world class, indoor/outdoor sports facility.

The New Washington Convention Center

Devroux & Purnell has worked from site selection studies through final design of this "state-of-the-art" Convention/Exhibition facility of over one million square feet. The two main exhibit halls are 300 & 500 thousand square feet each and the 60 thousand square foot ballroom will be one of the largest in the country. The center will be tied to an expanded Metro station at Mt Vernon Square. Intensive study was done regarding building adjacent to the existing tunnels and station, assuring that the station could remain in operation during the entire construction process. Devroux & Purnell has provided a lead role in all public review agency and community presentations.



Registrations and Affiliations

Registered Architect, District of Columbia, Maryland, Virginia
Fellow, American Institute of Architects
Council, National Organization Minority Architects

Education

Southern University, B. ARCH.

DEVELOPMENT TEAM

Resumes | Devroux & Purnell

Marshall E. Purnell, FAIA, NOMAC

Design Principal

Mr. Purnell serves as the Design Principal of Devroux & Purnell. His knowledge of both public policies and private industry standards is evident in his ability to assist clients in setting the goals and design direction for their projects. Projects have ranged in scale from single office renovations to multi-use master plans, for both private and government clients and encompassed all types of procurement from traditional design and bid to design-build.

A listing of Mr. Purnell's relevant projects as Design Principal includes:

DC City Museum, Washington, DC

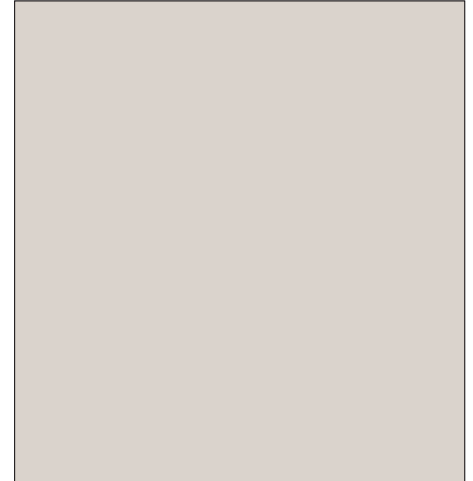
The Historic Society of Washington, DC commissioned Devroux & Purnell to assist them in the full programming and design of the new museum for the District of Columbia. The project requires the complete renovation of the Carnegie Library at Mt. Vernon Square, directly across from the new Convention Center. The contractor was selected during design development in order to achieve some of the advantages of early involvement similar to design-build. This has allowed for contractor input on pricing, constructability and scheduling prior to bidding

The New Washington Convention Center

Devroux & Purnell has worked from site selection studies through final design of this "state-of-the-art" Convention/Exhibition facility of over one million square feet. The two main exhibit halls are 300 & 500 thousand square feet each and the 60 thousand square foot ballroom will be one of the largest in the country. The center will be tied to an expanded Metro station at Mt Vernon Square. Intensive study was done regarding building adjacent to the existing tunnels and station, assuring that the station could remain in operation during the entire construction process. Devroux & Purnell has provided a lead role in all public review agency and community presentations

PEPCO Headquarters, Washington, DC

The Potomac Electric Power Company (PEPCO) needed to build a new corporate headquarters, which would be a symbol of its movement into the next millennium. Devroux & Purnell has provided an internationally inspired design for their 10 story, 380,000 square foot building. Located just west of Chinatown, across from the National Portrait Gallery and one block from the MCI Arena, this site is in a prominent downtown location.



Registrations and Affiliations

California, Florida, Georgia, Maryland, Michigan, North Carolina, Pennsylvania, Virginia, West Virginia
 NCARB Certified
 Fellow, American Institute of Architects

Education

University of Michigan Masters, Architecture,
 BS. Architecture & Planning

DEVELOPMENT TEAM

Resumes | Devroux & Purnell

Barbara G. Laurie, AIA

Project Architect

Ms. Laurie has had extensive experience in the areas of design, management, construction documents preparation and construction administration for various small and large-scale projects.

Projects include historic restorations, renovations, programming and interior space planning and design. Current projects include the restoration and adaptive re-use of the Carnegie Library for the City Museum; renovation of an existing Wonder Bread Factory for Howard University's reuse as a high-tech student computer center, with 200 workstations; programming, space allocation and design of office space for the D.C. Government at One Judiciary Square; and renovation of corporate offices for the National Medical Association in Washington, DC.

A listing of Ms. Laurie's relevant projects as Project Manager/Project Architect includes:

The City Museum, Washington, DC

The Historic Society of Washington, DC commissioned Devroux & Purnell to assist them in the full programming and design of the new museum for the District of Columbia. The project requires the complete renovation of the Carnegie Library at Mt. Vernon Square, directly across from the new Convention Center. The contractor was selected during design development in order to achieve some of the advantages of early involvement similar to design-build. This has allowed for contractor input on pricing, constructability and scheduling prior to bidding.

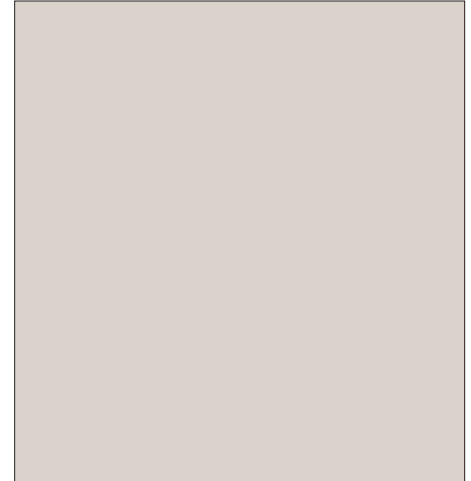
St. Elizabeths West Campus Redevelopment Master Plan, Washington, DC

Management of over ten consultants and the study/master plan for the redevelopment of the 182 acre/59 building West Campus of St. Elizabeths Hospital, a historic landmark. Involved was the coordination of architectural and landscape historic context, archeological, M/E/P engineering, cost, marketing, zoning and traffic analysis. Extensive efforts were made to involve the community through public meetings and presentations.

Howard University

Information Systems/Computer Center, Washington, DC

Programming, interior design and space planning of 42,000 square feet of space, including 8,000 square foot data center which serves as the computer hub for the University. Also, a 4,000 square foot Executive Briefing Center, provided with teleconferencing capabilities; an Information Center for computer training of University faculty; and Administrative office space. The high-tech design is housed in an existing Wonder Bread factory.



Registrations and Affiliations

Registered Architect, District of Columbia
Member, American Institute of Architects, National Organization Minority Architects, Organization of Black Designers
Board Member, D.C. Chapter/ AIA
Member, National Trust for Historic Preservation
Assistant Part-Time Professor,
Howard University, School of Architecture & Design

Education

Howard University, B. ARCH.

DEVELOPMENT TEAM

Resumes | Devroux & Purnell

Anthony J. Brown

Project Designer

Mr. Brown is the senior designer on projects from initial planning stages through construction documentation, from fully developed design concepts to the level of finished detail. During preliminary design, he develops building envelopes and massing relationships. In design development, he identifies design elements and selects appropriate building materials. He oversees detailing and reviews production for graphic and technical quality.

Mr. Brown’s design contributions have led to repeat commissions with both private and public clients. His talent for presenting ideas with perspective sketches and renderings has helped clients to understand the concepts behind each design.

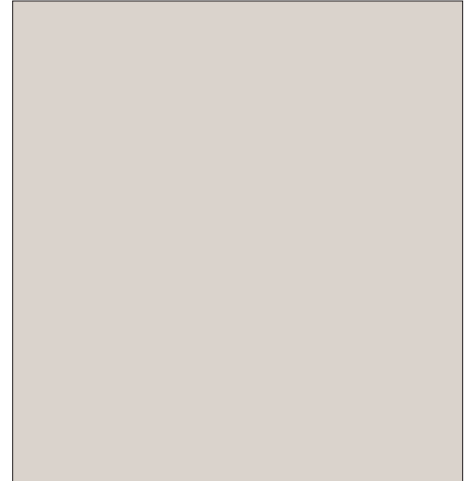
A listing of Mr. Brown’s relevant projects as Designer includes:

Republic Square

The open site at the corner of North Capital St. and Massachusetts Avenue behind the National Guard building has been used for parking for many years and will be the location of the new 560,000 square foot Republic Square project. The facades of the project, made up of two towers, respond to the historic structures of the National Postal Museum across North Capital and the General Printing offices on G Street. To the south the building is designed to respond to the wide vistas of Massachusetts Avenue and other major buildings progressing towards the plaza at Union Station. The Redevelopment Land Authority reviewers were extremely concerned about the prominence of the building on these two major streets and are pleased with how Devroux & Purnell’s design responded to the complex urban issues.

The Lofts at Adams Morgan, Washington, D.C.

Devroux & Purnell was the Design Architect for this condominium and retail complex with a 350-space parking garage for use by residents and general public, 66 residential units in three buildings, and 4,000 square feet of retail space.



Education

Tuskegee University, B. ARCH.

DEVELOPMENT TEAM

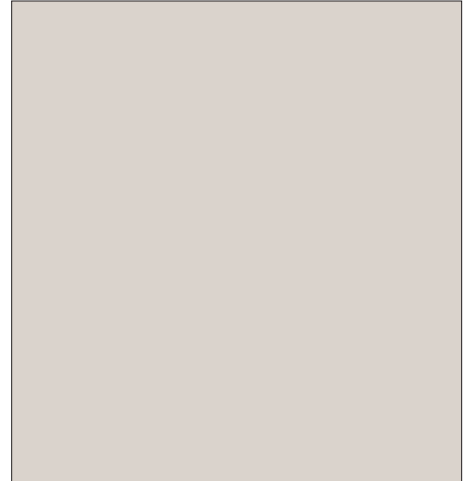
Resumes | Devroux & Purnell

Marc Doswell, RA
Project Manager

Mr. Doswell has a wide range of experience in all building and project types. Since joining Devroux & Purnell in 1983, he has gained vast knowledge and understanding of both government and private clients in the capacity as project manager, including quality control, budget development, scheduling and project coordination.

A listing of Mr. Doswell's relevant projects as Project Manager includes:

The City Museum, Washington, DC
Washington Convention Center, Washington, DC
MCI Arena, Washington, DC
D.C. Link & Learn, Washington, DC
Prince George's County Sports and Learning Complex, Landover, MD
Republic Square Office Building, Washington, DC



Registrations and Affiliations

Registered Architect, District of Columbia
Member, National Organization Minority Architects

Education

Boston Architectural Center, B.ARCH.

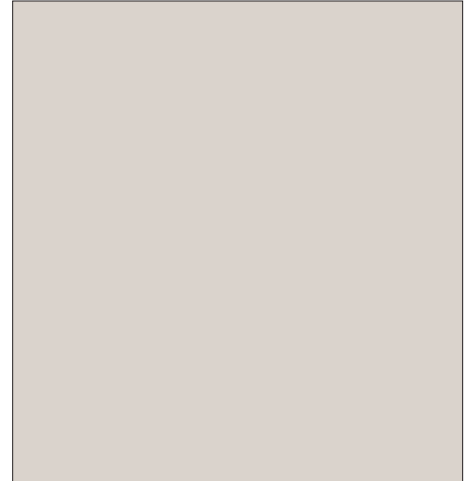
DEVELOPMENT TEAM

Resumes | Martha Schwartz Partners

Martha Schwartz RLA, ASLA, FRIBA

Principal

Martha Schwartz is a landscape architect and artist with a major interest in urban-scale projects and the exploration of new design expression in the landscape. Her education and experience is both in fine arts and landscape architecture. It is her goal to find opportunities where landscape design solutions can be raised to a level of fine art. She has twenty-seven years of experience as a landscape artist and designer on a wide variety of projects with architects such as Philip Johnson, John Burgee Architects, Arquitectonica, Mark Mack, and Arata Isozaki. She has received numerous ASLA national design awards for her projects including the Citadel Grand Allée in City of Commerce, California; Jacob Javits Plaza in New York City; and the Becton Dickinson Atrium in San Jose California. Both the Jacob Javits Plaza and the Minneapolis Federal Courthouse Plaza have won National Design Awards from the U.S. General Services Administration. Her international work includes Exchange Square in London, a landscape for the Gifu Kitigata Apartments in Japan, and interior “airscares” in five atria at Barclay’s Bank in London. As an artist, Ms. Schwartz, has been commissioned for works such as the temporary installation called AField Work@ at the Spoleto Festival, Charleston, South Carolina; a 1% for Art commission at for the Broward County Civic Arena in Fort Lauderdale, Florida; and the Miami Sound Attenuation Wall at the Miami International Airport in Florida. Presently, Ms. Schwartz is a professor of design at Harvard University=s Graduate School of Design, and has lectured both nationally and internationally at such institutions as the Rhode Island School of Design, the Smithsonian Institution, Berlin Technical University, Walker Art Center in Minneapolis, Minnesota; Melbourne University in Australia, and many more places. Her work has been published widely in magazines such as Metropolis, Daidalos, Landscape Architecture, Domus, and Architecture, as well as in books devoted to her work entitled Martha Schwartz - Transfiguration of the Commonplace and The Vanguard Landscapes and Gardens of Martha Schwartz.



Education

Masters Degree / 1978 University of Michigan, Landscape Architecture
 BFA / 1973 University of Michigan, Fine Arts

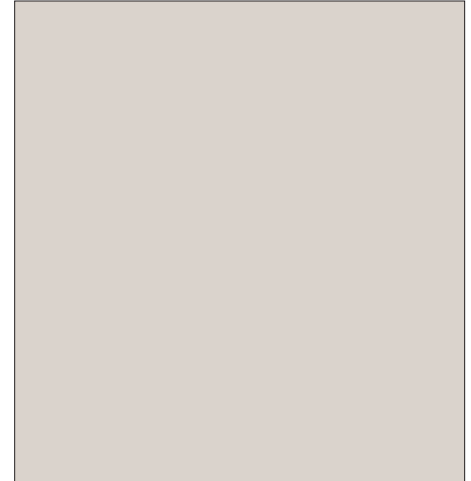
DEVELOPMENT TEAM

Resumes | Martha Schwartz Partners

Shauna Gillies-Smith, RLA

Lead Designer

With sixteen years of experience, Shauna Gillies-Smith brings a well-rounded background in design and planning to our office. She brings strong design and visual presentation abilities to all her projects. While with Martha Schwartz, Inc., Ms. Gillies-Smith has managed such projects as The Mercer Hotel in New York City; Exchange Square in Manchester, England; the Gifu Kitigawa Housing Project in Gifu, Japan; the Underground Railroad Museum and Freedom Center in Cincinnati, Ohio; and design for the Cultural Arts Center in Mesa Arizona. Ms. Gillies-Smith's experience also includes teaching as an adjunct professor at Tulane University School of Architecture, and as a studio instructor at the School of Architecture, University of British Columbia. She has served as a visiting critic at the Rhode Island School of Design, Harvard University, and at the Boston Architectural Center. In 2002, Ms Gillies-Smith was given the Award of Recognition for Women in Design from the Boston Society of Architects, and in 2001, the Canada Council for the Arts awarded her the Mid Career Recognition Grant. As an artist, Ms. Gillies-Smith has won the Infrastructure Public Art Competition in the City of Vancouver in 1996 and has completed that art commission called ASupernatural B.C.@ In both 1992 and 1994, she was awarded Artist Project Grants from The Canada Council. She has lectured and exhibited her work widely including at Harvard University's Career Service program, The Rhode Island School of Design Faculty Show, The Illinois Institute of Technology, and at Artropolis 97 in Vancouver, British Columbia.



Registration

Landscape Architect, State of Connecticut

Education

Master of Architecture in Urban Design / 1995,
Harvard University
Bachelor of Architecture / 1990, University of British Columbia
Bachelor of Arts (Economics) / 1985, Queen's University

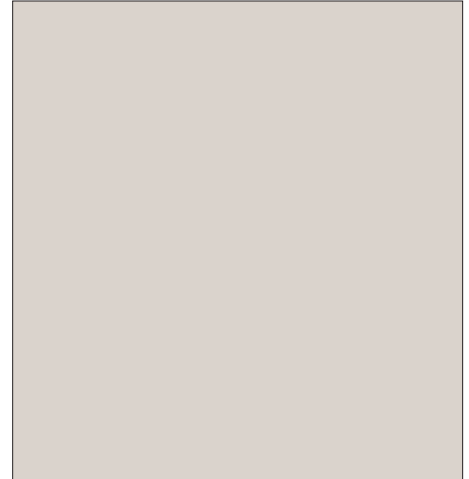
DEVELOPMENT TEAM

Resumes | Martha Schwartz Partners

Evelyn Bergaila, RLA, AICP

Project Administrator

Evelyn Bergaila is a landscape architect with twenty-seven years of experience in both project management and design. During eight years with Martha Schwartz, Inc., she has filled the major roles of office administrator and project manager. While with Martha Schwartz, Inc., Ms. Bergaila's experience includes management of large scale projects such as the Baltimore Inner Harbor Master Plan and the HUD Building Plaza Improvements in Washington, D.C. for the U.S. General Services Administration. Her management of these projects has given her extensive experience with coordinating and interacting with government agencies. Before coming to Martha Schwartz, Inc., Ms. Bergaila managed many award-winning commercial and residential projects in Maryland taking them from conceptual design through construction observation. These awards include, among others, the 1990 Anne Arundel County, Maryland Award of Excellence for Riva 400 Office Park, the 1989 Anne Arundel County Award of Excellence for Horn Point Harbor in Annapolis, Maryland, the 1986 Anne Arundel County Award of Excellence for the Gatehouse Collection at Riva Trace Planned Unit Development, and The Landscape Contractors Association of Metropolitan Washington Environmental Landscape Award for the Ring Sculpture Garden in Washington, D.C. in 1983. She has lectured at diverse venues such as at the Annual Regional Phosphate Mining Conference in Lakeland, Florida; the on the Harvard University Career Discover Panel on Design Practise (2000), and at the Federal Institute of Technology in Zurich, Switzerland (2001).



Registration

Landscape Architect, Maryland

Education

Masters Degree / 1978 University of Michigan, Landscape Architecture

Masters Degree / 1974 University of Michigan, English

BA / 1972 Kalamazoo College

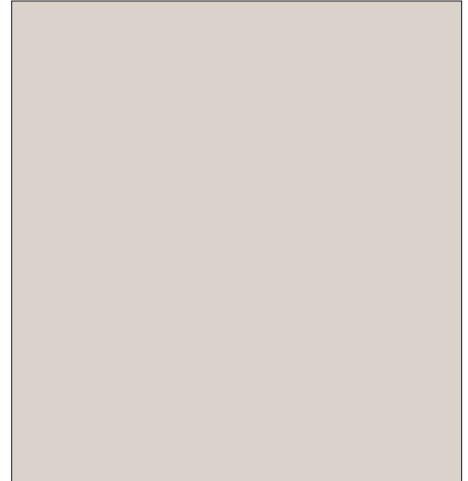
DEVELOPMENT TEAM

Resumes | Martha Schwartz Partners

Donald M. Sharp RLA, ASLA

Project Team

With twenty-two years of experience, Donald Sharp brings a wide range of project management and construction experience to Martha Schwartz, Inc. He has managed projects ranging from government parks and transportation systems to private residences, civic plazas, and private corporations. With his experience, he is able to coordinate consultant information from various professional fields with our office's design work in order to assure a high quality of site development. Projects Mr. Sharp has managed while at Martha Schwartz, Inc. include parking and public plaza design for Disneyland in Anaheim, California; construction documents and construction administration for Mesa Cultural Arts Center in Arizona; construction of the redevelopment of HUD Plaza in Washington, D.C., and the public plaza design and construction for the Broward County Civic Arena in Ft. Lauderdale, Florida. Mr. Sharp has been an adjunct professor at the Rhode Island School of Design where he taught courses in landscape construction. In 1991, Mr. Sharp received the Outstanding Professional Achievement Award from the Rhode Island Chapter of ASLA for Rockwell Waterfront Park and Speidel Corporate Headquarters.



Education

Bachelor of Landscape Architecture / 1983, Rhode Island School of Design
 Bachelor of Fine Arts in Landscape Architecture / 1983, Rhode Island School of Design

DEVELOPMENT TEAM

Resumes | Nelson Byrd Woltz

Warren T. Byrd, Jr., FASLA, CLARB

Principal in Charge

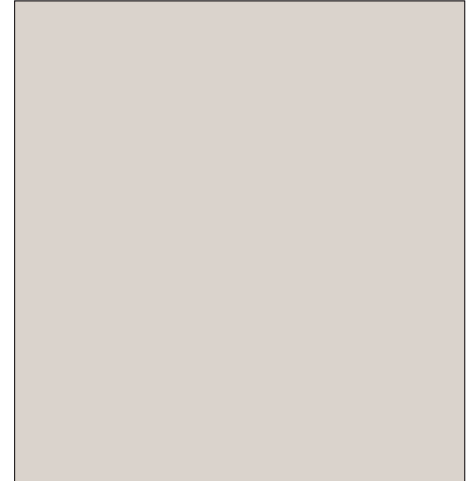
Warren Byrd has practiced and taught landscape architecture in the state of Virginia since 1979. Raised in northern Virginia and overseas in Cyprus and Okinawa, he received his Bachelor of Science degree in Horticulture with Distinction from Virginia Tech in 1975 and his Master of Landscape Architecture degree from the University of Virginia in 1977. Prior to founding his own practice in 1985 with his partner Susan Nelson, he worked with Meade Palmer, Landscape Architect in Warrenton, Virginia.

Warren is Professor Emeritus at the University of Virginia where he taught for over 25 years, serving as Chair of the Department of Landscape Architecture for 6 1/2 years. He has received numerous awards for design, teaching, and writing and continues to maintain an active professional practice to complement his academic life. Both his teaching and his practice emphasize the importance of knowing the specific qualities of the physiographic regions within which one works. His particular expertise, beyond site planning, drawing and teaching design, is his knowledge of natural systems and plant communities, especially as they might influence design ideas for particular sites and programs.

Warren has extensive experience in urban design and has participated in several urban design charrettes involving developers over the past 20 years among them:

Portland/Damascus, Oregon Urban Growth Planning charrette
 Idaho Urban Growth Planning Charrette, Caldwell, ID, design team leader
 Repaupo New Town Design Charrette, Repaupo, NJ, designer
 Somerset, New Jersey Urban Planning Charrette, designer
 Daniel Island, Charleston, South Carolina, design landscape architect.

He was principal in charge of the Crozet, Virginia Master Plan in collaboration with Renaissance Planning Group and the new town of WaterColor on the panhandle of Florida. He is currently Principal in Charge of a Smart Growth urban design project in Rockville, Maryland in collaboration with Torti Gallas and Partners. Warren is a member of the Congress for the New Urbanism and has lectured several times at CNU conferences.



Professional Registration/Membership

Certified Landscape Architect, State of Virginia,
 #000217, since 1985
 Licensed Landscape Architect, State of Maryland,
 #3161, since 2002
 Certified by CLARB, since 2001
 American Society of Landscape Architects

Education

Master of Landscape Architecture, University of
 Virginia, 1978 Bachelor of Science in Horticulture,
 Virginia Polytechnic Institute and State University,
 1975, graduated with distinction

DEVELOPMENT TEAM

Resumes | Nelson Byrd Woltz

R. Kennon Williams, ASLA

Senior Project Manager/Designer

Kennon Williams joined Nelson Byrd Woltz in 1999. He has served as the project landscape designer for the landscape design and land planning of WaterColor, a new town next to Seaside, Florida; Museum of Life and the Environment in York County, SC; and Vales of Time, interpretive landscape, Brattonsville, South Carolina.

He has been a designer on several community and urban design charrettes, with an emphasis on environmental preservation and restoration, including work for The Nature Conservancy, 1000 Friends of Oregon, Repaupo New Jersey, and Caldwell-Karcher (rapidly expanding suburbs of Boise, Idaho). He is currently the project manager for the Smart Growth urban design project in Montgomery County, Maryland and Anthony Fokker Village Park in The Netherlands.

Relevant Experience

White Flint Crossing, Montgomery County, MD

WaterColor, Master Plan and site design, Walton County, FL

Bahia Motor Plant (Sustainable Initiative), Bahia, Brazil

Sunnyside Farms, Inc., Organic Commercial Farm, Rappahannock County, VA

The Dell, University of Virginia, stream restoration and campus park, Charlottesville, VA

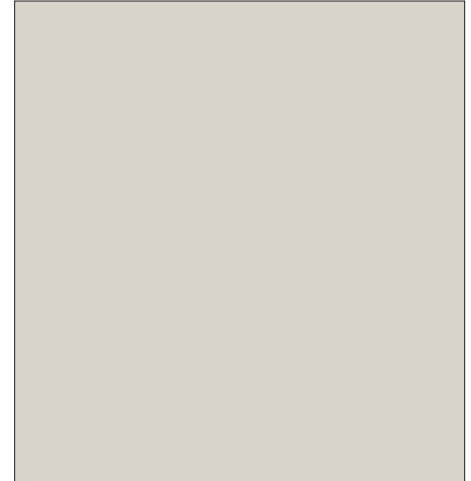
Automated Trading Desk, Inc. Corporate Headquarters, Master Plan and site design, Mount Pleasant, SC

Camp Creek Community, site and landscape design, Walton County, Florida,

The Bridges Community, site and landscape design, Walton County, Florida,

Wooton's Landing, Anarundal County Maryland

(Biohabitats, Inc.) Developed Stream Restoration Typologies for use on stream restoration projects (Biohabitats, Inc.)

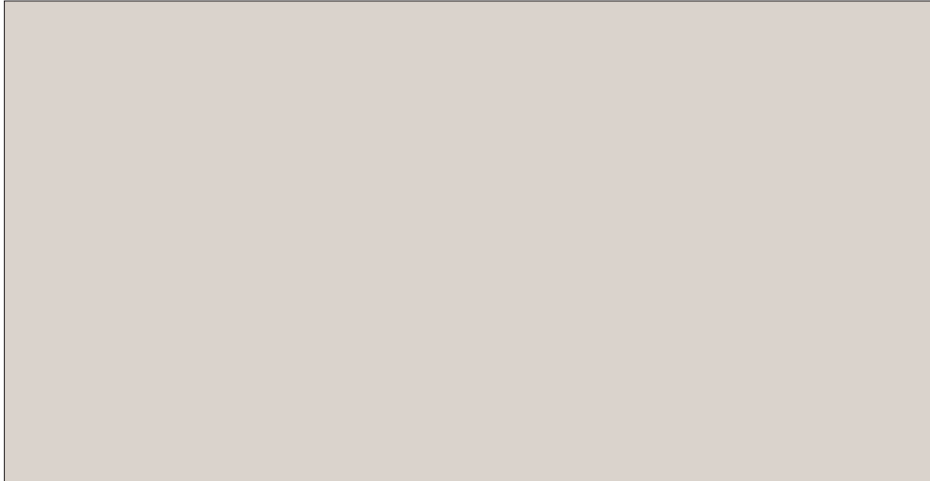


Education

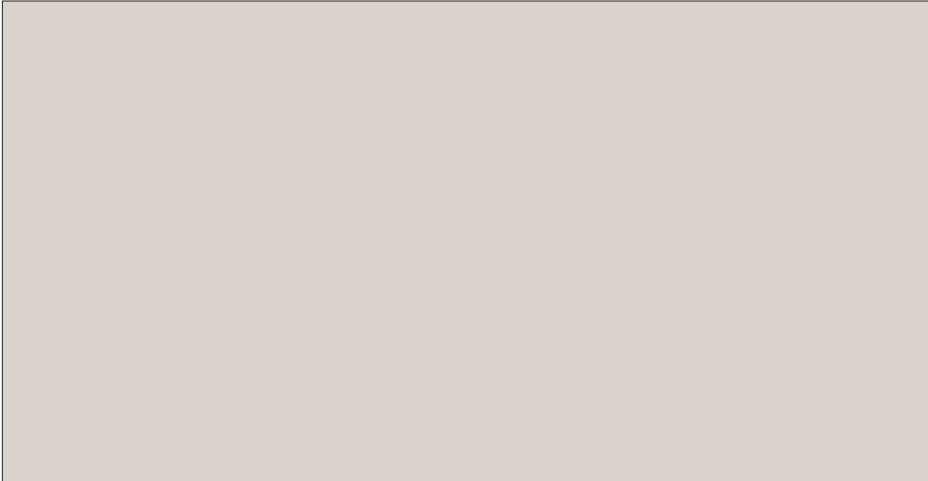
Master of Landscape Architecture, University of Virginia, 1996 Bachelor of Arts, Dual Degree: Studio Art and Political and Social Thought (senior thesis on Post Modern Aesthetics), University of Virginia, 1986

FINANCIAL/EQUITY PARTNER ID

Name of here



POTENTIAL CONFLICTS OF INTEREST
Crescent Resources LLC

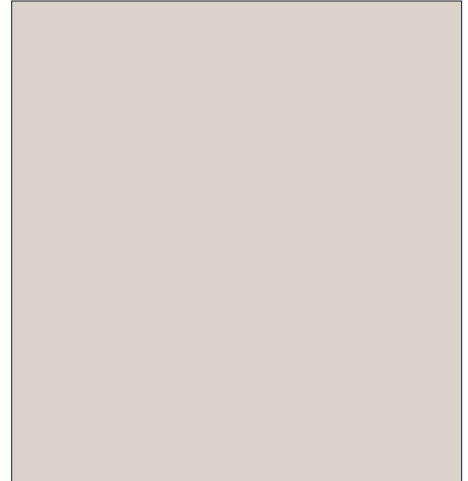
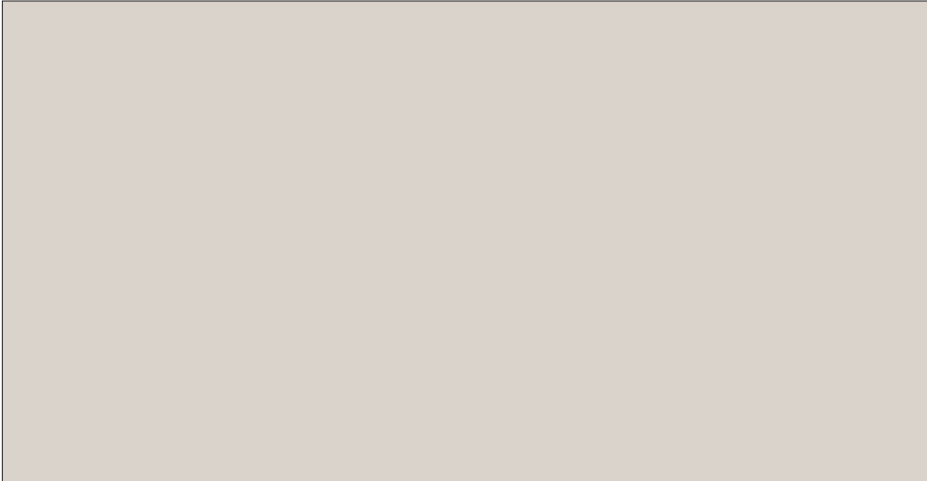


Our team members have no conflicts of interest.

CRESCENT RESIDENTIAL

RELEVANT PROJECT EXPERIENCE

Crescent Residential



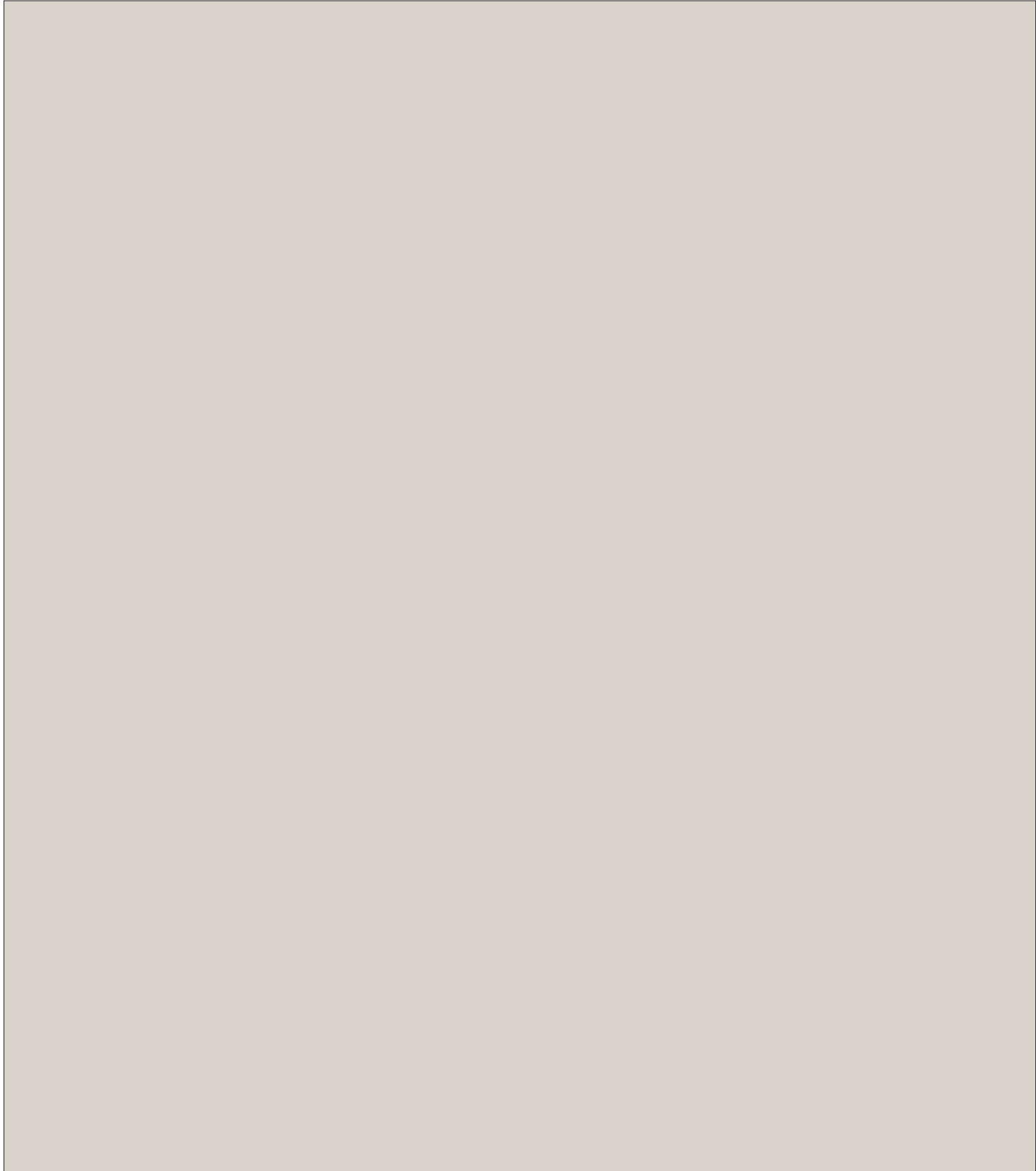
Crescent Residential has a reputation for creating some of the finest neighborhoods and residential real estate in North America. Crescent has a long list of communities in Arizona, Florida, Georgia, North Carolina, South Carolina and Texas. Crescent Resources has property for sale in luxury golf communities, as well as those featuring waterfront and mountain home sites. Though our communities vary in size and location, our commitment to quality ties them all together. Utilizing architectural controls and meticulously landscaped entrances and common areas, we create communities of lasting beauty. Each community offers a unique mix of amenities, which allow our residents to enjoy unparalleled lifestyles.

Crescent Communities Project List

- Atlanta GA,
 - The River Club
 - Sugarloaf Country Club
- Charlotte, NC
 - Ballantyne Country Club

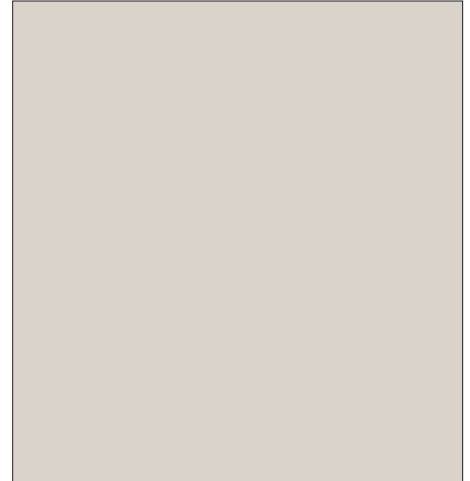
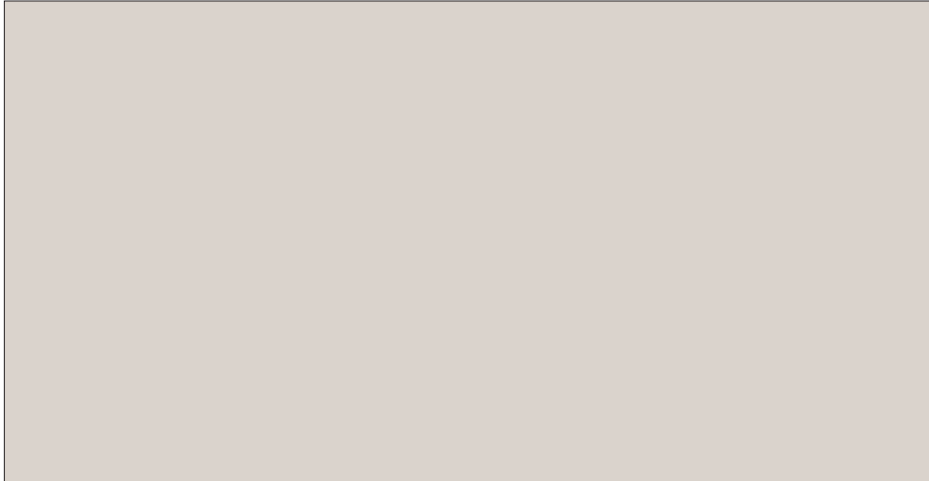
- The Farms
- Highgrove
- Northview Harbour
- The Peninsula
- The Point
- Sailview
- Springfield
- The Sanctuary
- South Carolina
 - Oldfield
 - Palmetto Bluff
- Arizona
 - Chaparrel Pines
 - The Rim Golf Club
- Florida
 - Grand Hampton
 - Grand haven
 - Hampton Park
 - North Hampton
 - Osprey Cove
 - South Hampton
 - Southern Hills Plantation

In addition to the above list of Crescent Communities, highlighted in greater detail below is our Palmetto Bluff project.



Crescent Residential

Palmetto Bluff



Palmetto Bluff is a 20,000-acre, master planned residential community and conservation preserve in Bluffton, S.C., nestled between SC Hwy 46 and the May River. Palmetto Bluff boasts tremendous riverfront and marshland views. It is characterized by extensive nature preserves, river access and walking trails, a vibrant Village center, an elegant and prized Inn and Spa managed by Auberge Resorts and several residential neighborhoods ranging from multi-million dollar legacy family compounds to more traditionally sized, upscale single family lots.

The establishment of Palmetto Bluff dates back to 1524 when Jean Ribaut, French explorer, found a large group of peaceful, hunter-gatherers living off Palmetto Bluff's bountiful land. These Native American groups, the Yemasee and Altamaha, marked the beginning of Palmetto Bluff's rich history. In the 1750s, approximately twenty-one plantations had become established on Palmetto Bluff's land, where indigo, rice and cotton were harvested. By the

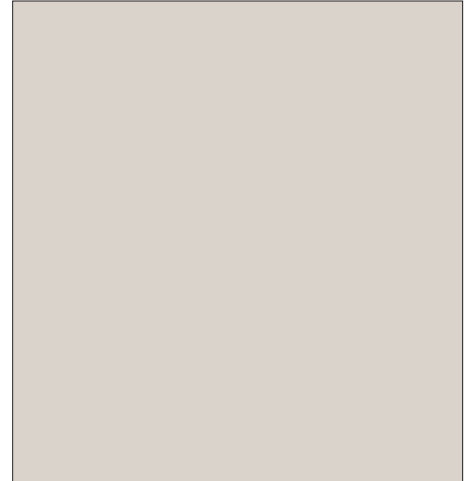
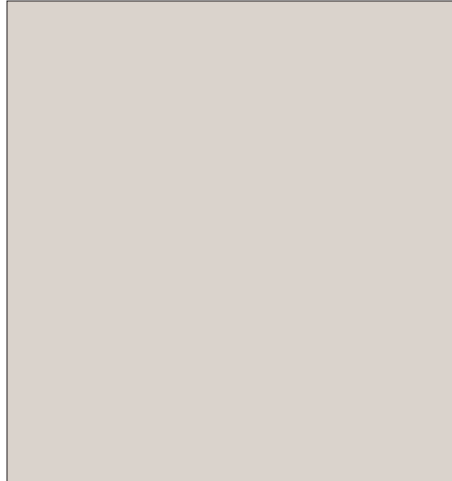
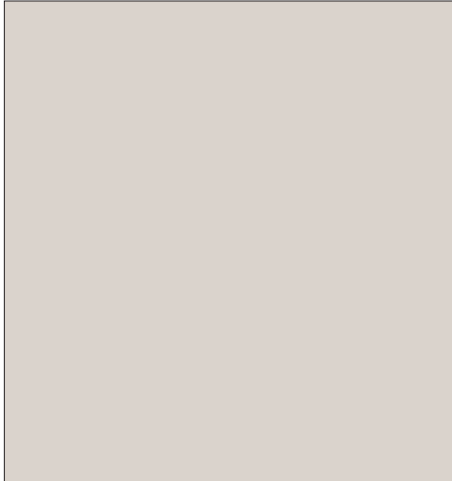
late eighteenth century, many of these plantations had their own schools and churches. Today, more than a dozen graveyard sites at Palmetto Bluff offer clues about these past inhabitants and their genealogies.

Palmetto Bluff offers a unique community that connects its residents and visitors to its natural, abundant beauty and its unique history and traditions, allowing life to be appreciated to the fullest extent. This represents the core values of Palmetto Bluff. To preserve these values, Crescent Resources, the developer, has incorporated high standards that protect and preserve the environment and the land's history and utilizing in-depth planning and detailed construction methods.

Palmetto Bluff will provide residents and visitors an environmentally friendly place that preserves – not destroys – its bountiful land and creatures. The land and its unique topography guided Palmetto Bluff's master planning, paying tribute to its extensive wildlife

and natural beauty. Palmetto Bluff has been intentionally developed as “a place – not a project.” Palmetto Bluff will maintain nature preserves and open spaces, perfect for self-discovery. The Village at Palmetto Bluff is the “heartbeat” of the community, linking people, land and water by focusing on the importance of natural beauty and the principles of smart growth. The Village's houses are diverse and stylish, offering a close knit community pulsing with activity. Visitors and residents have every opportunity to mingle and can reach virtually everything by foot or bike. The centerpiece is the Inn at Palmetto Bluff, managed by Auberge Resorts, which offers visitors and residents extraordinary services and amenities.

The Palmetto Bluff project demonstrates several other Crescent strengths that we believe are vital to the success of the Quarterpath at Williamsburg project.



- Palmetto Bluff demonstrates the exceptionally high standards of all Crescent Communities. Our experience in developing and managing quality standards and architectural guidelines promotes an overall quality level consistent with the expectations of Quarterpath at Williamsburg project.
- As developer of Palmetto Bluff Crescent has met the many challenges associated with development of a historical and natural resource. Our ability to develop with sensitivity and understanding of the historical significant of the Quarterpath property will serve the project well.
- Crescent Resources has extensive experience managing both custom builder programs, where finished lots are developed, and larger builder releases that include several lots or Land Bays. Crescent’s ability to manage residential development in several ways will provide the Quarterpath at Williamsburg team the flexibility to

create a residential strategy that best meets the projects goals.

- Crescent Resources has extensive experience marketing and developing amenities such as golf courses, fishing and hunting preserves, parks and open space that ultimately add value to the development. Although not included in the Quarterpath at Williamsburg development the integration of the Golden Horseshoe Golf Club, fishing pond, Colonial Williamsburg and Redoubt parks will add value to the development.

Enclosed behind Tab 6 is a marketing package on Palmetto Bluff

In summary we believe Crescent Resources possesses all of the essential traits of a successful “Master Developer”; as well at the expertise reputation and resources to implement the master plan of the Quarterpath at Williamsburg.

We invite you to learn more about our Commercial and Residential Communities on our website at www.crescent-resources.com.

Crescent Residential

MATRIX C

Development experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX D

Historic properties and adaptive re-use project experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX E

Current projects

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

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RELEVANT PROJECT EXPERIENCE

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A. ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

1. *Zoning Commission Case No. 92-9 (Map Amendment – Anacostia Metrorail Station Area)*

Mr. Moore was retained by private property owners on Howard Road, S.E. to secure a rezoning of their property on a 9.26 acre area of land located along Howard Road, S.E. between I-295, Suitland Parkway, the National Park Service tract and access arterials to South Capitol Street and Suitland Parkway. The change of zoning sought was from C-M-1, an industrial zone, to W-3, a waterfront commercial/residential zone. Mr. Moore was successful in persuading the Office of Planning to bring a broad rezoning case in the Anacostia Metrorail Station area and in securing the active support of the affected ANC, the Councilmember from Ward 8 and many citizens and residents of the area. The case involved numerous land use and transportation issues associated with the metrorail Station and the future development associated with that function. There were also issues that concerned the federal interest, including lines of sight to the U.S. Capitol Building. By Zoning Commission Order No. 742, the Zoning Commission rezoned the Anacostia Metrorail Station as Mr. Moore had requested on behalf of his clients.

2. *Zoning Commission Case No. 92-18 (Map Amendment @ Safeway/ Sears)*

Mr. Moore was retained by Safeway, Inc. to file a petition seeking the rezoning of Square 5642 from R-5-A to C-3-A for the purpose of redevelopment and construction of a 100,000 square foot shopping center anchored by a Safeway “Goodhope Marketplace” grocery store and other retail uses. Square 5642 is approximately 8 acres in size and bounded by Alabama Avenue to the north, Naylor Road to the west, Denver Street to the south and 30th Street to the east. Mr. Moore was successful in persuading the Zoning Commission to hear the case despite opposition from one of its members who insisted upon Safeway filing a Planned Unit Development application instead of a map amendment case, rallying most of the affected citizens and citizens’ groups to the support of the application and persuading the Zoning Commission to adopt the zoning change, as requested. Mr. Moore also filed an application which was approved by the D.C. Economic Development Zones Administration and the D.C. Council to accord Safeway property tax relief with respect to the new development. He also was successful in persuading the D.C. Department of Public Works to agree to undertake major construction of the street system near the site on Alabama Avenue and on Good Hope Road to accommodate better access to the site by customers and better traffic flow past the site by vehicular passersby. Finally, he was successful in persuading the Development Zones Administration to allocate monies for street reconstruction, and widening

and beautification of sidewalks in the area. That shopping center development is now open and thriving.

3. *Zoning Commission Case No. 91-20 (Map Amendment – Howard University)*

Mr. Moore was retained by Howard University to seek a change of zoning to facilitate the construction of an addition to an existing women’s dormitory (Bethune Hall) located on the northern portion of Square 3068. This case was brought in the Zoning Commission for the District of Columbia after the Board of Zoning Adjustment had declined an appeal from a Zoning Administrator’s decision with respect to the proposed height of an addition to the Bethune Dormitory on the Howard University campus. The Board of Zoning Adjustment had ruled that the Zoning Administrator was correct in limiting the height to which that addition could be built, under the Height Act in the then-existing zone. Mr. Moore then advised Howard University to seek a change of zoning to accommodate the building and height that the University wished to achieve. He was successful in persuading the Zoning Commission to hear the case, and the Commission approved the zoning that the University had requested. The hearing contained both supporters and opponents of the application. Mr. Moore persuaded the Office of Planning to testify and file a report in support of the application. He was also successful in persuading some community groups to support the organization and to appear at the

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hearing to give oral testimony. The proposed addition to Bethune Hall was built and is now operational on the campus of Howard University.

4. *Zoning Commission Case No. 87-7 (Howard Gateway and 14th and U Streets Area Text and Map Amendments, Including Uptown ARTS Overlay District)*

While serving as outside land counsel to Howard University, it came to Mr. Moore's attention that the Office of Planning had filed a "zoning consistency" case to rezone the 14th and U Streets area. Despite the active opposition of the D.C. Office of Planning, Mr. Moore was successful in persuading the Zoning Commission to add five squares within Howard University's Central Campus to that rezoning proceeding. These squares were identified in Howard's Central Campus Plan for future University development. However, the existing zoning, largely industrial, did not accommodate the proposed developments. Among the developments planned for the squares on which Howard sought rezoning were the Howard Plaza Shopping Center, an extension of the Howard Plaza Apartments and several academic educational buildings. After a series of long and controversial hearings, Mr. Moore was successful in persuading the Commission, over mixed support and opposition, to rezone all five of the squares, as Howard had sought. He was also successful in persuading the Commission not to reconsider its decision with respect to the rezoning

of one of the squares, despite the active effort of a disgruntled property owner who endeavored to persuade the Commission to reverse its decision. That property owner ultimately sued Howard University over that rezoning. After arguing the case on behalf of the University in the U.S. District Court in Baltimore, the U.S. District Court for the District of Columbia, the U.S. Court of Appeals for the District of Columbia and the Supreme Court of the United States, Mr. Moore was successful in persuading each of those courts to rule in Howard University's favor. The rezoning of the Howard Gateway areas remains in effect today.

5. *Zoning Commission Case, Planned Unit Development and Map Amendment – Washington Hospital Center Campus.*

Mr. Moore was retained by MedStar Healthcare Group to assist in preparing a Land Use Plan for its 25-acre campus. To that end, Mr. Moore participated in the selection of a planning firm and worked with the multiple elements of the Hospital Center community to assemble a Comprehensive Land Use Plan for the entire campus. Subsequent to the hospital board's approval of that Plan, Mr. Moore prepared and prosecuted an application for a Planned Unit Development and Map Amendment changing the zoning on the site from Residential to Special Purpose. He worked extensively with the D.C. Department of Transportation to negotiate and prepare a plan for the reconfiguration of the transportation system in the area to accom-

modate the hospital's growth. He also worked with the Office of Planning and the Advisory Neighborhood Commissions (ANC's) from Wards 4 and 5 to secure their support for the application. Subsequently, the Zoning Commission voted unanimously to approve the application. After the necessary covenants were prepared and filed, the zoning order took effect.

Subsequently, MedStar twice determined that it needed to modify the Planned Unit Development. It retained Mr. Moore to file applications to do so, actions that the Zoning Commission twice unanimously approved.

6. *Zoning Commission Case (Further Processing Special Exception – The George Washington University Hospital)*

Mr. Moore was retained by George Washington University and its partner, Universal Health Services, to obtain special exception zoning authority for it to build a new hospital and a new university parking garage nearby. Mr. Moore worked with the consultants and architects to arrive upon an acceptable development plan for both projects and filed an application for zoning relief at the Zoning Commission. He persuaded the Office of Planning and the Department of Transportation to conditionally support the application, but the Advisory Neighborhood Commission, always contentious in its relationship with the University, voted to oppose the application to build a hospital and sup-

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port the application for the university parking garage. Mr. Moore presented the cases at the Zoning Commission and, subsequently, that body voted to approve both applications. Afterwards, the new George Washington University Hospital was constructed and is now open.

7. *Zoning Commission Case (The Rappaport Companies – H Street Connection)*

Mr. Moore is representing the Rappaport Companies, the owner of the “H Street Connection Shopping Center,” in conjunction with the Office of Planning’s proposal to create an H Street Overlay District that would govern new and existing development in that corridor.

8. *Zoning Commission Case No. 89-9 (Map Amendment—Safeway)*

Mr. Moore was retained by Safeway, Inc. to rezone a portion of Square 2974 from R-1-B to C-2-A for the purpose of the development of a new state-of-the-art Safeway Marketplace facility. Mr. Moore was successful in persuading the Zoning Commission to hear the case and in persuading other citizens groups, including the Advisory Neighborhood Commission to appear and testify in support of the case. Some citizens were opposed. Nonetheless, the Zoning Commission adopted the zoning change that had been requested by Mr. Moore on behalf of his clients. That development was built and has been open for

several years at 6500 Piney Branch Road, N.W.

Mr. Moore has also served as lead counsel for restaurants, convenience stores, churches, private developers and nonprofit institutions before the D.C. Board of Zoning Adjustment. Among his clients have been Randle Highlands, L.P. (Anacostia Economic Development Corporation), McDonald’s, Burger King, The Southland Corporation, Popeye’s, Hardee’s, Checkers, the Mt. Sinai Baptist Church and Safeway. His practice includes successful representation of clients on historic preservation and environmental issues, alcoholic beverage licenses, legislation before the D.C. Council, the permitting of large and small developments, and advice and counsel on community relations. He is among the few attorneys who have successfully documented and obtained D.C. Government approval for a major developer transferring building development rights (“TDR’s”) from one parcel in the city to another. He has also served as an adjunct professor of Real Estate Finance at Howard University Law School.

9. *Miscellaneous Zoning Commission Cases*

Mr. Moore was retained by GenStar, Stewart Petroleum and the Thomas Sommerville Company to represent a Map Amendment case brought at the Office of Planning affecting the area around the Fort Totten Metrorail station. Mr. Moore was successful in persuading the Zoning Commis-

sion to extend the scope of that case to include his clients’ properties and ultimately the Commission ordered a Map Amendment on their properties consistent with his clients’ wishes. Mr. Moore also sought and obtained further processing special exceptions authorizing the Zoning Relief necessary for the George Washington University to build on its campus including the Square 43 (“Ivory Tower”) dormitory, the Square 57 dormitory, and the Lerner Health and Wellness Center. Each of these applications was supported by various community groups but opposed by the local Advisory Neighborhood Commission. Nonetheless, all of the applications were successful.

B. LAND USE AND ZONING RELATED COUNSEL

1. *Old Convention Center Site*

Venable was retained by Hines/ArchStone-Smith to assist that team in responding to the D.C. Government’s Request for Proposal for a development partner on the Old Convention Center Site. Venable worked with Hines/ArchStone-Smith to identify and engage a distinguished team of residential developers, commercial developers, architects, planners, transportation experts, minority equity investors, and LSDBE Consultants. A Development Plan was created and submitted. In November 2003, the City announced that Hines/ArchStone-Smith had been selected as the developer of the Old Convention Center site. Venable has prepared a Land Use Analysis for the

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team and consults regularly on planning, zoning, and land use issues. We are engaged to bring any case that may be necessary to achieve the zoning relief that the project ultimately requires. Mr. Moore is lead Venable counsel on this matter.

2 *D.C. Baseball Stadium Development*

Venable has been retained to represent the District of Columbia, in association with the D.C. Office of the Attorney General, in bringing and prosecuting eminent domain proceedings for the private property that the city has determined is necessary to construct a new baseball stadium for the Washington Nationals major league team. Mr. Moore is Venable's lead counsel on this assignment.

3 *National Capital Revitalization Corporation*

Venable has been retained to provide real estate counsel to the National Capital Revitalization Corporation in connection to its efforts to develop property that was formerly in the inventory of the D.C. Government. Mr. Moore is Venable's lead counsel in this endeavor.

4 *Skyland Shopping Center*

Mr. Moore served as lead counsel in defending a lawsuit brought by the tenants of the Skyland Shopping Center in Southeast Washington. The lawsuit sought to enjoin the government and the development team

(represented by Venable) from taking private property for allegedly private economic development purposes. Venable was successful in getting all claims against the development team dismissed.

5 *McMillan Reservoir*

Mr. Moore was retained by Horning Brothers to advise on responding to a Request For Proposal for the 25-acre McMillan Reservoir site. He worked with the Horning team, its developers and consultants to assemble a Development Plan. The city has yet to select a developer for that site.

6 *U.S. Armed Forces Retirement Home*

Mr. Moore was selected by LCOR to assist in acquiring and creating a development plan for a 78-acre parcel on the U.S. Armed Forces Retirement Home property. LCOR also retained Mr. Moore to do land use and zoning analysis of the Southeast Bus Garage and the Friendship Heights bus garage for potential development.

7 *District of Columbia, John A. Wilson Building*

Mr. Moore was retained by the Council for the District of Columbia to advise and represent the Council in negotiating the development of the John A. Wilson Building.

8 *MedStar Health*

Mr. Moore was retained by MedStar Health to advise on land use and zoning issues related to the use of its five-acre property on New Hampshire Avenue, N.W. and on its purchase and future development of the Georgetown University Hospital site on Reservoir Road, N.W.

9 *Wilkes Company*

Mr. Moore was retained by the Wilkes Company to assist with an alley closing, environmental issues, community support, and acquisition of property from the National Capital Revitalization Corporation in connection with a proposed development on and around Square 560 in the NOMA area. With Mr. Moore's counsel, the alley was closed, the environmental issues were resolved, the community support was obtained, and after a public hearing at which he testified, the D.C. Council approved the authorizing legislation, and the property was obtained by the client. Development of those parcels is imminent.

10 *Metropolitan Club of Washington*

Mr. Moore was retained by the Metropolitan Club of Washington to assist with the resolution of zoning issues with respect to an addition to its property.

11 *Mt. Vernon United Methodist Church*

Mr. Moore was retained by the Mt. Vernon United Methodist Church to advise it on land use and zoning issues

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with respect to the development of its property at Mr. Vernon Square.

12. *Cafritz Company*

Mr. Moore advised the Cafritz Company with respect to land use and zoning issues regarding land development.

13. *DRI Partners*

Mr. Moore was retained by DRI Partners to advise with respect to the company's development of property in the Downtown Development District, the Anacostia Gateway and other land. Regarding, the latter engagement, Mr. Moore litigated environmental claims against an oil company who was the former owner of the site and sought a D.C. Superior court declaration of property rights against the neighboring property owner. Both of those claims were resolved successfully.

14. *The Greater Washington Urban League, Inc.*

In his capacity as Chairman of the Board of the Greater Washington Urban League, Mr. Moore oversaw and managed the search for a new headquarters building, the negotiation of the assignment of the rights to a property from the Community Development Corporation of Columbia Heights, the acquisition of the property from the National Capital Revitalization Corporation, the selection of a development team to reconstruct an existing funeral home into a Class 1 headquarters building for the Greater Washington Urban League,

and securing of the financing for that project and the support of the various community organizations, including the Advisory Neighborhood Commission. The new Greater Washington Urban League Headquarters building was finished on time and is now a landmark at the corner of 14th and Harvard Streets, N.W.

15. *Pulte Homes*

Mr. Moore is retained by Pulte Homes to provide real estate and zoning counsel and assistance in attracting community support for project proposals in the Takoma Park area of Ward 4, the Casey property on Foxhall Road, N.W., the Parkside property on Minnesota Avenue, N.E., and the former MedStar property on New Hampshire Avenue, N.W.

16. *Hechinger Company*

Earlier in his career, Mr. Moore served as land use counsel to the Hechinger Company in connection with the development of the Hechinger Mall property in northeast Washington and the former Hechinger store at 4500 Wisconsin Avenue, N.W. He also contributed to the success of the TechWorld Planned Unit Development at Mt. Vernon Square in downtown Washington and the Hillandale residential development in the Georgetown area of Washington.

1.1.d Experience with Community Groups

D.C. law mandates that ANC's are automatically granted "party" status in contested cases that are brought before D.C. administrative agencies. That status accords the ANC the right to appear, give testimony, present witnesses, cross examine witnesses, and file motions for reconsideration. It also entitles the concerns that are submitted by the ANC's to be accorded great weight in final administrative decisions.

In accordance with the legal and equitable policies underlying these requirements, Mr. Moore has worked with numerous ANC's and community groups in every section of the city, seeking to explain and earn support for the many development projects for which the firm has been retained. Representative examples of Mr. Moore's work with community groups are provided in the table below.

Venable LLP**EXPERIENCE WITH ADVISORY NEIGHBORHOOD COMMISSIONS****ANC Representative Examples of Experience**

- 1A** Won the support of the ANC for the sale of the (old) Greater Washington Urban League Building and for the support of the MedStar Planned Unit Development.
- 1B** Secured the support of the ANC for the sale of the Old Hines Funeral building to the Greater Washington Urban League and the renovation and construction of that building into the new headquarters for the Greater Washington Urban League. Secured the support of the ANC for many of the building projects that were proposed by Howard University.
- 1C** Won the unanimous support of the ANC for an alcoholic beverage license being issued to Safeway on Columbia Road, N.W.
- 2A** Worked with the ANC on numerous occasions regarding the development projects that were and are proposed by the George Washington University. The ANC supported a few of the projects but took a position opposing most.
- 2B** Won the support of the ANC for the conversion of a residential building to a commercial office building at 16th and L Streets, N.W.
- 2C** Attracted the support of the ANC for the Wilkes/Quadrangle/Mt. Carmel Baptist Church mixed use project in and around Square 560.
- 2D** Worked with the ANC in conjunction with the proposed development of the Waterside Mall.
- 2E** Worked with the ANC in conjunction with development projects at Georgetown University Hospital (supported) at 1800 Wisconsin Ave., and at Georgetown Park (opposed).
- 3E** Won the support of the ANC for the establishment of a new Hechinger store at 4500 Wisconsin Avenue, N.W.
- 3F** Worked with the ANC in conjunction with proposed building projects at Howard University Law School.
- 3G** Won the support of the ANC for a Safeway development project at Connecticut Avenue and McKinley Street, N.W.

CRESCENT RESOURCES LLC

Venable LLP

- 4A** Mr. Moore resides in this ANC.
- 4B** Worked closely with this ANC on a proposed development project in Takoma and an alcoholic beverage license for a Safeway store at Georgia Avenue and Piney Branch Road, S.W.
- 4D** Won the support of the ANC for the MedStar Planned Unit Development application.
- 5A** Won the support of the ANC for Mr. Moore's client's proposal regarding the rezoning of the Fort Totten metroraill station area. Won the support of the ANC in a BZA case concerning the expansion of a restaurant at 12th and Randolph Streets, N.W.
- 5C** Mr. Moore is a former resident of ANC 5C. Won the support of this ANC for the Mt. Sinai Baptist Church Educational Building which required BZA approval. Won the support of the ANC for an alcoholic beverage license for the Safeway store at 4th and Rhode Island, N.E. Won the support of the ANC for the MedStar Planned Unit Development.
- 6A** Worked with the ANC on the Starwood Development Proposal. Supported the ANC's position on behalf of the "H Street Connection" in regard to the proposed H Street, N.E. Overlay District.
- 6B** Worked with and secured the support of the ANC for the continuation of Safeway's alcoholic beverage license at its Kentucky Avenue, N.E. site. Worked with the ANC regarding the prospective development of client's site at South Capitol and M Streets.
- 6C** Worked with the ANC in regard to the proposed GoodHope Market Place map amendment case.
- 7A** Worked with the ANC regarding the proposed map amendment case brought by the Dupont Park Seventh Day Adventist Church. The ANC ultimately opposed that application.
- 7B** Secured the support of the ANC and the Hillcrest Citizens' Association for the Safeway GoodHope Market Place map amendment case.
- 8A** Secured the support of the ANC for Mr. Moore's clients' application to rezone the Anacostia metroraill station area.

Venable LLP

1.1.e Experience with District Government Agencies

Like the ANC's, the Office of Planning is a party to every case that is brought before the Zoning Commission or the Board of Zoning Adjustment. Mr. Moore has worked with the staff of the Office of Planning, and its subsidiary the Historic Preservation Office on many of the cases that required zoning or historic relief. The Department of Transportation often plays a role in zoning cases. Mr. Moore has worked with the staff of the Department of Transportation on those cases that have generated the need for a transportation consultant who is responsible for working with the Department. Mr. Moore has enjoyed a collegial working relationship with past and present staff members of each of these agencies.

1.1.f Experience with Federal Agencies

Mr. Moore has successfully presented cases to the U.S. Commission on Fine Arts (on behalf of the George Washington University, MedStar Health and Safeway Stores) and has worked with the staff of the National Capital Planning Commission on land use related matters in which the federal government took an interest.

1.1.g Staff Management and Organization

Mr. Moore, Venable's chief land use and zoning partner in the District of Columbia, will lead the team designat-

ed to represent the Master Developer for this potential engagement. Mr. Moore will be assisted by Philip M. Horowitz, a distinguished real estate transactional lawyer who, among other complex development projects, worked extensively on the development of the "Station Place" development adjacent to Union Station, real estate projects on behalf of the World Bank and the development of Oriole Park at Camden Yards. Mr. Horowitz also serves as President-Elect of the American College of Real Estate Lawyers, perhaps America's most distinguished organization of real estate attorneys.

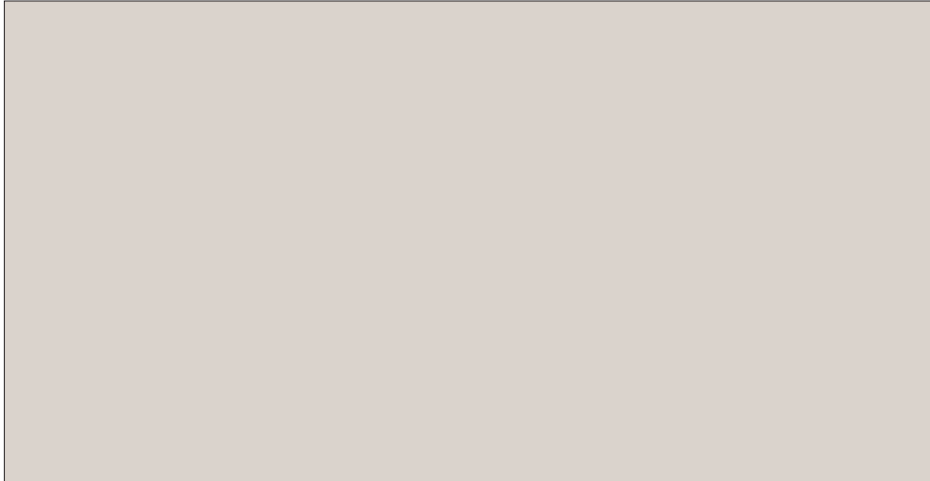
Regularly available to support the efforts of Messer's Moore and Horowitz are experienced associates from the firm's real estate group including Sarah Smith. In addition, zoning and land use lawyers from Venable's Maryland and Virginia offices are available to share development experiences, strategies and ideas from their regional perspectives. Real estate paralegal Angela Thomas will assist Mr. Moore in a full- or part-time capacity, as necessary. Mr. Moore will serve as the firm's representative to the COTR and to any subcontractor.

Specific information on the team member's qualifications, capabilities and experience can be found in Sections 1.2.h.2 and 2.1.6 of this proposal.

CRESCENT RESOURCES LLC

RELEVANT PROJECT EXPERIENCE

Crescent Resources LLC



Project cost (budgeted)

Project info normal

Project cost (actual)

Project info normal

Capital and financing sources

Project info normal

Economic performance

Project info normal

Development timing and phasing

Project info normal

Date opened

Project info normal

Current ownership and transaction structure

Project info normal

Summary project description

include here project size (total SF and SF per use), number and average size of residential units, uses, densities and other relevant information such as adaptive re-use components.

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General project description

Include role of entity and unique challenges of the project, and discussion of how the entity addressed the unique challenges.

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EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS

RELEVANT PROJECT EXPERIENCE

Ehrenkrantz Eckstut & Kuhn Architects

Alexander Hamilton U.S. Customs House: National museum of the American Indian



Nothing could offer a greater contrast than the Alexander Hamilton U.S. Customs House and the Heye Center, a satellite of the Smithsonian's National Museum of the American Indian in Washington, DC. The former is a monument to European imperialism and commerce, the latter a repository of artifacts of the supplanted culture and the evocation of that culture's spirit. And few tasks could be trickier than making the transition between the grandeur, symmetries, and absolute order of Cass Gilbert's realization of the Beaux Arts ideal and the American Indian principles of asymmetry, human scale, and a world view oriented not to accumulation but to accommodation.

It proved serendipitous that one of the key requirements of our preservation efforts was to keep the interior of the custom house intact. We therefore designed the museum as a self-contained entity, its freestanding walls and its ceiling do not abut the original construction, making reconfiguration

possible and providing access to the ornate fabric of the historic interior behind the galleries. This also enabled us to design an independent domain and distinct identity for the museum. Because Indian culture is not linear, we created a circulation that leads visitors on a circuitous path through the galleries circling the rotunda, returning them physically and intellectually to their starting point. Making a symbolic transition from the old world to the new, we gradually reduced the scale, introducing softer materials, including stone and natural wood, and muting the color palette. Where original details proved compatible with modern use, we retained them: locating the media center's computer terminals behind the grillwork of the old cashiers' cages and turning the custom collector's private office into a coatroom.

We located the museum on three floors of the custom house: the second providing 20,000 square feet of exhibition and public space, including

a museum shop; the first, staff offices, a school group orientation space, and another shop; and the basement serving the museum's storage and mechanical needs. The latter were considerable: the museum's objects require close temperature and humidity tolerances, for which we installed a dedicated system. We also laid an extensive fiber-optic communications network concealed in the floors, walls, and ceiling.

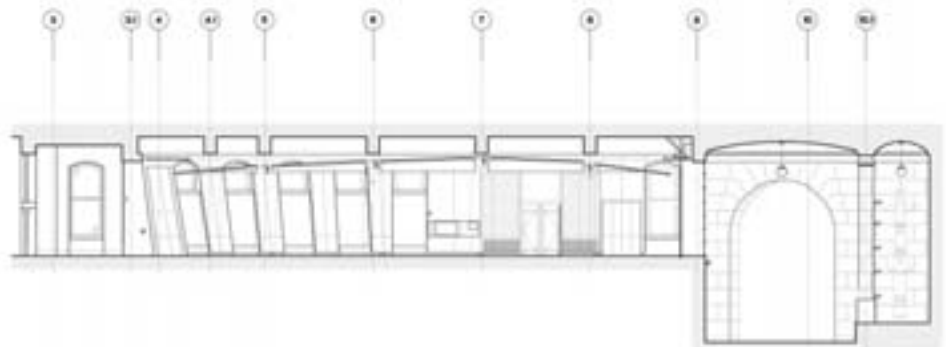
Ehrenkrantz Eckstut & Kuhn Architects

Alexander Hamilton U.S. Customs House: Pavilion at the gustav heye center



The new pavilion converts existing storage space in the Alexander Hamilton U.S. Customs House into a special events venue for the Gustav Heye Center.

The pavilion, which lies directly beneath the great oval rotunda of the Customs House, nevertheless occupies only a truncated oval shape, the remainder of the form having originally been designed as an exterior service space. EE&K Architects' design removes the existing masonry wall and replaces it with a seamless glass wall, thereby uniting interior with exterior and completing the oval form.



Ehrenkrantz Eckstut & Kuhn Architects

Alexander Hamilton U.S. Customs House: Preservation, restoration, adaptive reuse



Until 1917, when Federal income tax was first imposed, custom duties on imports were the prime source of government revenue, and New York City was the country's premier port. Designed in 1900 by Cass Gilbert, the extraordinary Beaux Arts Custom House, now a national historic landmark both inside and out, served for more than 70 years as the collection point for those revenues, standing literally and symbolically for commerce and trade. Vacated in the early 1970s, the building was too important architecturally and historically to be abandoned, and we were retained to restore its fabric, ensure its continuing preservation, and return it to public use.

The restoration effort alone was a major challenge. The famed main façade is an extraordinary marriage of art and architecture, classically colonnaded, with an array of allegorical sculptures. Time and acid rain had eroded the detailing of the Tennessee marble and granite; we discovered that

lichen, algae, even leafy plants had taken hold; and painstaking cleaning and repair of the cracks and joints were required to stabilize the exterior. Inside, we organized the conservation of the Reginald Marsh murals in the huge dome surmounting the rotunda and of the decorative finishes by Elmer Garnsey, as well as extensive glasswork from the Tiffany workshops.

While the objective of the restoration was the revitalization of the old, the program for the building's reuse was entirely new. We inserted the Heye Center of the Smithsonian's National Museum of the American Indian — the catalyst for the project overall — into the second, first, and basement levels of the custom house. On the upper floors, we created a new home for the Federal Bankruptcy Courts, organizing a jumble of unfinished spaces and developing a design program whose motifs, proportions, and style reiterate those of the original grand spaces to signify the stature of the courts. And in the basement, we

recaptured former mechanical space for a 350-seat multi-media auditorium, the only such public assembly space in Lower Manhattan.

Ehrenkrantz Eckstut & Kuhn Architects

Swarthmore College: Kohlberg Hall



Although our renovation of Trotter Hall brought that historic building up to contemporary standards, the College still required more academic space. The first element in the implementation of the building component of our master plan, Kohlberg Hall fulfills the plan's essential principles in its siting and design.

Located in the heart of the campus, the new building addresses and links different environments on each side: its north elevation, modest and simple, completes the fourth side of an open quadrangle; to the south, its U-shaped configuration embraces an animated courtyard, shared with Parrish Hall. The arms creating that shape are deliberately uneven, responding to an existing diagonal pedestrian pathway that crosses the site. Following the aesthetic traditions of the existing structures, Kohlberg Hall's stone cladding matches that of the nearby older buildings and lends it their substance and permanence; its height and compact footprint follows a well-

established pattern; and its relationship to its surroundings makes it a good neighbor to both the built and the natural environment.

In designing Kohlberg Hall, we sought not only to provide much-needed space, but to enable and enhance the Swarthmore experience. To signal its role as a new academic hub, we created a rotated stone tower with a chamfered roof and sundial. At ground level, the building's transparency blurs the line between the outdoors and the interior, where the North Campus Commons gives students a comfortable lounge in which to meet and relax. In addition to the Commons, Kohlberg is home to three academic departments, including faculty and departmental offices; full-size classrooms and intimate seminar rooms; a faculty lounge; and a language lab. Throughout, the building is filled with natural light, accentuating the elegant details, enlivening the spaces, and making Kohlberg Hall an inviting and vital new participant in Swarthmore's educational tradition.

Ehrenkrantz Eckstut & Kuhn Architects

Swarthmore College: Master Plan



Swarthmore Promenade



Kohlberg Hall



Swarthmore Campus Site Plan

Swarthmore is distinguished not only as one of the country’s premier undergraduate liberal arts colleges, but also for its extraordinary campus: its more than 300 acres are maintained by the Scott Arboretum, established in 1929 as a demonstration garden. The College considers the entire environment — gardens, woodland, pathways, and buildings — essential to the learning experience and places a premium on informal and serendipitous encounters between faculty and students. But changes to the campus — especially the growing dominance of vehicular traffic and parking — and, inevitably, in the needs of the College made a master plan for future development essential.

Our plan builds on Swarthmore’s existing traditions and precedents, especially those of the South Campus. We reoriented vehicular traffic to the campus perimeter, restoring the central tree-lined alleé to pedestrian use, extending this axis north from Parrish Hall to Whittier Place, and

consolidating the parking in a single landscaped area at the north end of the campus. The plan also creates a visual framework of pathways, open spaces or outdoor “rooms,” and buildings, to provide clear orientation and to set principles for the siting of new buildings.

Those principles focused on the role any new structure might play in influencing the entire educational experience. Thus our guidelines call for building footprints that create new opportunities for adjacent outdoor spaces and for locations that positively affect the potential for interaction among members of the Swarthmore community. We support the preservation of the College’s traditional mix of uses within buildings: the juxtaposition of classrooms, lounges, and faculty and departmental offices makes an important contribution to the intellectual and social liveliness of college life.

Ehrenkrantz Eckstut & Kuhn Architects

Swarthmore College: Trotter Hall



Trotter Hall Stairway



Trotter Hall Hallway



Trotter Hall Exterior

Nearly every older academic institution has one: a handsome older building, beloved of alumni for its capacity to evoke fond memories, but completely unsuited to contemporary purposes. At Swarthmore College, that would be Trotter Hall, one of the original classroom buildings. While the exterior's stately simplicity gave it an important role in the overall campus architecture, decades of ad hoc alterations to the interior, combined with the increasingly urgent need for more space, resulted in narrow hallways, overcrowded offices, and seminar rooms located partially below grade. Though the College's original thinking had been to demolish Trotter Hall, replacing it with a considerably more capacious structure, our master plan revealed both its central place in the overall campus environment and its potential for renovation to meet state-of-the-art standards.

We began by reconfiguring the building's circulation patterns, opening up the formerly cramped spaces

and creating new opportunities for informal meeting and conversation. All the floors now open to a new central atrium and lounge areas, bringing abundant natural light into the interior. We took the opportunity as well to bring access to audio/visual and information technology resources to every space and to provide access to the campus-wide data network throughout the structure. At the same time, in conjunction with our redesign of the north campus, we lowered the grade in front of Trotter Hall, making it a full three-story building and turning the former basement seminar rooms into light-filled and highly desirable teaching and learning spaces. Today, the building houses the History, Political Science, and Classics Departments, whose faculty are envied for the quality and location of their offices.

Ehrenkrantz Eckstut & Kuhn Architects

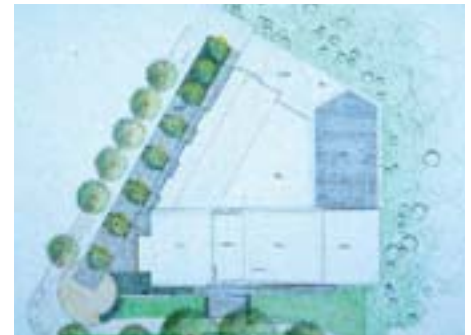
Rock Creek Overlook: Design Summary



In our design for the new headquarters for the American Association of Homes and Services for the Aging, EE&K Architects created a new, highly visible image for this national organization, while preserving and incorporating a historic landmark.

The design is a result of an analysis of the site, located at the convergence of two major bridges crossing Rock Creek Park. The site is at the juncture of three distinct and very different urban environments: a major commercial district, a historic residential neighborhood, and a national park. The three facades of the building acknowledge the unique aspects of each adjacent environment. The new front door for the association is a historic townhouse symbolically and functionally integrated into the design.

For this landmark site, EE&K Architects successfully led a complex review and approvals process that involved zoning, historic preservation, community, and Federal reviews.



Ehrenkrantz Eckstut & Kuhn Architects

Paseo Colorado: Mixed-use Redevelopment



When developer TrizecHahn approached us to revitalize the existing three-block shopping mall along Colorado Boulevard, our vision for the project looked both to the past — specifically, Edward Bennett’s splendid 1923 Beaux Arts plan for Pasadena’s civic center — and to the urban village of the future. Where the mall had cut off Garfield Avenue and interrupted the intended view corridor between the Civic Auditorium and the historic Public Library, we restored that central axis, creating Garfield Promenade, the project’s main pedestrian artery and public space. And we gave this historic district back its heart, turning the idea of “mall” on its head by literally turning the mall inside out.

Paseo Colorado’s functions and forms emphasize the pleasures and convenience of walking. Its varied mix of retail, entertainment, residential, and office spaces give it year-round and full-time vitality. The many and varied public spaces — the kind of

outdoor living rooms for which the region’s climate is ideal — are human in scale and visually lively, inviting people-watching, strolling, and discovery.

In its design, the project belongs distinctly and uniquely to Pasadena: pedestrian-oriented, with facades that conform to the city’s street-grid and a lively variety of surfaces, towers, trellises, and canopies. Analyzing the city’s traditional architecture, we articulated the facades clearly into base, body, and cornices with plaster surfaces, using Pasadena’s typical beige, pale yellow, and light pink as the essential palette, with blue, green, and bronze as accents for the trellises, storefronts, arches, and handrails.

Ehrenkrantz Eckstut & Kuhn Architects

Pratt Institute: Restoration & Adaptive Reuse



Manhattan Campus Facade After



Typical Conditions Before



Office Space After



Library After

EE&K Architects was engaged to design the renovation, restoration and adaptive reuse of a historic loft building on 14th Street into Pratt’s flagship Manhattan Campus. Bordering on the Greenwich Village Historic District, the structure was originally built in 1896 by the New York firm of Brunner and Tryon.

The project included the complete restoration of the delicately articulated brick and terra cotta façade, metal cornice, and the entire exterior shell; the creation of new passenger elevator and stair cores; and the complete design and fit-out of the loft interior to service a variety of Pratt’s graduate programs. General classrooms, art studios, computer classrooms, facility offices, lounges, and a photo lab are anchored by a new library.

The design of a new public gallery on the second floor houses Pratt exhibits and traveling shows. A new lobby creates a street level presence complementing adjacent retail tenants. Large

banners mark Pratt Institute’s presence on 14th Street, while advertising gallery exhibits.

Ehrenkrantz Eckstut & Kuhn Architects

McMillan Mews



When Greenvest LC approached EE&K about the McMillan Reservoir site, they were looking for creative design thinking that would preserve the best aspects of the historic water filtration complex, yet bring new and exciting visions for mixed-use development.

The EE&K team has developed a new vision for the site that incorporates a diversity of residential, retail and cultural programs, all connected by a system of public places, parks and “mews” throughout.

The proposal focuses upon retaining about 80,000 gsf of the existing underground cells for new cultural uses, such as a museum or public facility, a new community center, housing ranging from apartments to row houses, and a new neighborhood retail street along Michigan Avenue. Organizing the entire complex is a new public park, based on nearby parks on Capitol Hill and designed to permit

new views into the existing sand filtration cells.

When completed, McMillan Mews will be home to over 3,000 people, a new community center for the entire surrounding community, and a new neighborhood retail center, so badly needed by the entire community.

Ehrenkrantz Eckstut & Kuhn Architects**Hill East Waterfront: Public Reservation 13**

EE&K Architects designed a new plan at the edge of the Anacostia River for the 67-acre Hill East Waterfront neighborhood on Capitol Hill in our Nation's Capitol. The plan will transform the area from an isolated campus of aging and abandoned buildings and large parking lots to a new mixed-use waterfront community of streets, parks and public spaces. The new neighborhood will provide sites for new health-related facilities currently on the site and offer other locations for municipal office, retail and residential development. The plan is focused on providing new public spaces and amenities and culminates in a Monument Circle at the new termination of Massachusetts Avenue, overlooking a new waterfront park and park drive.

The plan was developed with a public process involving more than 300 citizens citywide. The city council adopted the plan in the fall of 2002.



Ehrenkrantz Eckstut & Kuhn Architects

Binghamton University: Site Improvements



EE&K Architects developed a site improvements plan for this 700-acre campus, home of one of the four University Centers of the State of New York system. The University’s goals for this project included: improving the first impression of the campus for visitors and prospective students; creating a more cohesive campus landscape that unifies the University’s varied architecture and open spaces, and improving the quality of life for current faculty, students and staff by making the campus landscape, roads, pathways and open spaces more appealing, safer and more supportive of the many informal and formal activities that help create an educational community.



The emerging plan built upon the unique attributes and resources of the campus to recreate the campus’ main entrance and vehicular circulation and the recreate many of its key open spaces. The plan encourages the University to identify with its 400-acre nature preserve to create an overall campus environment that is more organic, less structured and more sympathetic to the surrounding environment.



CRESCENT RESOURCES LLC

Ehrenkrantz Eckstut & Kuhn Architects

GSA-Regional Office Building: Modernization



The modernization of this 70-year-old building required upgrading a converted warehouse to class B or higher office space. Ehrenkrantz Eckstut & Kuhn Architects, in partnership with Group Goetz Architects, developed a program development study that defined and planned the process. It included a summary of the building's condition, assessment of renovation possibilities and limitations, and an evaluation of recommendations outlined in previous studies. The ultimate goal was to create a pleasant and effective work environment, which included a more flexible technological infrastructure and the construction of a central atrium to allow more natural light into the building.



Ehrenkrantz Eckstut & Kuhn Architects

The Peninsula at Bayonne Harbor: Redevelopment Plan



Clarke Caton Hintz/Ehrenkrantz Eckstut & Kuhn Architects joint venture prepared a development plan for the former Military Ocean Terminal waterfront property. This 437-acre site will be redeveloped into a vibrant mixed-use neighborhood of residential units, office buildings, waterfront park, commercial and retail space.

Public access to the waterfront will be provided by a 2 mile long liner park connected to the Hudson River Walkway System. Mass transit access to the site will be provided by an extension of the Hudson-Bergen Light Rail System onto the property. This new waterfront destination will be a welcome addition to Bayonne and the surrounding area.

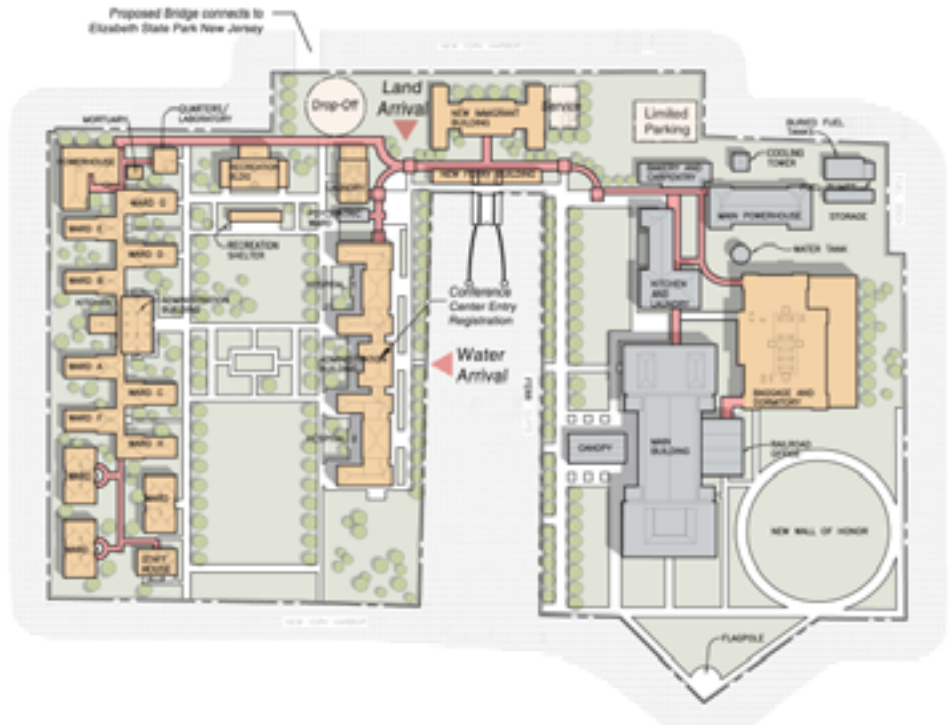


Ehrenkrantz Eckstut & Kuhn Architects

Ellis Island: Building Assessments and Master Plan



EE&K Architects was retained by the Port Authority of NY & NJ and Save Ellis Island to evaluate the buildings on the island that are currently not in use and develop a plan for future use. We assessed the buildings, rated each one according to feasibility and then designed a master plan for a conference center.



Ehrenkrantz Eckstut & Kuhn Architects

Pier A: Preservation, Restoration, Adaptive Reuse



Jutting into New York Bay at the southern end of Manhattan, Pier A was built in 1886 for the city’s Department of Docks and Harbor Police. Designed by George Sears Green, the department’s chief engineer, it is the last surviving historic pier in Manhattan. The building’s distinctive zinc clad facade was the site of many important public events in the early 20th Century, including the celebration of the 250th anniversary of Civic Government in New York.

Pier A Partners, developers for Pier A, in conjunction with the New York Economic Development Corporation, had engaged EE&K to complete the exterior restoration of the Pier and prepare documents for the completion of core elements. In addition, EE&K has been engaged to design the new Statue of Liberty / Ellis Island security screening facility, which will be housed in the ground floor of Pier A.



Ehrenkrantz Eckstut & Kuhn Architects

Herbert C. Hoover Building: Preservation, Restoration



EE&K Architects, with GGA and URS Corporation, was selected through the GSA’s Design Excellence Program for the modernization of the Herbert C. Hoover Building in Washington, DC.

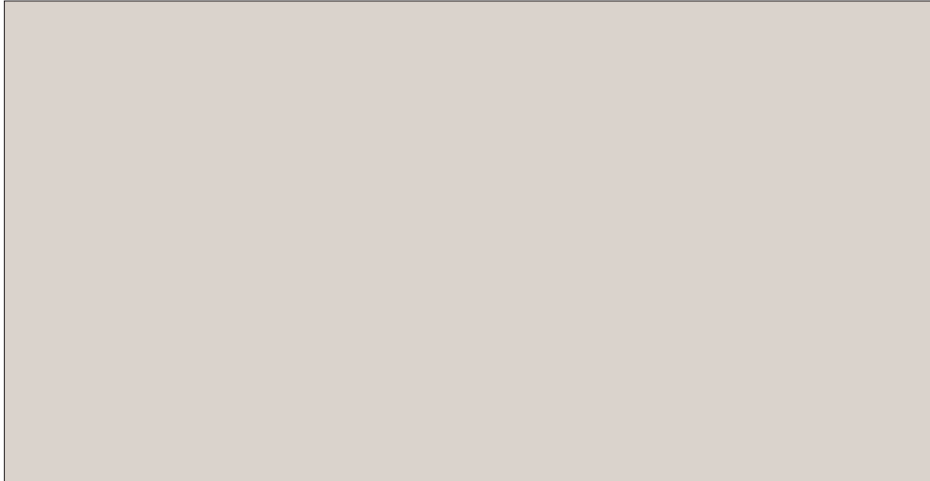
The multi-phased modernization will encompass approximately 1.8 million gross square feet, plus a garage for parking. The total estimated cost for the project is \$540 million. The building currently houses the headquarters for the U.S. Department of Commerce, the White House Visitor Center, and the National Aquarium. Originally built in 1932, the building is listed on the National Register of Historic Places and was once considered the largest building in the world.

EE&K is currently in the preliminary concepts phase of the project. The first phase for construction will include the restoration of the building exterior, including masonry and windows, and the renovation of office space in the northern most courtyard.



Ehrenkrantz Eckstut & Kuhn Architects

Ft. Sheridan



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MATRIX C

Development experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX D

Historic properties and adaptive re-use project experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX E

Current projects

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

HART HOWERTON

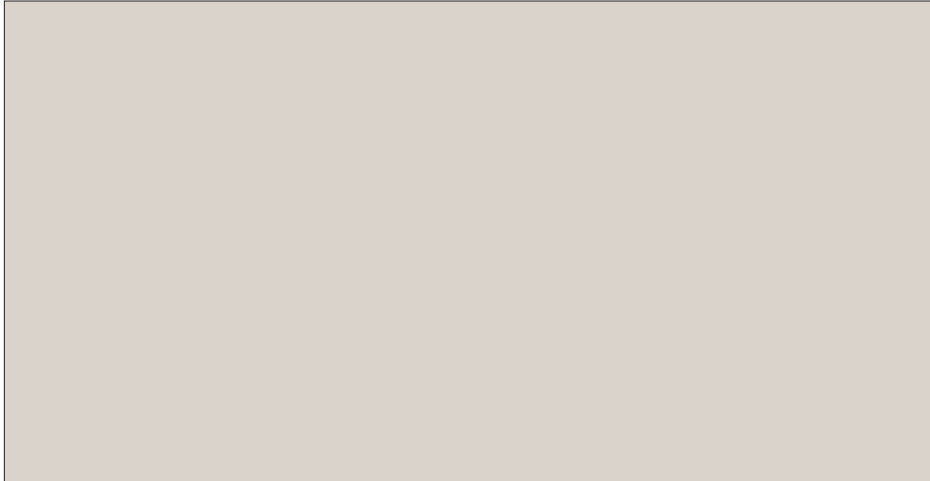
RELEVANT PROJECT EXPERIENCE

Hart Howerton



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Hart Howerton



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MATRIX C

Development experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX D

Historic properties and adaptive re-use project experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX E

Current projects

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

R. MCGHEE & ASSOCIATES

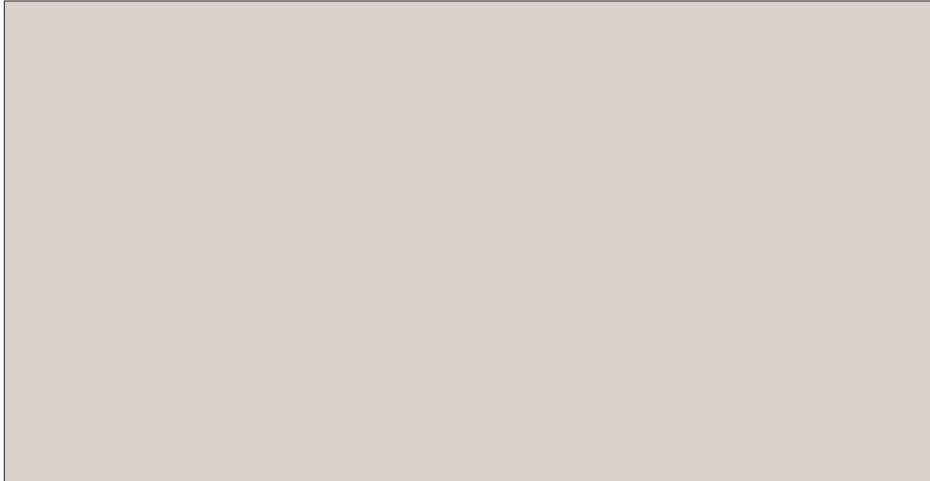
RELEVANT PROJECT EXPERIENCE

R. McGhee & Associates



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R. McGhee & Associates



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R. McGhee & Associates

MATRIX C

Development experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX D

Historic properties and adaptive re-use project experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX E

Current projects

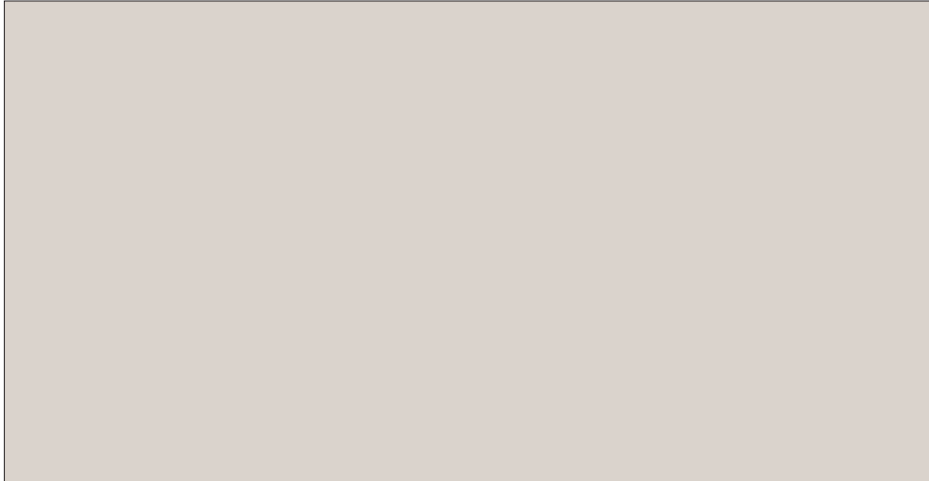
Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

DEVROUAX & PURNELL

RELEVANT PROJECT EXPERIENCE

Devroux & Purnell

The City Museum



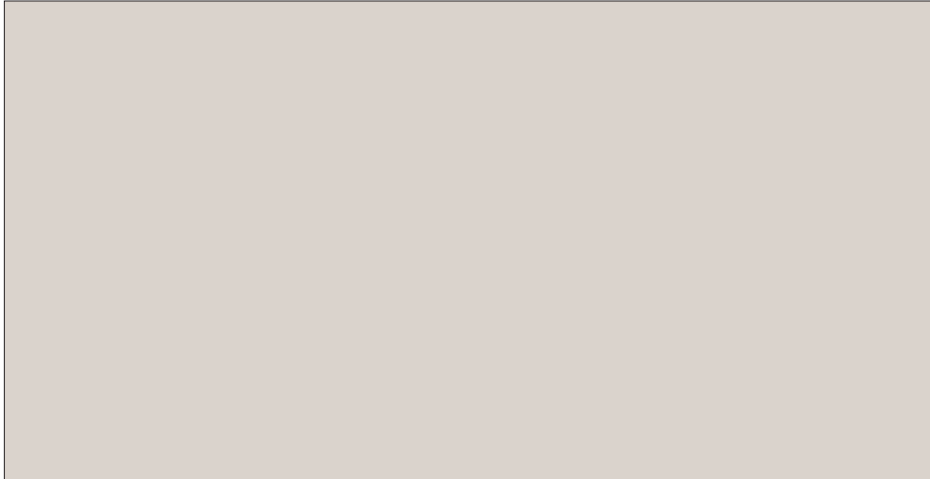
The City Museum is housed in the renovated Carnegie Library at Mt. Vernon Square at the intersection of Massachusetts and New York Avenues in Northwest Washington, DC. The Library is a Beaux-Arts style granite faced building designed by the firm of Ackerman and Ross and opened in 1903. The project includes renovation and rehabilitation of the interior and exterior of the building and replacement of all of the building's mechanical and electrical systems. The building exterior and the site are designated historic and there are significant interior spaces which required special preservation attention.

The project includes the complete renovation of the building, which was a public library until 1985, and conversion into a new museum to tell the story of the neighborhoods of the District of Columbia. The museum has new gallery spaces, a multi-media theater and a historic document research facility surrounding the existing ornate central halls. The existing open

center court will be filled to provide for additional gallery and office space. Administrative office space will be located on mezzanine floor levels built into the old book stack area on the northern side of the building. In addition, the entire building exterior was cleaned, wood windows refurbished and new entrances and service facilities added.

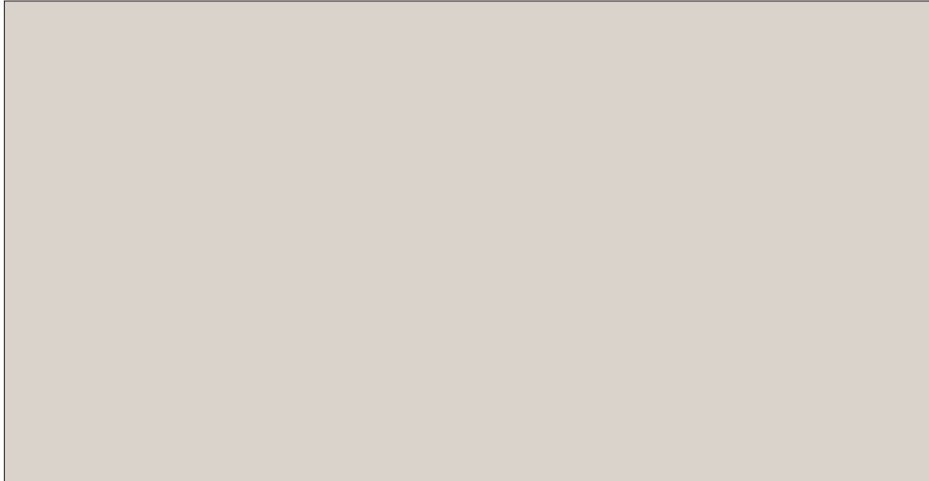
Devroux & Purnell

The John A. Wilson Building (The District Building) 1350 Pennsylvania Avenue, NW



Devroux & Purnell designed and developed full construction documents of the original restoration plans for the District Building, now the John A. Wilson Building.

Built in 1904, the building was re-designed as a modern workplace for the District Government, while maintaining its historic flavor and texture. The building would house the Office of the Mayor, the D.C. Council and a number of other District Agencies.

Devroux & Purnell**Firemans Insurance Company Building**

Devroux & Purnell was the associate architect for the renovation of the Fireman's Insurance Co. and the National Union Buildings as part of the new 173,000 SF office development at 325 Seventh Street, NW.

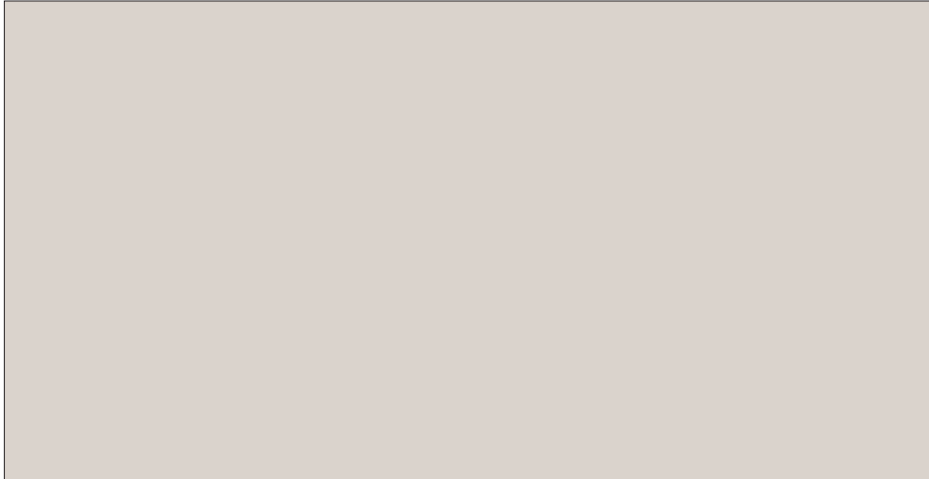
The two historic buildings, dating back to 1882, are considered some of the oldest commercial buildings in downtown Washington, DC.

Work included the restoration of the brick exterior and reconstruction of the gold leaf dome, based upon old photographs of the building.

The existing structures were fitted with new MEP systems, finishes an elevator and floors were reset to match the levels of the new attached office building.

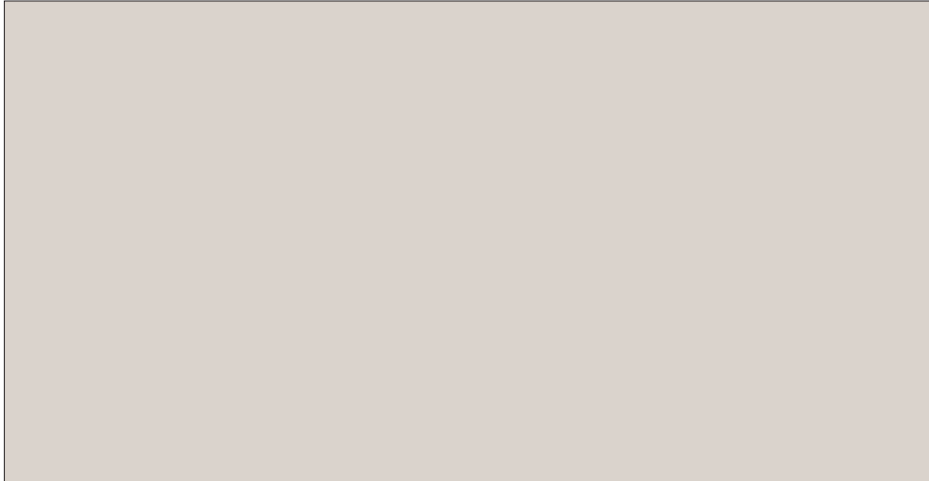
Devroux & Purnell

King Greenleaf Recreation Center



King Greenleaf Recreation Center was designed for the DC Department of Parks and Recreation as a state of the art facility and a model for other city recreation centers to follow. The 16,000sf structure is located in Southwest Washington, DC. The new facility will house an indoor basketball court with seating for 200, shower and locker rooms, game and fitness rooms. Additionally, the facility provides classroom space for meetings, instructional and community related educational programs.

The new 16,000 SF facility will be a highly visible centerpiece to the park in the rapidly developing neighborhood. Enclosed behind glass walls, the gymnasium and its activities can be viewed from the surrounding park.

Devroux & Purnell**McMillan Reservoir Mixed Use Development, Washington, DC**

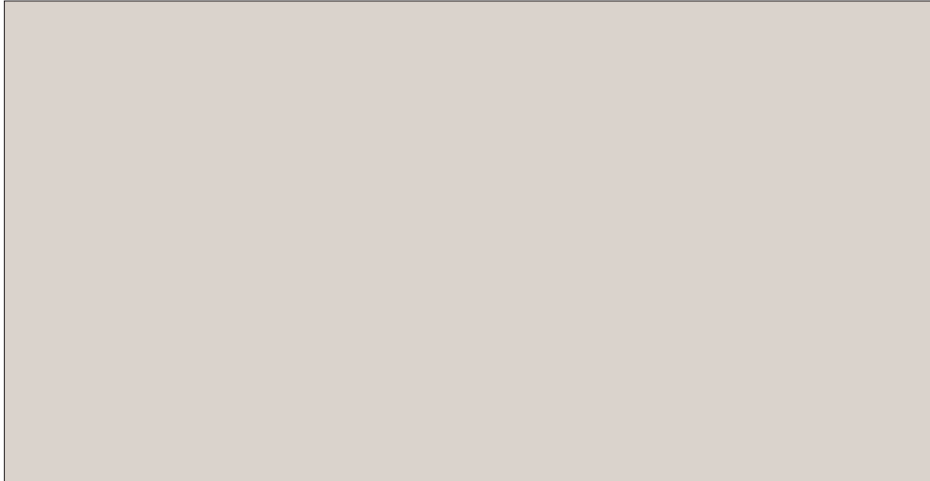
The McMillan Reservoir site is approximately 30 acres located in Northwest Washington, DC and was the water treatment facility for the DC Water Authority. The developers hired Devroux & Purnell to produce a detailed master plan package to be presented to the District Government. The development included a Giant supermarket and retail component, two 200,000 square foot buildings, senior and moderate income housing, AME Church and community center. The location of the site adjacent to Howard University, Children's and Washington Hospital Centers and the residential community right on North Capital Street makes it a prime location for this type of development.

McMillan Reservoir is a designated historic site and it was critical that certain original reservoir structures be maintained in order to obtain DC Historic Preservation Review Board approval. Some of the original large round pumping towers were integrated into the proposed plan. Recreation

facilities and a community park were components that were incorporated based on suggestions from community leaders. The AME Church became part of the development team and their facility was given a prominent central location on the site. The character of the project was developed to be compatible with the surrounding residential community. The project was selected for future development and it is hoped that the concept will help to stabilize the community, provide economic growth and fill a void which currently divides this area.

Devroux & Purnell

Metropolitan Baptist Church Master Plan and New Facility



Devroux & Purnell is in the design phase for the new Metropolitan Baptist Church in Largo, Maryland, Prince Georges County.

The new facility will include sanctuary seating for 2,500, a 250-seat chapel, a multi-purpose banquet room for 500 people, offices and classrooms. The 140,000 square foot facility and 35 acre site development is scheduled for Spring 2006 completion.

Devroux & Purnell

Studio Theatre



The Studio Theatre, located at 1333 P Street in Washington, DC, is an adaptive reuse project, which paved the way for many new businesses and theaters along the 14th Street corridor. The project involved the rehabilitation of an existing, five-story, industrial building to accommodate a 200-seat theatre, rehearsal space, and offices on the floors above.

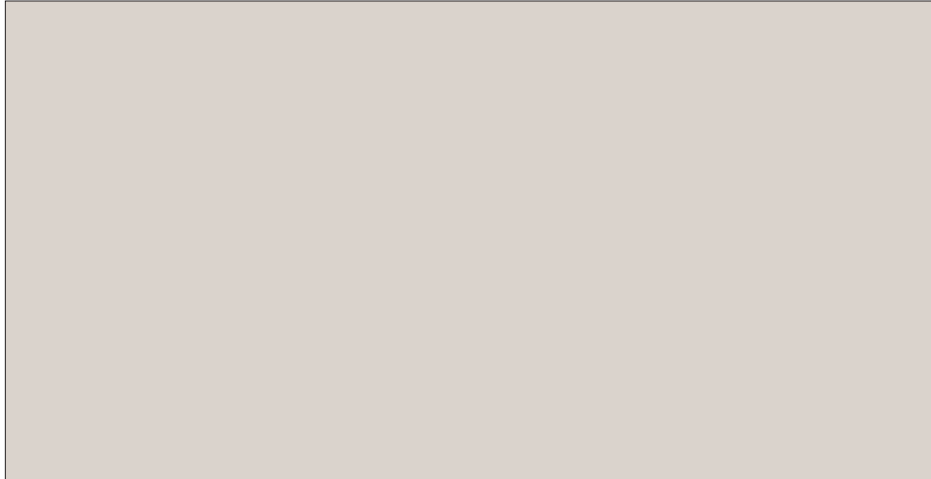
While maintaining the industrial features of the old automobile repair warehouse, the space provides for state of the art theater setting, where no seat is farther than 15 feet from the stage. The Studio Theatre project is the recipient of the 1987 Business Renovation of the Year, awarded by the Logan Circle Community Association.

“...urban and alive and a place where all communities of this area come together. And you should see it at night when the theatre lights are shining!”

Joy Zinoman – Founding Artistic and Managing Director

Devroux & Purnell

The Jackson Residence 400 T Street, NW



Located in the historic district of LeDroit Park, the home of Rev. Jesse L. Jackson, Sr. is a 4-story, 5,000 SF exterior restoration and interior rehabilitation.

An addition to the rear porch is a wood trellis painted in white, and on the interior, a new grand staircase.

The ground floor provides an atmosphere for entertaining large parties and is finished in oak flooring and trim. Bedrooms are on the second and third levels. The lower level consists of a 280 SF kitchen with a dumbwaiter, a recreation room and an exercise room.

Devroux & Purnell

MATRIX C

Development experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX D

Historic properties and adaptive re-use project experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX E

Current projects

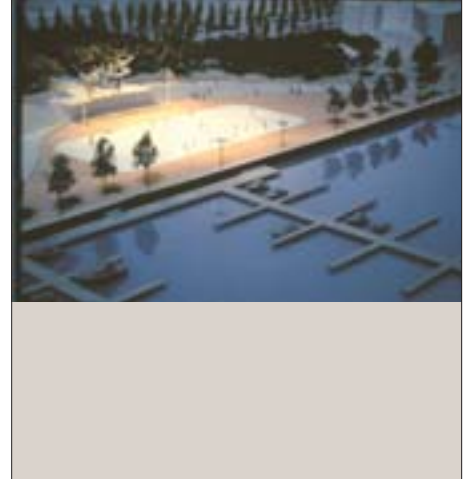
Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MARTHA SCHWARTZ

RELEVANT PROJECT EXPERIENCE

Martha Schwartz

Baltimore Inner Harbor Master Plan: West Shore and Rash Field Master Plan



The entry by Martha Schwartz, Inc. in association with the architectural firm of Design Collective, Inc. was the competition winner for the Master Plan Design of the West Shore and Rash Field areas of Baltimore's Inner Harbor. The objectives accomplished by the Master Plan were: to increase the connection from the Inner Harbor to the adjacent neighborhoods, to decrease the linear experience of the Promenade along the Harbor by creating a series of Spaces, to create a destination for tourists and residents, both young and old, and to be inclusive and accessible to all, and to create opportunities for experiences which are unique to Baltimore.

To accomplish these objectives, a series of spaces have been created that have both specific and universal meaning. These spaces include the **Crab Walk**, an entry field of stainless steel poles topped by glowing blue-crabs, each designed to catch the wind and produce a particular musical tone. Near the proposed Visitors' Center is included

an **Info/picnic Park** which is an interactive information plaza designed to convey information about Baltimore and the entire state of Maryland to tourists and residents alike. **The Natural History Spiral** sits at the heart of the Inner Harbor, making a grand gesture to join the earth, water, and people - all essential ingredients of Baltimore. **The Science Playground** will be composed of a series of twenty foot square brick platforms stepping up in small steps. Each platform will provide a room-scale setting for outdoor exhibits and interactive play artworks. A variety of interactive water elements will be found, like follies in an Italian garden, throughout this exhibition plaza. **The Neighborhood Walk**, a wide covered walkway, provides a mediation between the Inner Harbor's pedestrian scale and the large-scale of the buildings which now define the spatial edge of the Western Shore. This walkway structure recalls Baltimore's rowhouses and the waterfront warehouses once found along Light Street. **Blue Crab Park**, a passive, green,

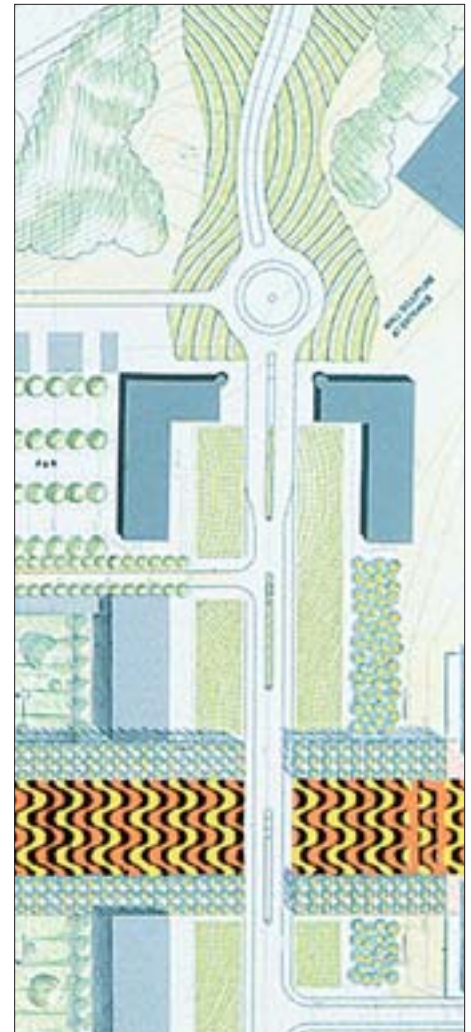
rolling landform, will be a front lawn for the residents of adjacent neighborhoods and will provide recreational open space for these communities.

Martha Schwartz

Detmold Redevelopment Plan

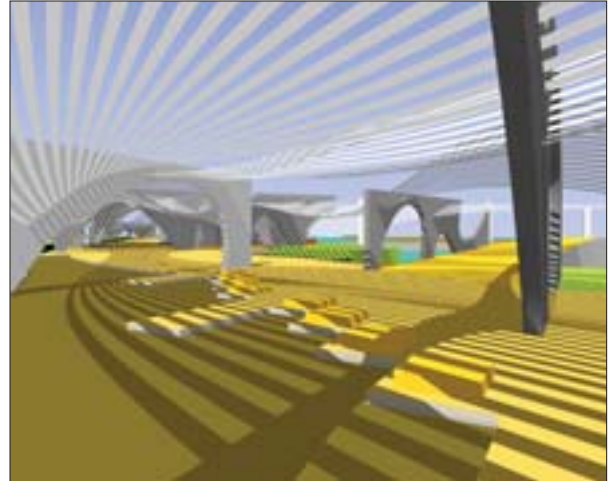
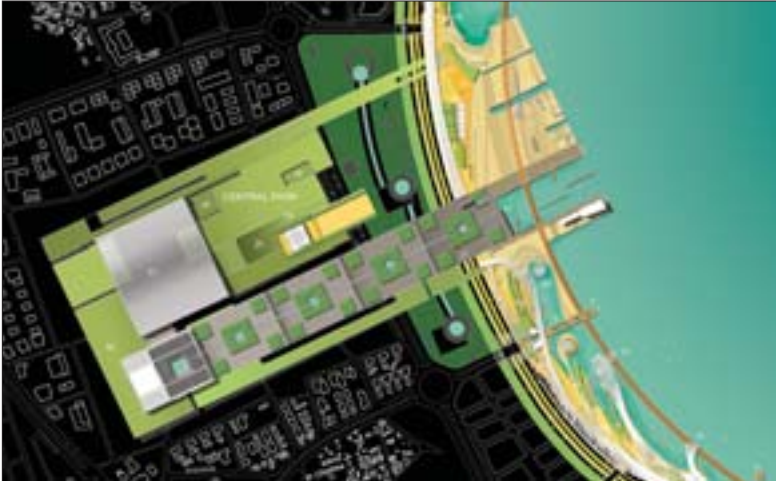


The office of Martha Schwartz, Inc. was retained to provide urban design and planning services in connection with the redevelopment of a series of World War II German Army buildings. The City of Detmold wishes to recycle the site as a mixed use development making use of those buildings that are still suitable for housing. The proposed urban plan creates two crossing, linear axes that connect the site's quadrants and provide pedestrian access. These axes are strengthened visually with strong paving patterns and repeating landscape motifs.



Martha Schwartz

Doha Corniche Competition



The White Necklace, MSI’s unified master plan for the Corniche, establishes four concentric crescents (the “C”s) at the water’s edge comprised of: the modulated, pedestrian-friendly Corniche Road, the trellised, (“white necklace”) seaside Promenade and activity zone, the regenerated wetland and inter-tidal Eco-zone and the sparsely programed floating Boardwalk, also supporting water-taxi service throughout the bay

The “C”s link the eight major urban competition sites and are further defined by the strong, centrally-situated cross axis created by a new Central Park – future home to the proposed Parliament building - and the newly created Pleasure Islands stretching across Doha Bay into open water.

MSI also created detailed urban and landscape designs for a number of designated competition sites including the Mangrove Park and the Museum Park. The Mangrove Park is the culmination and end of the both the Promenade

and the Boardwalk. The Museum Park is a fantasy world for families and visitors alike comprised of floating carpets of gardens, boardwalks, greenhouses, aviaries, sculpture gardens, butterfly houses, “chill-out” lounges, picnic areas, fountains and myriad other activities.

All these pieces are woven together by a grid of boardwalks varying in width, texture and design. Within them the mangrove gardens of the Museum Gardens recall the Mangrove Park that ends the Boardwalk in the north. Here, however, instead of being the subject of the park experience as in the Mangrove Park, the mangroves become the background and frame for a cultural expression of the landscape in which the intimate spaces created by the mangroves provide shade, softness and relief to the rigor of the grid.

Doha’s new Museum of Islamic Arts sits at the edge of this park, poking through the garden wall, creating a significant end-point and destination

to the inner “C” of the Boardwalk. It becomes the first of the floating islands and sets the concept for the rest of the Museum Garden.

Martha Schwartz

New Fryston Village Green and Masterplan with Building Design Partnership



The design process for the Village Green was based upon a series of public consultation meetings which were vital in helping the design team understand the context of the site and the needs and aspirations of the current residents. This process comprised of a series of public meetings facilitated by Groundwork to discuss the site directly, then to understand the residents' preferences in terms of design vocabularies. The results of this process were combined with the functional and aspirational requirements for the site, which led the design team to generate a series of design options with which the dialogue with the residents could develop.



Martha Schwartz

Gifu Kitagata Apartments



This courtyard project is part of an experiment in “feminism in housing design” that also includes Arata Isozaki as the Master Plan architect with four apartment buildings designed by Akiko Takahashi, Kazuyo Sejima, Christine Hawley, and Elizabeth Diller. In the project master plan, the courtyard lies between the four separate housing blocks designed by these architects. Because of the diversity of architectural design found within the project, strong site imagery and geometry have been created for the courtyard to unify the distinct parts of the project and to give the project a memorable identity.



Martha Schwartz

Vilamoura Resorts



A series of human made lakes occupy the interior of the site. A large rectangular water body at the lower part of the site is to be developed for canal housing with all units accessible by boat. The organic tendril like interior of this area is played against the geometry of the frame which is heavily planted with a pine grove. The 200 meter wide frame serves as a public park with a diversity of facilities located under the unifying canopy of the pine trees. The other major lake feature is a circular lake which has terraced housing built around its perimeter. A series of island follies are sites for recreational facilities. Intruding into the circular lake is a rectangular form which is developed as an equestrian ranch and associated ranch housing.

Martha Schwartz

Wakefield/Rennie House



There are a number of existing large open spaces within the Wakefield/Rennie House project area, posing an opportunity to provide some much needed community sports facilities and recreational space for the district. Currently these spaces are often confined by buildings and streets. A goal of the project is to increase the porosity of the site and adjacent parcels of land which will unite these underutilized spaces. The neighborhood will be united by three major open spaces — Hatfields Park; Christchurch Industrial Centre Gardens and Meymott Park called the Green Hub. All streets surrounding these spaces will become a shared pedestrian/vehicular surface encouraging greater pedestrian use. The provisions for the previous mentioned projects are established within the Blackfriars Road Urban Improvement Strategy (2002).

The strategy for developing the site is framed by the extension of Rennie Street as a walkway through the Wakefield/Rennie House. This extension opens the site to valuable pedestrian

flows from Waterloo Station and the Southwark Underground Station to the south. The initial phase of the development strategy for the site will be the construction of the Wakefield/Rennie House plaza, providing a platform for the proposed commercial development. This initial phase of development will be followed by site improvements to the Christchurch Industrial Center, which will provide an important green, open space to the community. Elements will be introduced to the churchyard in a manner that acknowledges the importance of the church's historic relics. The site improvements to the churchyard will also serve as a garden for the public housing units to be constructed to the south of the commercial development along Paris Gardens. In addition to improvements to the churchyard, a private garden for the Wakefield/Rennie House will be constructed, which could be utilized by the Mad Hatter Hotel and a pub garden could be constructed to the south of the churchyard.

Martha Schwartz

MATRIX C

Development experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX D

Historic properties and adaptive re-use project experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX E

Current projects

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

NELSON BYRD WOLTZ

RELEVANT PROJECT EXPERIENCE

Nelson Byrd Woltz



Daniel Island Master Plan



Crozet Development Master Plan

Development Experience

WaterColor

Walton County, Florida
Client: St. Joe

This 500-acre pedestrian-oriented community is located along northeast Florida's Emerald Coast. Situated between the saltwater of the Gulf of Mexico and a freshwater lake, the development is contiguous with the existing villages of Seaside and Seagrove Beach to the east, and state park and recreation lands to the west.

A network of public spaces, from the streets to large community parks, is designed as a series of gardens to inhabit, explore, celebrate, and understand the evolving nature of this place. Preservation of the existing wild landscape is specifically highlighted by contrast, at key moments, through the selective use of precise geometries and constructs of civic design.

The heart of the town is a chain of parks and gardens connecting the Gulf and lake shore. In sequence, the major parks and gardens include: a town square with preserved native vegetation; a community demonstration garden with a resident horticulturist; an open green which doubles as a meeting place or performance area; and a lakeside park with an outdoor amphitheater, access to water-related recreation, and remarkable views of the lake. Extensive bicycle and pedestrian trails wind through a perimeter stormwater system and native vegetation, giving visitors a sense of the area's diverse habitats.

Daniel Island Master Plan

Charleston, South Carolina
Clients: Guggenheim Foundation and the City of Charleston

This 5,000-acre mixed-use new town is sited on an island in close proximity to Charleston, South Carolina. The clients were the Guggenheim Foundation and the City of Charleston, which

annexed the land. Of the 5,000 acres within the project site, 3,000 acres were preserved as wetlands and open spaces. Wetlands, a native plant palette, and the town, with its relationships and connections to water, were critical components of the landscape plan. One particularly relevant aspect of the plan was the on-site identification and preservation of unique areas of the native low-country sweetgrass (*Muhlenbergii* sp.) that have been traditionally used by basket-makers in the Mt. Pleasant-Charleston area.

Crozet Development Area Master Plan

Albemarle County, Virginia
Client: County of Albemarle

Nelson Byrd Woltz Landscape Architects teamed with Renaissance Planning Group in the summer of 2002 to develop a master plan for the nearly 3,000 acre Crozet Growth Area in Albemarle County, Virginia. The town of Crozet is located in the foothills of the Blue Ridge Mountains

Nelson Byrd Woltz



Washington & Lee University Commons

and currently has 3,000 residents. The 20-year buildout of the growth area would increase that number to 12,000 residents. The year-long design process, established in collaboration with the County Planning Department, was one of intense community involvement in an effort to reach public awareness and consensus in the development process. The team began with an extensive mapping exercise identifying existing centers, historic sites, and outstanding natural features within the growth area, paying special attention to hydrology, topography and views. After community review, the team issued maps of proposed new centers following the Neighborhood Model, a New Urbanism planning tool encouraging walkable, mixed-use community development. The design team then developed a framework plan that outlines proposed centers, developments, parks, and a network of new roads and greenways interconnecting existing and proposed development. After numerous meetings with the development community, the citizens

of Crozet, and the County Planning Staff, the design team completed the final master plan and a narrative of development, both of which will guide development over the next 20 years. The plan has been adopted by the Albemarle County Planning Board.

Historic Properties and Adaptive Re-use Projects

Washington & Lee University Commons

Lexington, Virginia

Client: Washington & Lee University

Nelson Byrd Woltz collaborated with VMDO Architects from the outset of the design process to integrate this new 80,000sf building into the fabric of a campus flanked by a National Historic Landmark and a fragile stream valley 100 feet below the building site. The Commons project transforms the north side of campus from a backyard of parking lots and service drives to a pedestrian environment that serves as a second front and reconnects the



campus to the wooded stream valley, a remnant of the indigenous Shenandoah Valley landscape. The service area is submerged underground.

The site plan employs a language of materials to distinguish between the campus/urban and wooded/natural sides of the new building. Walks and walls at the campus level are primarily brick and concrete, typical of the existing campus materials. Bluestone and local limestone dominate the site material palette on the wooded side of the building, making reference to the importance of geology in shaping the regional landscape and the ridge on which the campus sits. An elevated boardwalk floats through the tree canopy, connecting the building to the primary parking area for the campus. An amphitheater at the east end of the building seats 150 people and creates a significant occupiable place that mediates between the campus and the woods, affording views to the distinctive mountains beyond.

Nelson Byrd Woltz



Doris Duke Center at Sarah P. Duke Gardens



National Zoo Asia Trail

Doris Duke Center at Sarah P. Duke Gardens

Duke University
 Durham, North Carolina
 Client: Duke University

The master plan for the Doris Duke Center at the Sarah P. Duke Gardens at Duke University began with a 12-acre land-use study in 1994. Set in the context of the historic 55-acre garden dedicated in 1939, the master plan program included an entry road, an arrival court, a parking garden accommodating 175 cars, an amphitheater, a visitors center, and new gardens associated with the visitors center including a contemplative East-West Garden featuring displays of trees and shrubs from the eastern hemisphere with their western counterparts. The plan also relocated and expanded the horticultural services center.

Nelson Byrd Woltz (NBWLA) participated in the selection of the architect for design of the new 10,000sf visitor center. Built work designed by

NBWLA includes a new horticultural services center with a headhouse, two greenhouses, and a lath house; an elevated fountain enlivening the entrance court to the new visitor’s center with water jets and nighttime lighting; and a contemplative garden with an outdoor amphitheater for gatherings of up to 100 people overlooking a fountain that spills into a reflecting pond. The design of walls, fountains, and pools employs native Duke stone, the signature building material of Duke University and the original Doris Duke Gardens.

National Zoo Asia Trail

Connecticut Avenue
 Washington, DC
 Client: The Smithsonian Institution

This project is a major component of the historic 163-acre urban National Zoo park originally designed by Frederick Law Olmsted. Paralleling Olmsted Walk, the first phase of the Asia Trail links the habitats of six endangered Asian species: sloth

bears, fishing cats, giant salamander, clouded leopards, red pandas, and giant pandas. The Asia Trail, as well as its concurrent habitats, is conceived as a cohesive immersion experience where simultaneous experiences for animals and visitors will raise visitor awareness of the character and qualities of the environments these animals inhabit.

Stretching a little over a quarter of a mile in length, the Trail winds down through the Zoo’s steep central valley at a maximum 5% grade. Throughout the Trail, the geologic and ecological conditions of the site are juxtaposed against those of the Asian landscape. Plants, rockwork, and water weave together, exposing the interplay of relationships between the natural and built worlds. Within the individual exhibits, these elements are carefully combined to both emulate the animals’ natural habitats and to enrich the animals’ physical experience with places for refuge, exploration, socialization, rest, prospect, and play.

Nelson Byrd Woltz



Dell at the University of Virginia



The Dell at the University of Virginia

Charlottesville, Virginia
 Client: University of Virginia

A 12-acre valley on the grounds of the University of Virginia, the Dell is an important recreation area for the university and the local community. The valley was a critical part of Thomas Jefferson’s original land purchase for the University in 1825. It is also a stream corridor for the headwaters of a major regional watershed. Many sections of stream in the watershed have been piped to accommodate development, destroying the biological integrity of the stream system. In collaboration with Biohabitats, Nelson Byrd Woltz restored 1,200 linear feet of piped stream in The Dell to a natural condition. This daylighted stream then cascades into a precisely calibrated stormwater pond - one whose geometries reflect both the order of the University grid and the meander of the piedmont stream hydrology. The indigenous planting plan illustrates

the spectrum of plant zones found in Virginia: the coastal plain represented in the area around the stormwater basin; the piedmont represented in the intermediate stream zone; and the upland Blue Ridge represented in the upper reaches of the restored stream.

Current Projects

White Flint Crossing

Silver Spring, Maryland
 Client: The JBG Companies
 Architect: Torti Gallas
 NBWLA Principal in Charge – Warren T. Byrd, Jr.
 NBWLA Project Manager – Kennon Williams

White Flint Crossing is a six-acre high density mixed-use urban development project that will transform a suburban parking lot into a new urban center along a major public transportation corridor in Rockville, Maryland. Anchored by Whole Foods market, street level will feature retail and commercial office space with residential apart-

ments and condominiums in high rise space above.

Nelson Byrd Woltz is designing all the public outdoor spaces associated with the project including the central plaza, a festival street for outdoor markets, and the street landscapes surrounding the project. The design takes its cues from the local geography, geology, and ecology. Located near the geographic fall line, the fountain at the center of the plaza references this proximity by emulating a waterfall. The striated stone paving is an abstract allusion to the sedimentary bedrock underlying the site and typical of the region. Sweetbay magnolia bogs are an unusual ecological community found only in this area. Plantings of sweetbay magnolias in the plaza symbolize this unique ecosystem.

Flight 93 National Memorial

Shanksville, Pennsylvania
 Client: The National Park Service
 Architect: Paul Murdoch Architects

Nelson Byrd Woltz

NBWLA Principal in Charge – Warren T. Byrd, Jr.

On September 7, 2005, the design proposal from the team of Paul Murdoch Architects and Nelson Byrd Woltz Landscape Architects was selected as the winning design. Called the Crescent of Embrace, the memorial comprises five programmatic components – the Gateway where the Tower of Voices set on a mound and ringed with White Pines houses 40 wind chimes; the Approach/Return; the Bowl enhanced by the Crescent of Embrace memorializes the heroic actions of the passengers and crew; the Sacred Ground – the final resting place of the passengers and crew of Flight 93; and the Perimeter/Viewshed which preserves views to and from the memorial expressions. The memorial covers 900 acres.

Anthony Fokker Village

Schiphol, The Netherlands
Client: Delta Ontwikkelingsgroep

NBWLA Principal in Charge – Warren T. Byrd, Jr.

NBWLA Project Manager – Kennon Williams

Adjacent to Schiphol Airport, this 20-acre site is a major commercial development for businesses, shops, and hotels. Nelson Byrd Woltz has been selected to design the Anthony Fokker Park, a linear promenade and parkway that connects the entire development. NBWLA has designed a tripartite landscape – ground/water/sky – that reference the native landscape and honor the aspirations of the place as one of work, relaxation, exercise, contemplations and commerce.

DePauw University Institute for Ethics

Greencastle, Indiana
Architect: Lake/Flato Architects
Client: DePauw University
NBWLA Principal in Charge – Warren T. Byrd, Jr.

Sustainably designed Ethics Center set within 300-acre Nature Park.

WaterColor Phase IV

Walton County, Florida
Principal in Charge – Warren T. Byrd, Jr.
Project Manager – Kennon Williams

Final Phase of mixed use new urbanist 500-acre development. See Development Experience for description of entire project.

Nelson Byrd Woltz

MATRIX C

Development experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX D

Historic properties and adaptive re-use project experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX E

Current projects

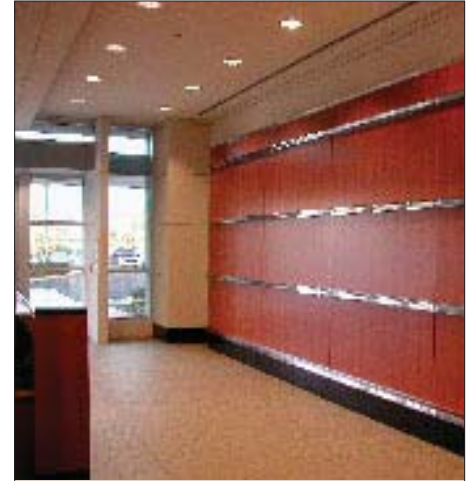
Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

URS GROUP, INC

RELEVANT PROJECT EXPERIENCE

URS Group, Inc

Letter Carriers Site, Speculative Office Building (11111 Sunset Hills)



11111 Sunset Hills Road is a five-level, 217,800 sq ft speculative office building, located in Northern Virginia's fast-growing high-tech corridor along the Washington Dulles Airport Access Highway. The location offers excellent access, and the building, which is sited on a rise above the north side of the Access Road, provides good visibility for a prospective tenant.

The design goal is to create a simple, efficient, flexible and humane working environment. The rectangular floor plan has three structural bays parallel with the long sides of the building. Core and support elements are arranged in the central bay. Occupied office space is located along both perimeter bays in a column-free zone. A minimum of nine feet is provided from floor to the ceiling to allow daylight to enter deep into the space and to ameliorate the 'bowling alley' effect produced long space uninterrupted by columns. Offsets in the floor plan, which are determined by the internal

logic of the core layout, provide corridor relief.

Exterior articulation reinforces the logic of the plan. The building is conceived as two redated bilateral parts, joined by a central curtain wall clad mid-section. Subtle detail shifts, window setbacks, and canopies distinguish right from left. Buff colored, lightly textured architectural precast concrete, blue-green coated glass, and silver gray painted aluminum are the predominate exterior materials.

The site provides parking at grade for 780 vehicles. Existing trees along Sunset Hill Road, within the parking lot, and adjacent to the building will be retained to screen, shade, and provide natural relief. Green space and preserved trees beside the centrally located entrance and lobby provide an outdoor amenity for building occupants. A turn-around and drop-off area are also located at the front door where an aluminum clad canopy projects from the ground level colonnade and provides a

covered link between the entrance and the highest concentration of surface parking.

URS Group, Inc

American University - McCabe Hall Renovation



URS is currently working with American University to renovate McCabe Hall, a 40-year-old residence facility. McCabe will be completely repositioned as the Campus Health Facility with laboratory and patient rooms as well as associated support classroom space. The exterior of the building is being refreshed, including new windows, and a college “signature” tower. Externally, the building will continue to match its campus context. However, internally it will be completely re-planned with new uses and room sizes organized around its new program and structural and egress constraints.

The URS MEP design calls for all secondary systems are being replaced and modernized, including HVAC, plumbing, power, telephone, data, fire alarm and other special systems. The primary electrical service is to be replaced as well. The primary HVAC systems are shared with other buildings and are to be reused.

The biggest program management challenge is simultaneously satisfying the University administration and the health clinic user. Highly interested users require extra communication to assure that program requirements are appropriate and are being met, despite University schedule and budget constraints.

URS conducts on-board project reviews and participatory design charettes with the University users to assure client satisfaction.

URS is responsible for all design including architectural, engineering, and health care specialties. The project will be completed in Spring 2005.

URS Group, Inc**Copyright Deposit Building Facility for Library of Congress, Fort Meade Congressional Campus**

In 1999, URS was commissioned by the Architect of the Capitol (AOC) to provide a full range of architectural and engineering services for a variety of task orders on the four-acre Capitol Complex in Washington, DC and other Congressional locations. More than 75 task orders have been issued under this contract comprising multiple services including architectural, interior design, civil, structural, environmental, mechanical and electrical engineering and construction administration. All of the projects are within the contexts of four campus type sites: Capitol Hill, Ft. Meade, DC Village and Confidential Site 3.

Copyright Deposit Building Facility (CDF) for Library of Congress, Fort Meade Congressional Campus
 URS is designing the two-level, approximately 175,000 square foot CDF, divided into published copyright storage, unpublished copyright storage, and processing/administration spaces. The purpose of the CDF is to enable the LOC to properly record, manage,

access and store copyright materials. The records consist of paper and plastic media as well as electronic media and other formats. Some records require climate-controlled storage for up to 120 years.

URS Group, Inc

Greensboro Corporate Center



During the 1980s, many corporations were forced to shelve major development projects due to unfavorable economic times; as the recession abated, many of these projects were reactivated. URS was selected to provide professional architecture, engineering, and design services for such a project, the Greensboro Corporate Center in Tysons Corner, Virginia. The Center is made up of two 214,000 sq ft, ten-story office towers built atop a 500,000 sq ft, three-level parking garage.

The initial task for the URS design team was to “rescue” as much of the original design as possible. As updated code and economic standards were applied, however, the new design became entirely original, the only exception being the two-building design concept itself. The design incorporates formal design elements recalling landmark buildings in the Washington, DC area. The buildings’ external colonnettes suggest similar bas relief elements at other prominent structures, such as the

Federal Reserve Board Headquarters and the Health and Human Services Annex. Site improvements include the extension of Greensboro Drive to Spring Hill Road as well as traffic light improvements up to and including Virginia Route 7 and West Park Drive.

Taking advantage of the severe slope of the site, the three level parking garage uses multiple points of entry on the surrounding streets instead of costly internal ramps to provide an extremely efficient plan. The high quality and efficient design of the twin towers resulted in a steady stream of companies selecting this project site for relocations. URS also provided tenant designs for over 66% of the space. This economical strikingly colorful design made rents affordable and a successful development project attractive to all interested.

URS Group, Inc

Smithsonian National Portrait Gallery



Begun in 1836 and completed in stages, principally by architects Robert Mills (designer of the Main Treasury Building) and Thomas U. Walter, the 332,674 sq ft Smithsonian National Portrait Gallery is a National Historic Landmark building. Long considered one of America's most important Greek Revival buildings, it houses the National Portrait Gallery, the National Museum of American Art, and the Archives of American Art. Last renovated in the mid-1960s, the building was in dire need of additional work to restore its fabric and upgrade its infrastructure.

A full master plan was followed by a stone restoration study that determined how to deal with the badly eroded exterior surface of the building. The next two phases provided handicapped entrances for the public, a new roof, and restoration and/or replacement of the stained-glass skylights.

The keystone of URS' engineering designs for upgrades to the historic

building was to further the architect's vision, preserve the building's historic architectural fabric, and integrate modern systems within a structure that provides few obvious opportunities to do so. The architectural and engineering design team collaborated intensively to understand the interdependent design implications of architectural and engineering decisions and to achieve a successful solution. Beyond this, these new systems are intended to save energy, sustain the environment, and promulgate the efficient use of natural and man-made resources. Brief descriptions of major projects undertaken throughout the renovation follow.

Mechanical Systems: The new mechanical systems provide the stable temperature and humidity needed to preserve the irreplaceable artworks on display in the galleries and archived behind the scenes. The mechanical engineers successfully addressed a key issue: finding routes for piping and ductwork to work with the building's

floor to ceiling heights and layout and have no adverse impact on significant spaces and finishes. Where appropriate, URS reused existing architectural features, such as ledges, coves, or grilles for new mechanical or service functions. Life-cycle analyses were performed to help in the selection of products and assemblies. State-of-the-art systems designed included 2,000 tons of cooling and 12,000 mbh of heating plants. URS designed two centrifugal water cooled chillers with dedicated primary pumps and variable flow secondary pumps as well as three cored draft low noise type cooling towers and free cooling heat exchanger. Heating plant design included twelve finned tube gas fired hot water boilers with dedicated primary pumps and variable flow secondary pumps as well as variable automated variable chimney exhaust. All of the new mechanical systems provide the stable temperature and humidity needed to preserve the artworks on display and archived behind the scenes.

URS Group, Inc**The Tariff Building Renovation and Reuse as the Hotel Monaco**

URS was commissioned in January 2000 to provide architectural and engineering services for the GSA for the Tariff Building Renovation and Reuse project. Tasks include design reviews, permit reviews, and construction administration services. The 150-year old National Historic Landmark was under renovation to become the 172-bed luxury Hotel Monaco, and URS served as an agent of the GSA to review and approve the various design and construction drawings for the identified project.

The Old General Post office Building / Hotel Monaco has been selected to receive a Mayor's Award for Excellence in Historic Preservation in the category of Design."

URS assisted the GSA to develop the protocol that spelled out the specific design guidelines needed to ensure that this historic building be carefully safeguarded. URS also helped to develop the appropriate Memoranda of Agreement (MOA) for the project. De-

sign and construction drawings under review included the following services and disciplines:

- Historic preservation
- Architectural
- Civil
- Structural
- HVAC
- Plumbing
- Electrical
- Fire and life safety
- Asbestos and lead abatement
- Environmental

URS supported the permit review stage by identifying various codes and criteria followed by the District of Columbia, consistent with the permitting process in the District of Columbia. Then, URS simulated the DC Permit Review Process by reviewing the drawings at the 80% design stage and issuing the simulated equivalent of a DC permit for construction.

During construction, URS provided full-time professionals on site for the entire 13-month duration. URS

provided additional staff, as needed, to provide construction observation services to ensure the overall process follows the intent of the bid documents and that the historical integrity of the landmark is protected. This staff also assisted GSA in administering change orders, RFIs, and clarifications.

The goal of the project, dictated by schedule and cost constraints, was to preserve existing historic material in the building for as long as possible. The preservation treatment assures the exterior shell is weather tight, all sources of deterioration are corrected, and existing stone is as sound and secure as possible. The repair and steam cleaning treatment improved the exterior appearance without causing additional damage or accelerating deterioration.

URS provided a thorough review of the design documents and code compliance for the exterior preservation, which entailed the following tasks:

URS Group, Inc

MATRIX C

Development experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX D

Historic properties and adaptive re-use project experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX E

Current projects

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MICHAEL BAKER CORPORATION

RELEVANT PROJECT EXPERIENCE

Michael Baker Corporation

GSA Environmental Assessment for George P. Shultz National Foreign Affairs Training Center



BAKER prepared an Environmental Assessment (EA)/Finding of No Significant Impact for the U.S. Department of State National Foreign Affairs Training Center (NFATC) located in Arlington, Virginia. The Shultz Center houses the Department of State's Foreign Service Institute (FSI). In 1927, the site was home to Arlington Hall Junior College for Girls. Upon the demise of the school due to the backlash of the Depression, the grounds and buildings became a United States Army facility due to its proximity to Washington, D.C. During World War II the U.S. Army located the Signal Intelligence Service on the site. After the war, the site remained under government control. In 1985, the Military Reconstruction Authorization Act authorized transfer of the approximately 87-acre site for consolidation of FSI to the Department of State at no cost. The site was transferred to the Department in 1989. The construction of the FSI facility was completed in the summer of 1993.

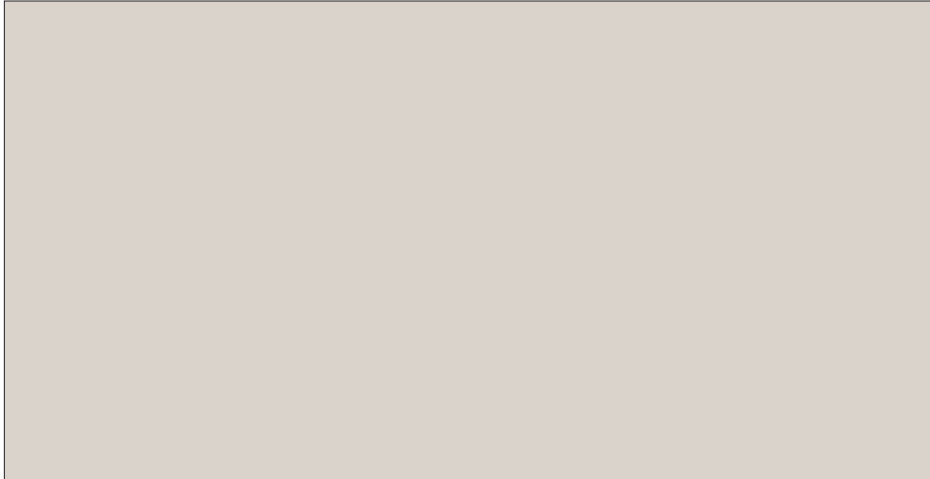
The EA evaluated the potential impacts of the proposed addition of approximately 139,000 square feet of building space as part of an update to the existing Master Plan. The updates to the Master Plan included the following features: additions to the Administration Classroom, Dining Facility, Visitor Center and ChildCare Center, and the addition of 120 parking spaces on site. BAKER evaluated the impacts of the proposed action on vegetation and wildlife, water resources and stormwater runoff, streets and traffic, parking, public and private transit, and pedestrian and bicycle movement.

A part of the EA included an updated Traffic Impact Study (TIS) for the intersections adjacent to the facility and a Level of Service Analysis. Manual and automated traffic counts were conducted to obtain accurate and current volume of traffic information. The results of the TIS were incorporated into the Transportation Management Plan (TMP) for the site.

The TMP was developed in accordance with the National Capital Planning Commission (NCPC) and General Services Administration guidelines for TMPs. The TMP included the following four key steps: Program Initiation; Selection of Traffic Demand Management Strategies; Implementation of the TMP; and Monitoring and Evaluation of the TMP. A key element of the TMP was the development of strategies to reduce vehicle trips generated to the site and to meet the parking ratio of 1:4 as established by NCPC. The TMP included employee survey on transportation, work site characteristics, selection of travel demand strategies, and recommendations for implementation and monitoring. The TMP was presented and approved by NCPC.

Michael Baker Corporation

Master Plan and GIS Services, Aberdeen Proving Ground



Baker has been providing comprehensive master planning services at Aberdeen Proving Ground since 1993, and has completed more than 120 planning and GIS delivery orders. The efficiency and accuracy of our services to date, is demonstrated by the fact that there has been no requirement for any modifications requesting additional fees on any of the tasks. To date, Baker has completed the Long-Range Component of the Master Plan, including the Land Use Assessment Plan, Long-Range Analysis, Environmental Baseline Analysis, Installation Design Guide, Utilities Assessment and existing condition maps via the GIS. Baker has completed a Facility Utilization Survey (FUS) for all APG Garrison administrative space.

Planning Projects Include:

- Future Development Plan
- Landscape Plans
- Prehistoric Lifeways Study
- Mission Environmental Impact Statement
- Environmental Quality Baseline Assessment

- Water Supply & Distribution System Utility Privatization
- SBCCOM Advanced Chemistry Lab Programming
- Area Redevelopment Plan - Community Mall Development
- Canal Creek Water Treatment Facility DD Form 1391
- RPLANS Facility Requirements Analysis & TAB Update
- U.S. Army Center For Health Promotion & Prevention Medicine (ACHPPM) Phase I & II Feasibility Study
- Facility Utilization Survey
- Force Protection/Counter-terrorism Services
- Test Measurement and Diagnostic Equipment (TMDE) Calibration Laboratory Facility DD Form 1391
- Phase I - Environmental Baseline Survey, Maryland Boulevard Enhanced Use Leasing, Aberdeen Proving Ground, Maryland
- U.S. Army Environmental Center (USAEC) Headquarters Administration Building

- Center for Antiterrorism and Security Training (CAST).
- Master Plan Support Installation Design Guide (IDG) CD-ROM and Update

Baker has developed the APG Strategy 2025 as a living document, using Intergraph MGE as the basis for many facility management applications.

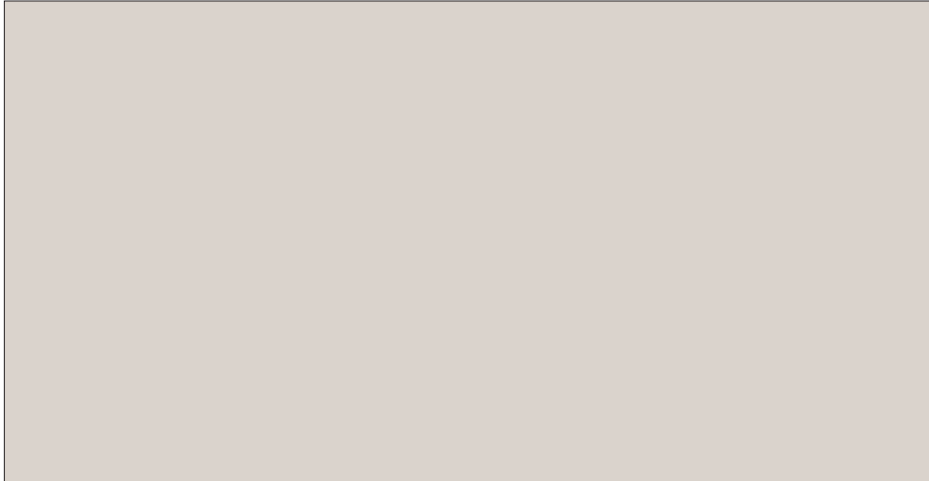
GIS Automation Projects Include:

- DIO Intranet Technology
- On-Going GIS Sustainment
- Range Control Automation & Database Development
- DIO Intranet and Web Enabled GIS
- Installation Design Guide (IDG) CD-ROM and Update
- GIS-based Site Analysis, Screening and Selection Application

Baker has designed and implemented a front end Intranet access to these and other applications. This interface uses Intergraph GeoMedia WebMap

Michael Baker Corporation

Infrastructure Management Plan, Master Plan Update



The Carderock Division of the Naval Surface Warfare Center is the Navy's center of excellence for ships and ship systems. The Division's headquarters is a 184-acre site in metropolitan Washington, DC, offering administrative, research, and testing facilities. In looking toward the future, the Installation faced several issues. An aggressive program of growth was anticipated for this mature installation, which was, for the most part, "built out," with a limited number of sites available for development. The Installation needed a plan to ensure that land was utilized (or re-utilized) to its highest and best use, as new projects are developed and old facilities demolished and replaced. With an affluent residential neighborhood nearby, a plan was needed that would promote good relations with the residents, who were concerned about the upcoming growth. Development approval was needed from the National Capital Planning Commission. A greater sense of identity was needed to attract the elite workforce required to support

its operations. Finally, strategies for meeting more rigorous guidelines for security needed refinement.

Baker planners worked with the Installation leadership and on-site personnel to understand and document uses, needs, items of concern, and anticipated changes, and examined current and projected land and facilities needs. Using sophisticated geographic information systems (GIS) and three-dimensional computer modeling, the planners studied the Installation and identified alternative scenarios for development. A framework was created for long-term development and management, as well as a practical implementation plan. To assist in the master plan's implementation, Baker personnel are located on-site at the installation.

Infrastructure Management Plan for NSWC, Carderock Division. Baker developed an Infrastructure Management Plan to provide the framework for establishing a long-term vision and

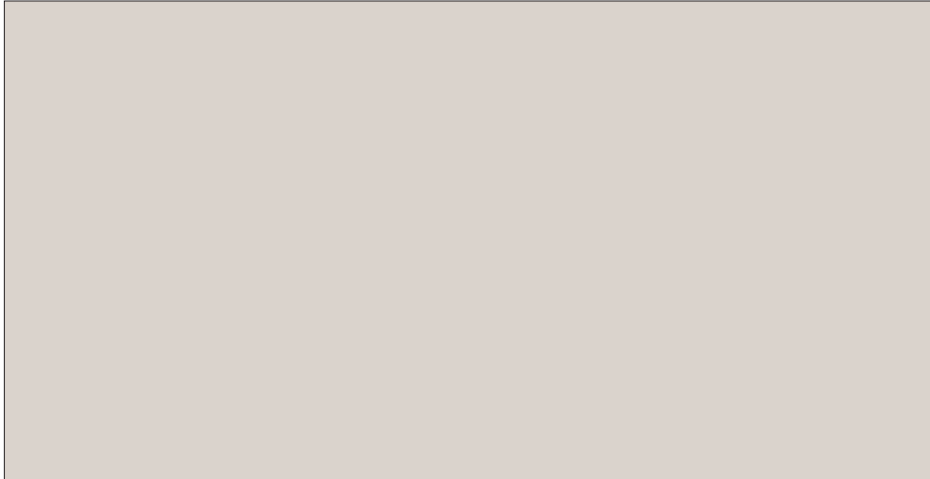
practical implementation plan for the development and management of the Installation. It is an advocacy plan for facilities, land, and infrastructure and the Navy's RSIP methodology is being used for this study.

A notable feature of the Infrastructure Management Plan is the creation of a new "Town Center," that is developed at a greater density than has been typical at the Installation, and that has special pedestrian and landscape treatments. It represents one of the strategies of the master plan: the consolidation of smaller, scattered, or underutilized facilities into denser development, leaving land available for reuse. Two new buildings, a new administrative facility and a high tech conference center, will be the first and anchor facilities for the Center

At a visioning workshop session, in which ArcView GIS was used to describe the existing situation, key stakeholders discussed a variety of development scenarios. The final plan will be

Michael Baker Corporation

General Officer Quarters Master Plan, Air Force Major Commands and Installations



This project involving exclusively General Officer Quarters is the highest-visibility housing program within the Air Force.

This worldwide program encompassed survey, documentation of deficiencies, and planning and preliminary design for renovations to 273 units of General Officer Quarters, located at 60 separate Air Force bases in 7 countries, and was completed in just 60 days to meet a critical deadline.

Although the number of housing units might be comparable to a single typical military neighborhood, these units were located at 60 separate bases, coast-to-coast in the United States and in Alaska, Hawaii, Turkey, England, Germany, Guam, Japan, and Korea. Consequently, the logistics of deploying survey and design teams were significantly more complex than had the units been grouped at a single installation. Four teams were deployed (and two alternate teams identified)

for simultaneous survey and design tasks at the various sites.

Also included are comprehensive design services for renovations to selected units, under separate contracts. Existing units were compared to a detailed standard Design Guideline for General Officer Quarters developed by Baker at the beginning of the project. Guidelines included both guidelines for design professionals and housing managers, and informational material developed for residents.

Common renovations required included construction of additions to smaller homes, renovation of bathrooms and kitchens, and replacement of outdated mechanical and electrical systems. Fifty percent of properties are classified as either National Register or National Register Eligible, and required particular care to preserve the historic character and features of these legacy structures.

Michael Baker Corporation

Strategic Plan for Headquarters Master Plan Including Anti-Terrorism Force Protection, Air National Guard

Baker is currently developing metrics and a strategic plan for the Air National Guard (ANG) Headquarters. This will be the guidance for Master Planning initiatives and the prioritization of future base Master Plan updates and Small Area Development plans. As a part of this effort, Baker is completing an inventory of planning documents for all 100+ ANG bases. Baker is also providing on-site support to assist with planning and programming. Additionally, Baker has provided the following planning and GIS tasks:

Master Plan Update, Delaware Air National Guard, New Castle, Delaware. Prepared an update to the New Castle Delaware Air National Guard (DE ANG) Master Plan. The 166 Air Wing occupies a single parcel (approximately 77 acres) in the northeast corner of the county airport property. The base has approximately 300 permanently assigned ANG personnel and nearly 1,000 additional persons are on duty on Unit Training Assembly weekends. The master plan

update provides short- and long-range plans for accommodating assignment of additional aircraft, including up to 16 C-130-J30 (stretch) aircraft in the long term.

Anti-Terrorism Force Protection Update: Baker is investigating the constraints and impacts of the United Facilities Criteria (UFC) Department of Defense Minimum Antiterrorism Standards for Buildings on 66 Air National Guard bases, nationwide.

Existing Conditions and Impacts of the UFC. Baker determined which facilities are classified as primary gathering, inhabited, billeting or unoccupied. Standoff distances for conventional construction were also analyzed.

Assessment of Impacts. This phase included identification and confirmation of all areas of non-compliance. The team also identified existing facilities that, due to location, will require further analysis to bring them into compliance with the UFC.

Order of Magnitude, Cost Estimates and Project Prioritization. Cost estimates were prepared for designs to mitigate impacts identified relative to standoff distances, building operations, parking, roads, driveways, trash containers, and other issues. Working with Wing Commanders and Base Civil Engineers, actions required to mitigate terrorist threat were prioritized.

Michael Baker Corporation

Anacostia Waterfront Initiative



The transportation development process for the Anacostia Waterfront Initiative (AWI) did not recognize the uniqueness of the area, or reflect its civic, cultural, and historic attributes, and was visually incompatible to the monumental and historic character of the District of Columbia. All the major highways, roads, and corridors were being studied for redevelopment, rehabilitation, and enhancement. Baker's work for this initiative was the development of the Anacostia Waterfront Initiative Transportation Architecture Design Standards (ATADS), to provide unified transportation architecture for, but not limited to, all roadway and transportation-related construction projects in the Anacostia River area. Baker's primary task for the project included the collection of information on the existing transportation architecture in the area; identification of critical transportation architecture development needs and improvements within specific corridors; and development of new and improved transportation

architecture standards for the entire AWI area. Baker's product contained all the transportation related components within the public realm. These components were typically identified as the elements within the public right of way and were implemented and/or maintained by public agencies.

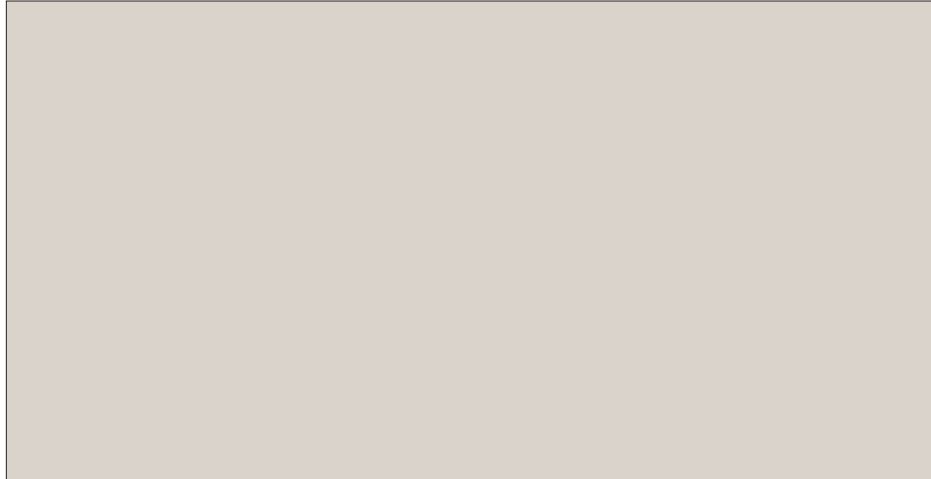
The project required and closely coordinated decision-making process between DDOT and other affected agencies such as the Commission of Fine Arts, National Capital Planning Commission and the DC Office of Planning. Baker held weekly coordination core meetings, monthly technical advisory committee meetings, and frequently took presentations to the constituents for approval. An extensive public involvement and public charette program were included in the project to guide the development of the manual. Baker prepared an elements showcase in a DC warehouse that presented options for lighting, street furniture and pavement treatments for public and private visitations. The showcase

was made available for over 30 days with frequent tours from DC agencies, elected officials, the mayor's office, and the executive staff at DDOT.

Due to the nature of the study, buildings, facades and their associated land uses, which falls within the private realm, were not studied, although taken into account was their impact and compatibility with the transportation and architecture. Public realm elements of the project included: pavement, curb and gutter, trees, tree boxes/grates, street lights, traffic signals/posts, seating/benches, trash receptacles, bicycle stands, transit shelters, parking meters, signage/posts, and public art. Roadway elements included: design speed, lane width, traffic calming, shoulder width, traffic markings, pedestrian crosswalks, pavement surfaces, and structural walls (retaining/noise barriers)

Michael Baker Corporation

Bon Secours Maryview Medical Center



Baker provided technical traffic analysis to quantify and measurably describe the improvements in access to open heart services, which will be enabled by the approval of the Bon Secours Maryview Medical Center open-heart project. Baker provided a thorough understanding of the existing traffic patterns for residents and ambulatory transport of patients of the service area.

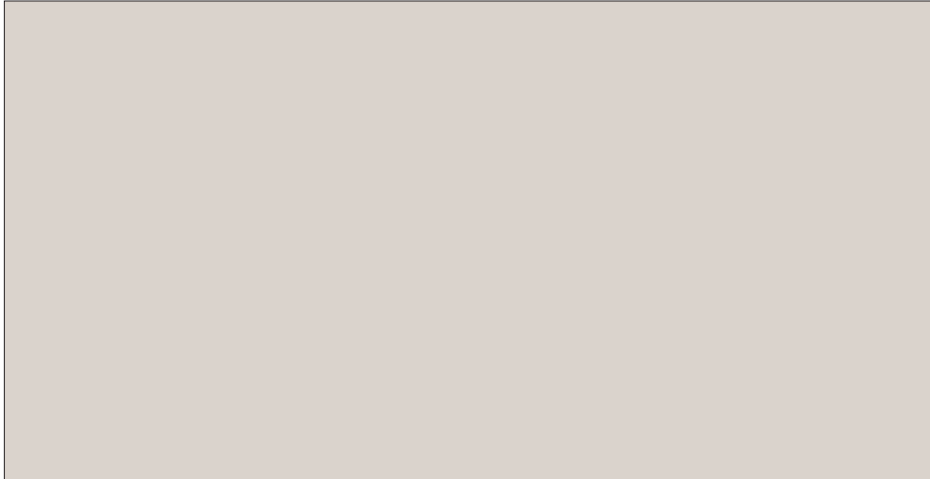
Existing conditions analysis provided an understanding of the average, expected and actual travel times from various points in the service area to Maryview Medical Center as well as to other providers (Sentara Norfolk, Sentara Virginia Beach, Riverside Regional Newport News) in Hampton Roads. Baker utilized the regional TP+ traffic forecasting model to assess travel time information for the selected locations, traffic routes and analysis years. The client was provided an understanding of the expected, average, and actual times to transport patients from Bon Secours Maryview Medical Center to

Sentara Norfolk General Hospital by ambulance, by car and going through either the Midtown Tunnel or the Downtown Tunnel.

After completion of the current conditions traffic analysis, Baker estimated future travel conditions anticipated in the next 2-3 years, 5-7 years, and 10 years in light of the expected population growth. Results and a final report were presented at a grant application hearing in Richmond, Virginia to secure funding for the open-heart services program at Bon Secours.

Michael Baker Corporation

Experimental Station Traffic Impact Study and Parking & Traffic Study



A Major Land Development Plan was prepared for the Experimental Station as a result of plans to develop or re-develop portions of the campus in Wilmington, Delaware. The planned development had a significant impact on traffic and parking, both internal and external to the site. A Traffic Impact Study was prepared in accordance with Delaware Department of Transportation and New Castle County criteria to determine impacts on surrounding roadways. A Parking & Traffic Study was prepared to assist DuPont with on-campus infrastructure improvements to support the proposed development.

Baker staff performed data collection internal and external to the campus, including: traffic counts, an employee transportation survey and an inventory of on-campus transportation elements such as access, traffic control, parking and pedestrian facilities. An existing conditions assessment was made to determine roadway and other transportation deficiencies.

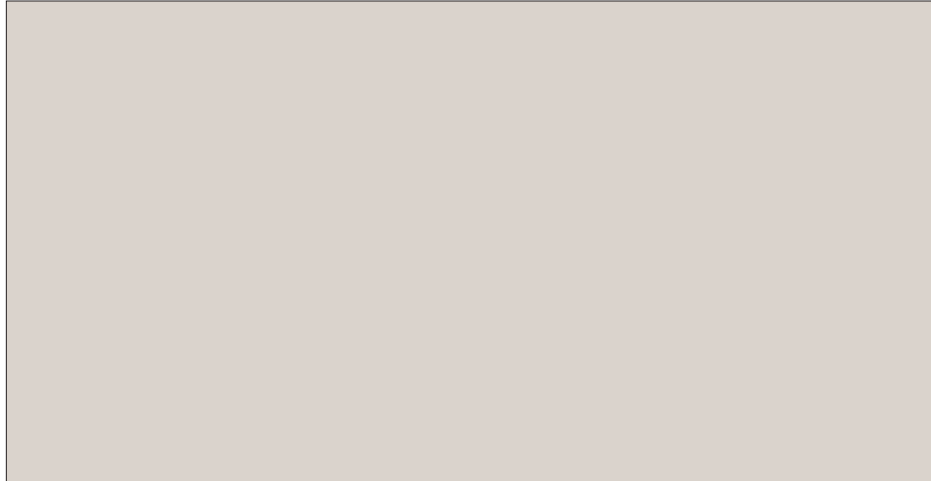
Due to the size of expansion, DelDOT requested a traffic impact study be prepared to include an evaluation of 23 intersections external to the campus for multiple build-out years. In addition, the study analyzed transit, pedestrian and bicycle facility improvements to reduce single-occupant vehicular trips to the Station.

Future traffic volumes were determined through the traditional 4-step transportation planning process. Information obtained from the employee transportation survey served as the basis for determining mode splits, distribution of employees and assignment of vehicle trips to the street network. An evaluation of future conditions was documented to determine the traffic impact and any necessary infrastructure improvements as well as staging of any required improvements. Throughout this process, Baker maintained close contact with representatives from DelDOT to ensure a favorable review of the study.

Upon completion of the Traffic Impact Study, the existing conditions report was updated to include an evaluation of the anticipated future traffic conditions. Improvements in traffic control such as signage, traffic signals, and pavement markings as well as access, parking and pedestrian facilities were recommended to allow DuPont to maintain a quality of life for its employees as the company expands its business for the future.

Michael Baker Corporation

Ft. Belvoir-Defense Threat Reduction Agency



Baker analyzed parking and traffic at the DTRA site, which involved the completion of multiple traffic engineering tasks. The tasks range from parking and traffic data collection to traffic simulation of existing and proposed traffic conditions. This analysis also tested the closure of the South Gate and the impact of the construction phasing associated with the parking structure.

Traffic Data Collection

Baker collected both turning movement counts at key internal locations and parking lots utilization. The data collected help identify internal traffic patterns. Parking utilization was key in redistributing traffic during and after the construction of the parking structure.

Traffic Engineering

Baker performed capacity and queuing analysis at key internal locations. Due to non-standard geometry found in some of the intersections, Baker utilized traffic simulation to estimate

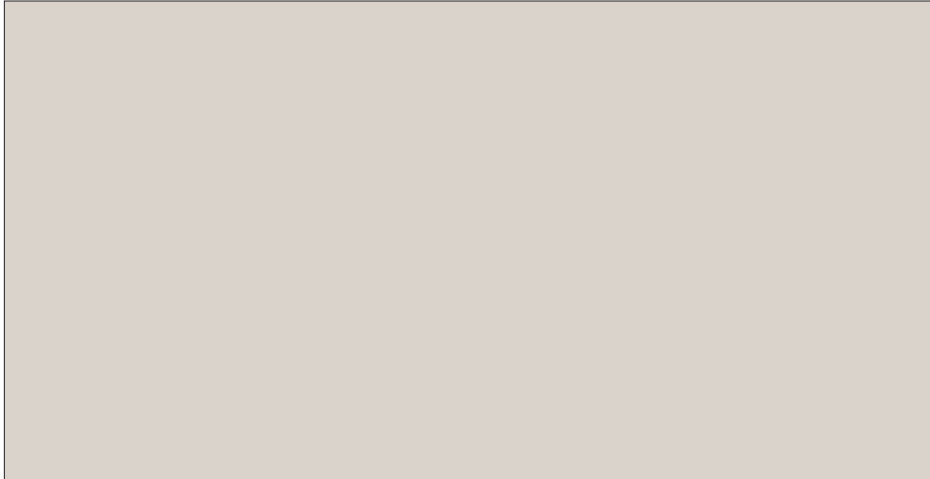
delay and queuing for these intersections.

Traffic Simulation

Baker used Synchro and SimTraffic 5.0 to perform simulation. The cinema component of SimTraffic allowed Baker to perform visual inspection of the operation of signalized and unsignalized intersections. Visual inspection allows quick identification of potential problem affecting the operation of an intersection.

Michael Baker Corporation

Parole Growth Management Study



Baker conducted a technical transportation assessment of the Parole Growth Management Area (PGMA) in support of Maryland’s Smart Growth Initiative, which had designated Parole as one of three concentrated growth areas in Anne Arundel County. The project included short- and long-term strategic plans on how to redevelop the PGMA as well as meet the transportation needs of the area.

Included in the PGMA study was a detailed assessment of the Parole Town Centre. The Centre is envisioned to include multi-purpose activities including over 500 residential units, retail shopping and employment for over 10,000 people. Baker completed a detailed roadway and access assessment to the Town Centre. Additional analysis included the determination of transit and non-motorized percentages that would reduce the overall vehicular movements at the Centre. A final report detailed level of service at adjacent intersections as well as the

regional impact of the development for air quality. The first phase of the project included the development of the PGMA traffic model. Baker utilized the regional traffic model maintained by the Baltimore Metropolitan Council and developed a subregional network for the PGMA within the regional modeling process. Modifications included the creation of over 50 additional traffic analysis zones and network detail at the arterial level for the Parole study area. Once the network was completed, Baker completed a re-validation of the 1996 base year model using the TP+ travel demand forecasting software. Once an acceptable validation was obtained, Baker developed traffic forecasts for model years in 2015, 2020, and 2040. The second phase of the project included detailed traffic engineering analysis of 30 intersections in PGMA. Utilizing customized software developed by Baker, traffic model results from 1996, 2015, 2020 and 2040 were used to develop turning movement projections at 30 intersections. These

turning movements were then analyzed using Highway Capacity Manual techniques. High volume corridor such as Bestgate Road and Riva Road were also analyzed using SYNCHRO and SimTraffic. These real-time simulation provided understanding of expected delay and level-of-service for different hours of the day. The final phase, that was included throughout the project, was the analysis of different development scenarios as determined by the project team and the technical advisory committee formed for the PGMA project. This analysis included changes to the land use assumptions and roadway configurations to determine the ultimate build-out of the PGMA, and the best growth strategies for the next 25 years. The contract value for this project was \$56,369.

Michael Baker Corporation

MATRIX C

Development experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX D

Historic properties and adaptive re-use project experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX E

Current projects

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

ROBINSON & ASSOCIATES

RELEVANT PROJECT EXPERIENCE

Robinson & Associates

Appomattox Court House, Historic Resources Study and National Register Documentation



General Robert E. Lee surrendered the Confederate Army of Northern Virginia to Lieutenant General Ulysses S. Grant, General-in-Chief of the Armies of the United States, on April 9, 1865, in the village of Appomattox Court House, Appomattox County, Virginia. The surrender signaled the defeat of the Confederate States of America in the Civil War, and the end to four years of fighting. Appomattox Court House National Historical Park commemorates Lee's surrender as the end of the Civil War and the beginning of the reunification of the United States of America. In addition, the park constitutes a rehabilitated nineteenth-century vernacular landscape that exemplifies the scale, materials, organization, buildings, structures, and natural features of a rural, Piedmont Virginia courthouse town of the time.

Appomattox Court House National Historical Park was listed in the National Register of Historic Places in 1989; the nomination concentrated,

however, on the military significance of the village. The National Park Service contracted with Robinson & Associates to analyze aspects of the park that had not been previously elaborated on – the historical context of the Virginia courthouse village itself, national commemoration of the events that took place in the park, the work of the Civilian Conservation Corps at the park, the importance of the vernacular landscape, and the military significance of two large tracts of land added to the park boundaries. Two resulting studies were: 1) a detailed Historic Resources Study, and 2) revised National Register of Historic Places documentation for the property. The studies included difficult evaluations of the spatial organization of the antebellum village (its range of public and domestic buildings, farm structures, roadways, fence lines, vegetation, and farm lands), military maneuvers and the land on which important fighting for control of Appomattox occurred, the 1890s War Department commemorative monuments, and

numerous buildings completely reconstructed under the Civilian Conservation Corps.

Robinson & Associates**Colonel John Cox House, Architectural History and Landscape Documentation**

The National Trust for Historic Preservation contracted Robinson & Associates to conduct a detailed investigation of the history and significance of the Colonel John Cox House, built in 1816-17 as the end unit of one of Georgetown's most notable Federal townhouse rows. The house is highly significant for its ownership by three prominent families and for its exceptional architectural quality. The property was donated to the National Trust by longtime owners J. Noel and Elena Macy, and the National Trust requested documentation that would inform the easements and conditions intended to govern the future use and treatment of the house. Robinson & Associates, in conjunction with a historical architect, analyzed documentary and physical evidence to determine the social and physical history of the house and landscape. Historic photographs and maps, wills, an inventory dating to 1846, historic clippings files, census records, building permits, tax records, and other sources were used to compile a thorough history and analysis of the

significance of the site. Information previously compiled by Robinson & Associates for the 1993 Comprehensive Georgetown Historic District Cultural Resources Survey was augmented to form the basis for an analysis of the Colonel Cox House within the context of nineteenth-century architecture in Georgetown and Washington, D.C. The report by Robinson & Associates will be used by the National Trust as it oversees the new owners' renovations to the house.

Robinson & Associates

East and West Potomac Parks, National Register Nomination



For the National Park Service, Robinson & Associates was charged with revising the existing 1972 National Register nomination for East and West Potomac Parks, an area which includes a large portion of the monumental core of Washington and significant historic properties such as the Jefferson Memorial, the Lincoln Memorial and Reflecting Pool, the Vietnam Veterans Memorial, the Korean War Veterans Memorial, Constitution Gardens, and the Tidal Basin. Preparation of the revised nomination was necessitated by changes in overall documentation standards, by the need to evaluate major national monuments and memorials less than 50 years of age, and by the evolving requirement to include historic landscapes in National Register documentation.

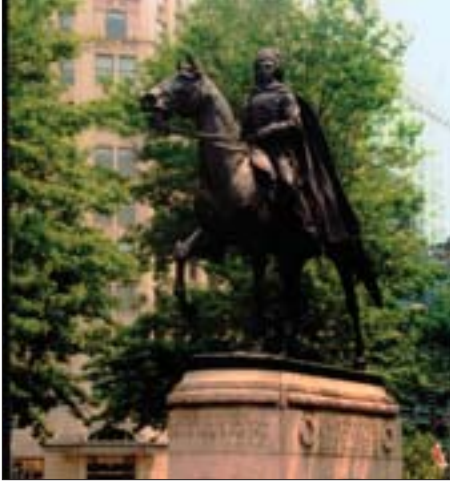
The revised National Register nomination evaluates significant landscape features and recent memorials in the two parks. Recent monuments such as the Vietnam Veterans Memorial, the Korean War Veterans Memorial, and

the 56 Signers Memorial were included for the first time in the revised National Register documentation, as were important landscape features such as Constitution Gardens and the American elm trees flanking the Reflecting Pool.

The two national parks, located in southwest Washington, D.C., on land reclaimed from the Potomac River, were created by the U. S. Army Corps of Engineers as part of a project beginning in the late 1880s to improve the navigation and sanitation of the Potomac Flats. Both parks are the cumulative product of a century of work by noted American architects, landscape architects, engineers, and artists. They represent areas of significance as diverse as recreation, segregation, and memorialization.

Robinson & Associates

Pennsylvania Avenue National Historic Site, National Register Documentation



In Pierre Charles L'Enfant's 1791 plan for the city of Washington, Pennsylvania Avenue linked the physical representations of the executive and legislative branches of government, the White House and the Capitol. The portion of the avenue between the White House and the Capitol and its surrounding blocks subsequently became intimately associated with the history of the Nation's Capital. The Pennsylvania Avenue National Historic Site was designated in 1965, but essentially no documentation supported the designation. For the National Park Service, Robinson & Associates prepared to current standards National Register documentation for the entire area.

In addition to small- and large-scale commercial buildings from throughout the city's history, the Pennsylvania Avenue National Historic site contains monumental structures such as George Hadfield's Neoclassical Old City Hall, the Richardsonian Romanesque Old Post Office, and John Russell Pope's

classically influenced National Archives. It includes statuary memorializing men such as Benjamin Franklin, Civil War hero Winfield Scott Hancock, and President Franklin Delano Roosevelt, as well as parks and contemporary landscape design, such as Robert Venturi's Freedom Plaza. Conducting photographic and documentary research at the National Archives, the Library of Congress, the National Park Service's National Capital Region offices, the Historical Society of Washington, and the Martin Luther King, Jr., Memorial Library, Robinson & Associates evaluated 161 contributing and noncontributing resources in the historic site, which includes the Pennsylvania Avenue National Historical Park. The physical features of the site represented areas of significance ranging from art, architecture, and landscape architecture to politics and government, community planning, and social history.

Robinson & Associates

U.S. Soldiers' and Airmen's Home, Historic Preservation Plan and Historic Structures Report



As a guide for policymakers determining long-term growth at this 300-acre site, Robinson & Associates acted as historical consultants on a team of affiliated professionals charged with the inventory, research, and historic evaluation of over 70 buildings at the U.S. Soldiers' and Airmen's Home. This information, along with a general history of the institution, was incorporated into a Preservation Plan for the entire site. The plan addressed administrative and dormitory buildings, hospital facilities, a mess hall, chapel, gate houses, and extensive landscape features with both Downing and Olmsted influences. Historic site characteristics were identified and evaluated, and zones for new construction were mapped.

Subsequently, working with a historical architect and historic paint specialist, the firm helped prepare a Historic structures Report on Anderson Cottage at the Home. This picturesque Gothic Revival cottage, originally built by banker George Riggs, later

served as President Lincoln's summer White House. The report contains a detailed history, physical description, and identification of historic features and spaces of this 1842 building. Later, working with historical architects, the firm also prepared a Historic Structures Report and Historic American Buildings Survey (HABS) documentation on the Grant Building, a 1912 Renaissance Revival dormitory and mess hall.

Robinson & Associates

MATRIX C
Development experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX D
Historic properties and adaptive re-use project experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX E
Current projects

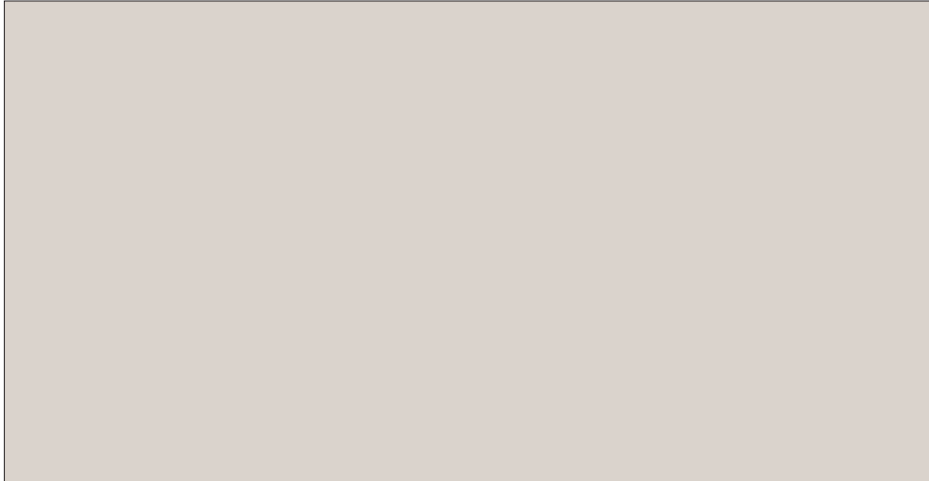
Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

SUSTAINABLE DESIGN CONSULTING

RELEVANT PROJECT EXPERIENCE

Sustainable Design Consulting

Blair Towns Apartments at the Blairs



This “Smart Growth” approach to multi-family development was built on a surface parking lot located on a portion of the Blair property, a mixed-use urban site in downtown Silver Spring, Maryland with existing apartment buildings, shops, and a variety of parking facilities. The Blair Towns apartments offer the added value of variety in unit types and high-end interiors.

The entire Blair Park site is transit-oriented, located near a major Metro rail station and bus lines, with convenient storage for bicycles and a measured walking path around the perimeter of the site. The drought-tolerant landscape plantings eliminate the need for an irrigation system, and the buildings use 30% less water than conventional apartment buildings thanks to a combination of ultra-efficient showerheads, faucet aerators, and Energy Star clothes washers and dishwashers. The efficient lighting, HVAC system, and thermal envelope also save over 20% base building energy use. This project is served by a landmark green

power purchase made by the Tower Companies in 2003. Over 40% recycled-content materials and over 60% regionally manufactured materials (excluding equipment) were used, and ample space is provided for occupant recycling. Wood-efficient framing and the use of finger-jointed lumber minimized the total amount of wood used for the structure. Indoor air quality was protected during construction, and all finish materials are low-emitting. A comprehensive user-education program helps Blair Towns residents appreciate and make the best use of their new green apartments and site.

Sustainable Design Consulting

Eastern Village Cohousing

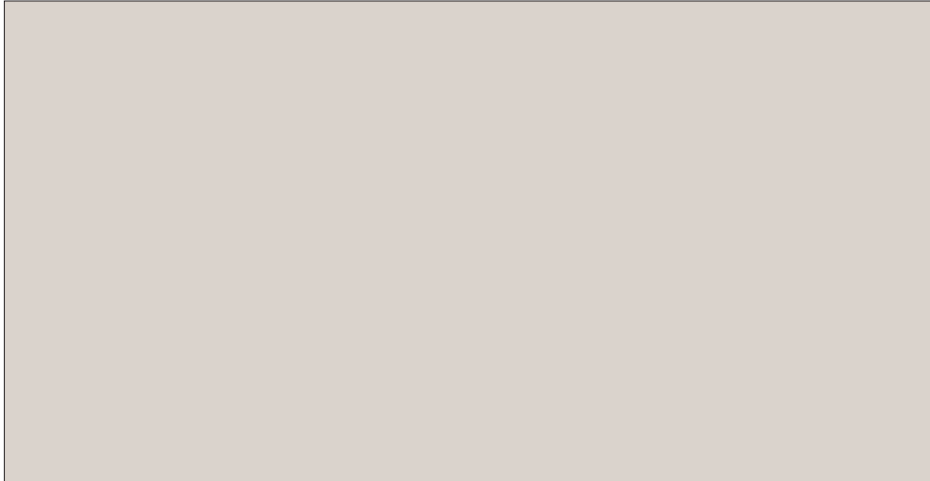


Eastern Village Cohousing (EVC) represents a new direction in mixed-income residential development consisting of 56 residential condominium units. The building is an adaptive reuse of an abandoned office building originally constructed in the 1960s. SDC led the charrette in March, 2003, where future residents helped program the common areas of the project and then prepared a detailed programming document for the developer/architect. “Cohousing” refers to a residential arrangement combining private homeownership with shared community facilities, activities, and decision-making. EVC incorporates many green features including ground-source heating and cooling, low-emitting finishes, and a vegetative roof. Residents have agreed to install only Energy Star-rated appliances. The structure’s courtyard had been a parking lot but is now a green space with benches, sculpture, a patio, native landscaping, and a children’s play area. The project included no added parking and is located close to a variety of mass transit

stops. The design strategies enable the project to achieve 44% energy savings vs. ASHRAE 90.1-1999.

Sustainable Design Consulting

Maryland Department of Transportation



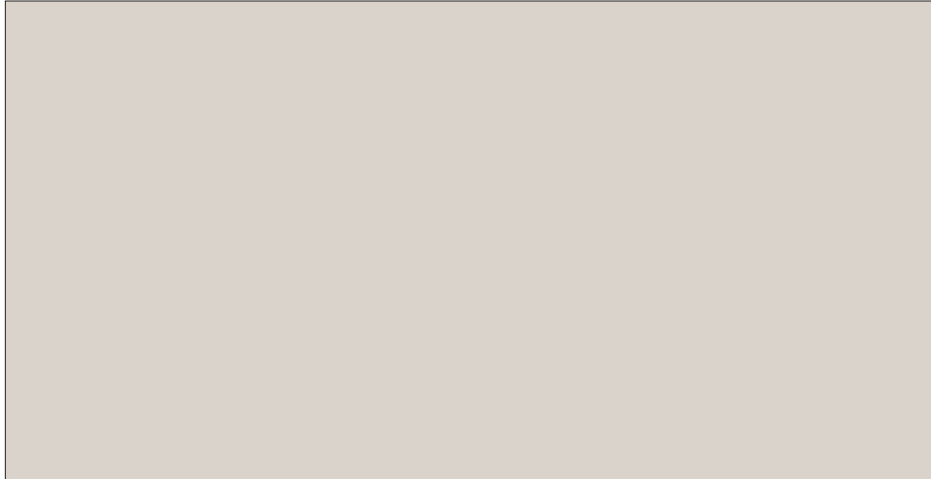
With sensitivity toward the existing ecosystem as a primary project goal, the MDOT Headquarters site design incorporates several innovative elements. A state-of-the-art stormwater management system is utilized to create zero net increase in stormwater runoff from existing greenfield conditions. The project is located within 1400 feet of the MARC commuter and Amtrak rail station. An on-site pedestrian bridge provides direct connections between the building and commuter rails, hiker-biker trails, and local/regional bus lines.

The mechanical and electrical systems are designed to maximize efficiency while capturing full benefits of the life-cycle analysis. The outcome is an efficient system that used 48% less energy than the ASHRAE 90.1-1999 baseline. Water conservation was the second goal for the interior of the building. The plumbing system is designed for an overall potable water usage savings of over 30% over conventional standards. Minimizing

the environmental use of materials led the design team to choose products with a high value of recycled content or materials that are considered to be rapidly renewable. Recycled-content materials include carpet, ceiling tiles, ceramic tile, raised floor tile, recycled rubber flooring, and high-quality recycled-plastic toilet-partitions. Rapidly-renewable materials include straw fiberboard for the millwork and bamboo and cork tile flooring and wall finishes used throughout the building interior.

Sustainable Design Consulting

National Business Park Building #318



Building 318 is one of 6 new speculative office buildings in a 285-acre business community. It was designed to achieve over 40% energy savings and over 40% water savings. Some design strategies included low-flow faucets and showerheads, waterless urinals, a high performance thermal envelope, and efficient interior lighting. The project also includes green tenant improvement guidelines which shall be used by new tenants in the design and construction of their space within the building. One of the tenants, a federal entity, is pursuing certification under LEED for Commercial Interiors, with SDC consulting to the design team. The project also includes a green housekeeping plan to be implemented by the Owner.

Sustainable Design Consulting

Takoma Village Cohousing



Takoma Village Cohousing is DC's first cohousing project, and one of only 11 demonstration sites for HUD's PATH [Partnership for Advancing Housing in Technology] program. Participation in the PATH program granted energy analysis and further technical support services to the project while promoting it nationally as a model for PATH's stated goals. Takoma Village is a transit-oriented, urban infill development located near a DC Metro train station. The overall building massing is oriented along the east-west axis with selected placement of overhangs and low-emissivity glazing. Satellite parking allows community green space to front the dwelling units, and on-site bicycle storage is provided. Shared facilities in the Common House—including a large dining room for optional shared meals, an office, a workshop, a children's playroom, two guestrooms, a music room, an exercise room, and laundry rooms—help residents live in smaller units.

The construction is wood-framed, using sustainably harvested lumber, and clad in durable fiber-cement siding. Recycled-content cellulose provides wall and attic insulation, and blower door testing identified areas of air leakage to be corrected in the construction. Ground-source heat pumps with programmable thermostats provide highly efficient heating and cooling, combined with superheaters in larger units. All interior lighting is energy-efficient fluorescent.

Material selection was based on durability, human health effects, environmental performance, and cost, resulting in the selection of ground slag cement in concrete, light-colored asphalt shingles, and low-toxicity wood preservatives. Natural, renewable flooring materials include linoleum, wood, and cork. Unit carpeting is recycled-content and low-emission, while paints, adhesives, and sealants are low-VOC. Optional tubular skylights and sealed-combustion gas

fireplaces offered “green” alternatives for customization in units.

Sustainable Design Consulting

MATRIX C

Development experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX D

Historic properties and adaptive re-use project experience (10 years)

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed

MATRIX E

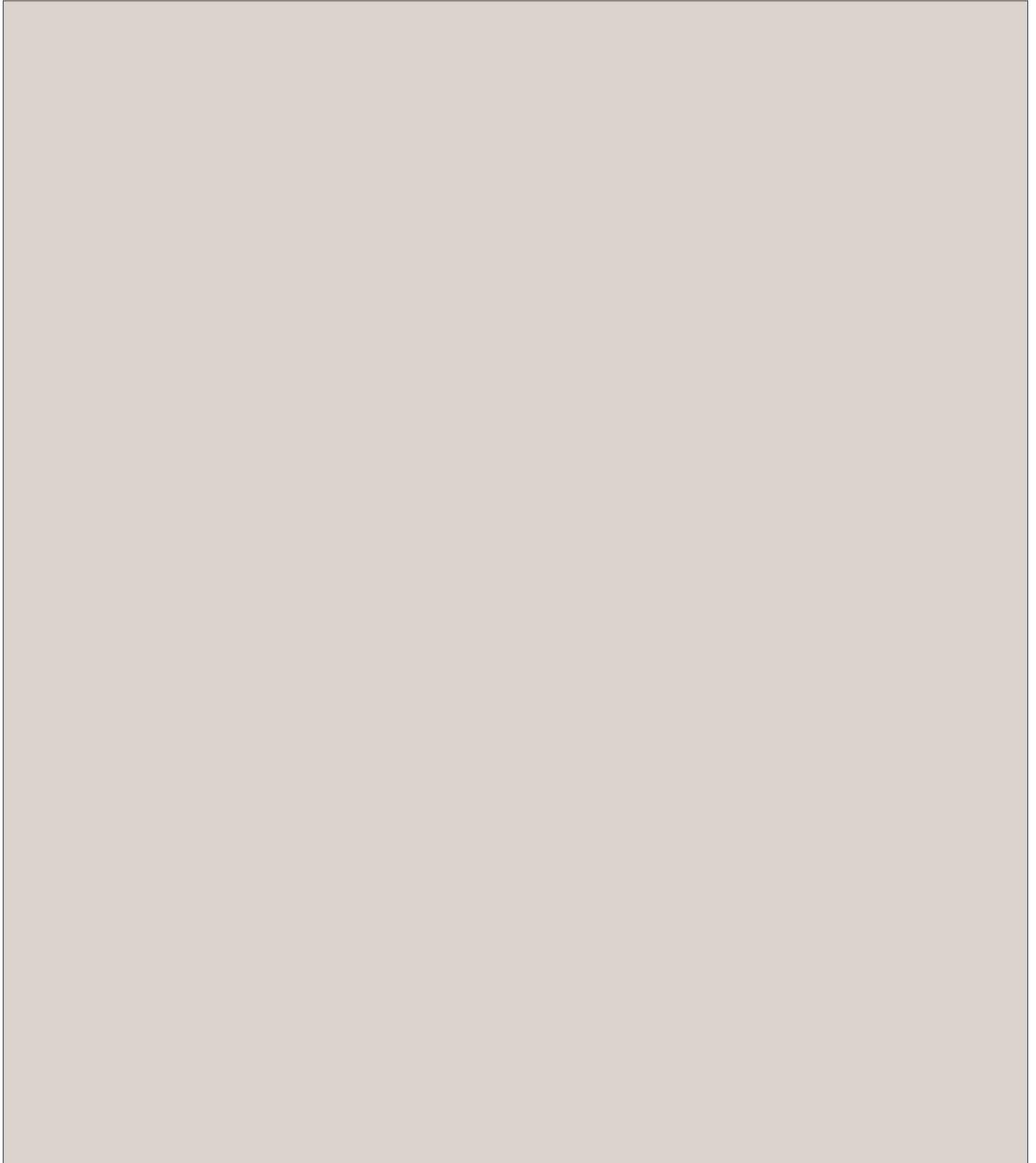
Current projects

Project	Location	Property Type	Size	Total Development Cost	Schedule	Architect	Construction Contractor	Anchor Tenant	% of Construction Completed



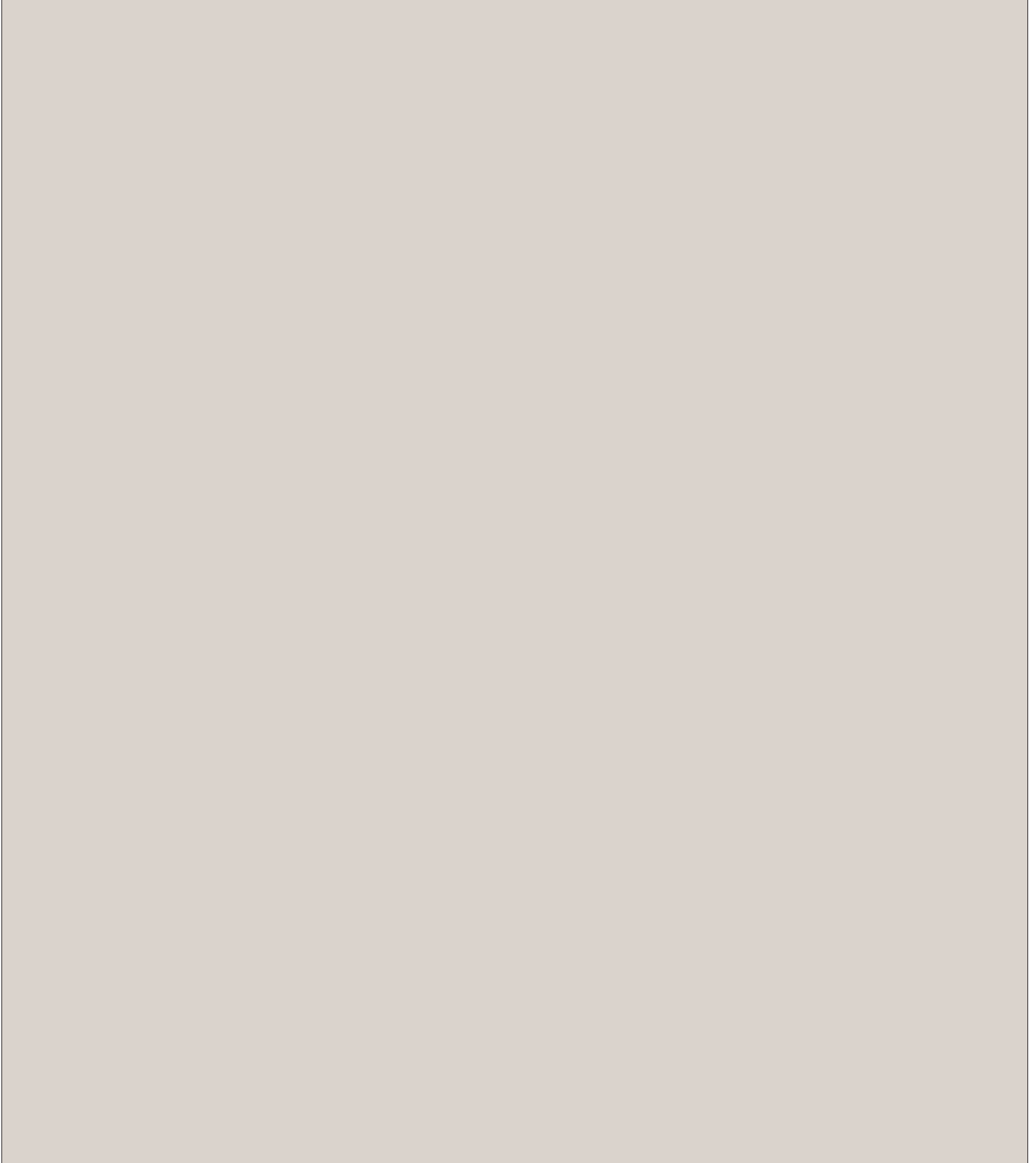
MATRIX A

Entity's portfolio (past ten years)



MATRIX B

Financial information on current projects

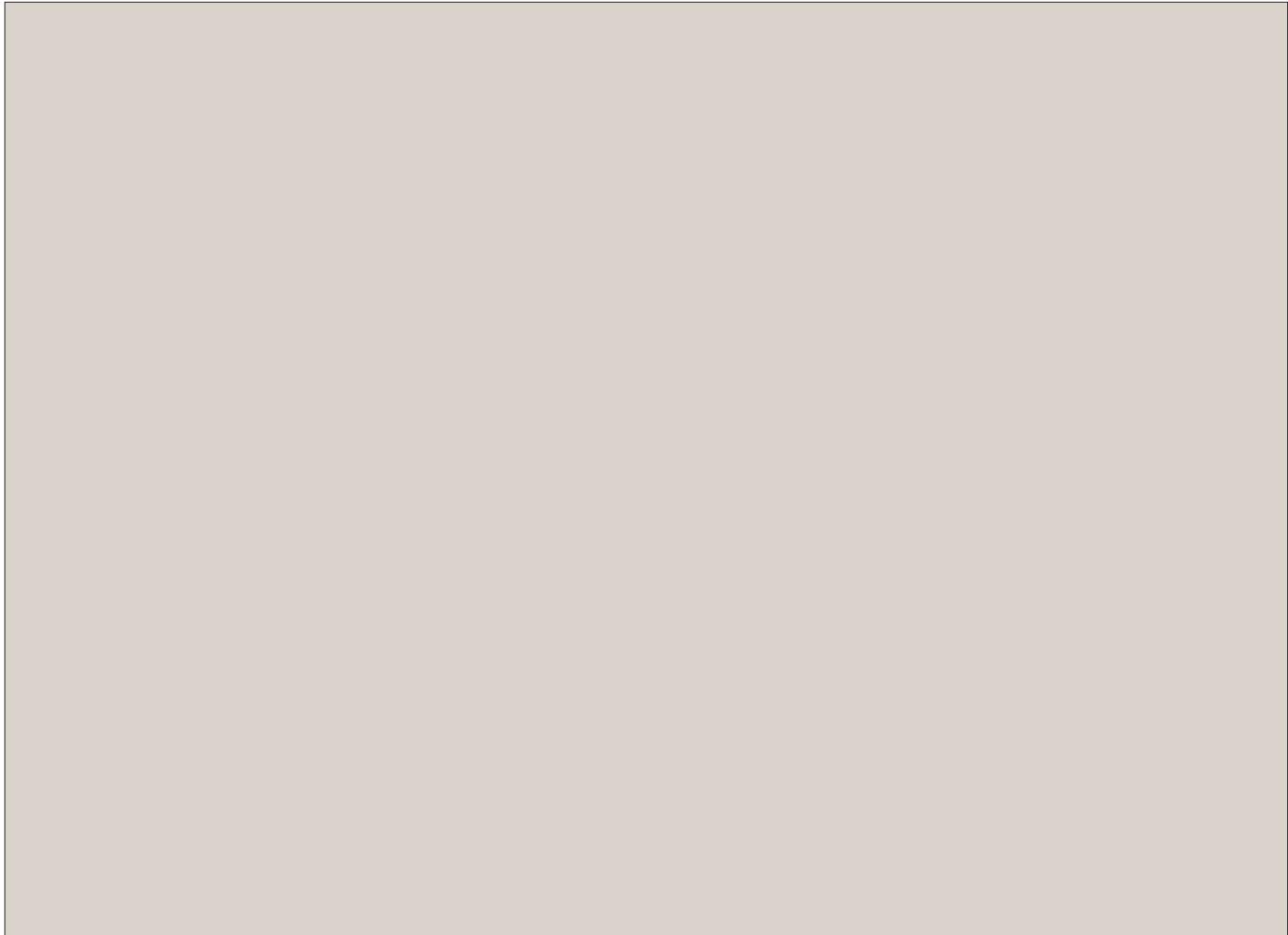


FINANCIAL STATEMENTS

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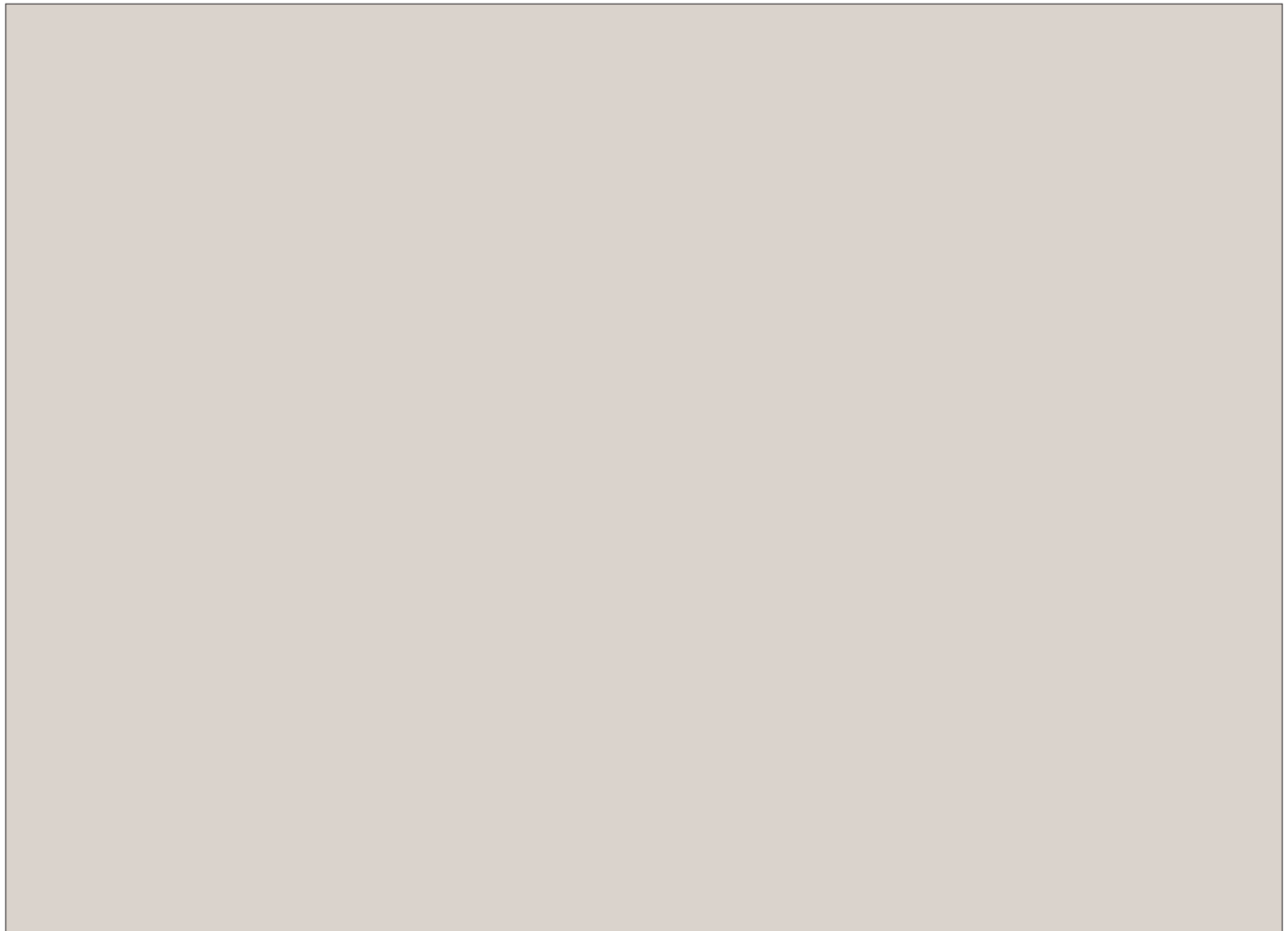


DEBARMENTS/SUSPENSIONS, ETC. STATEMENT

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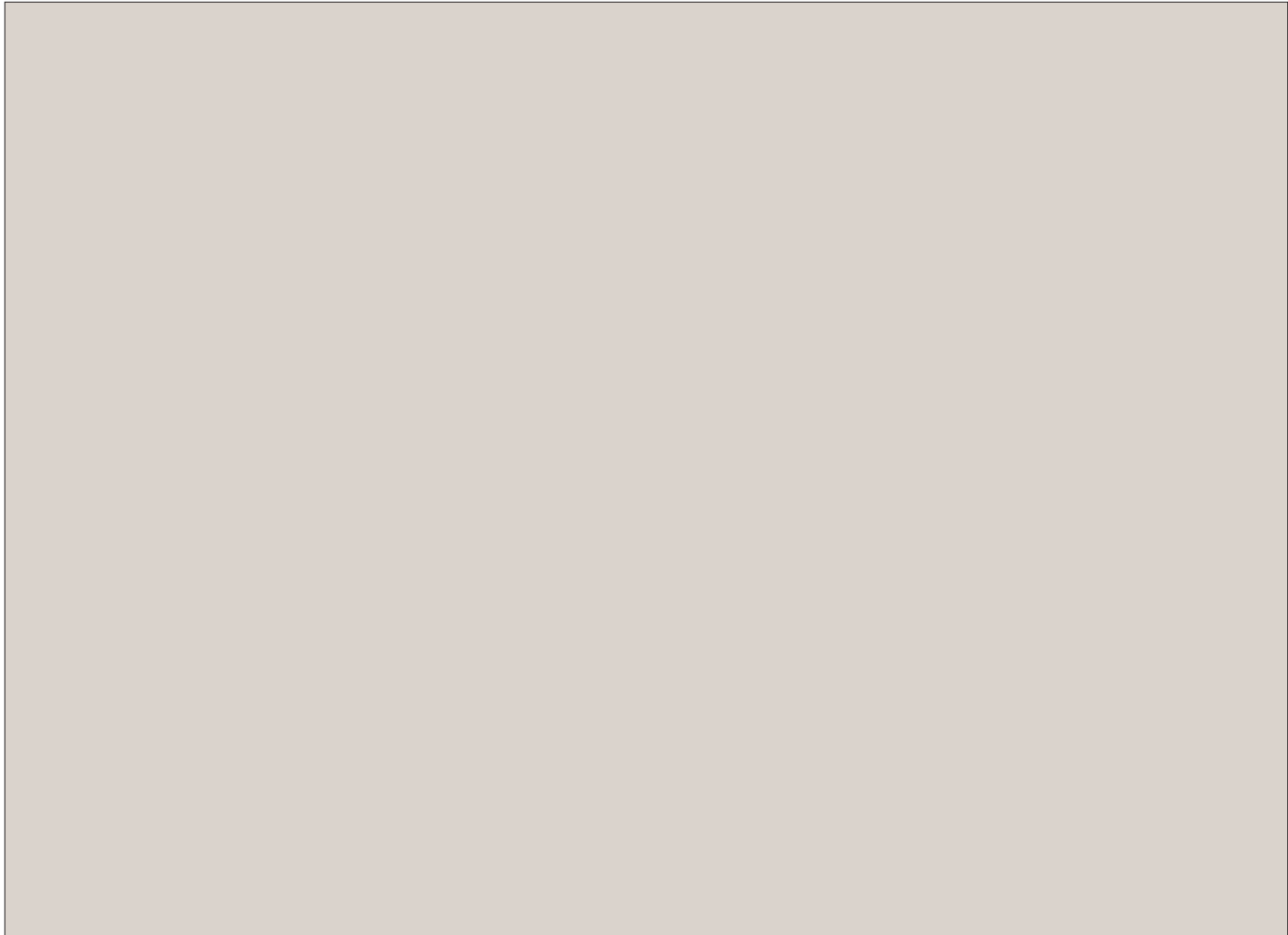


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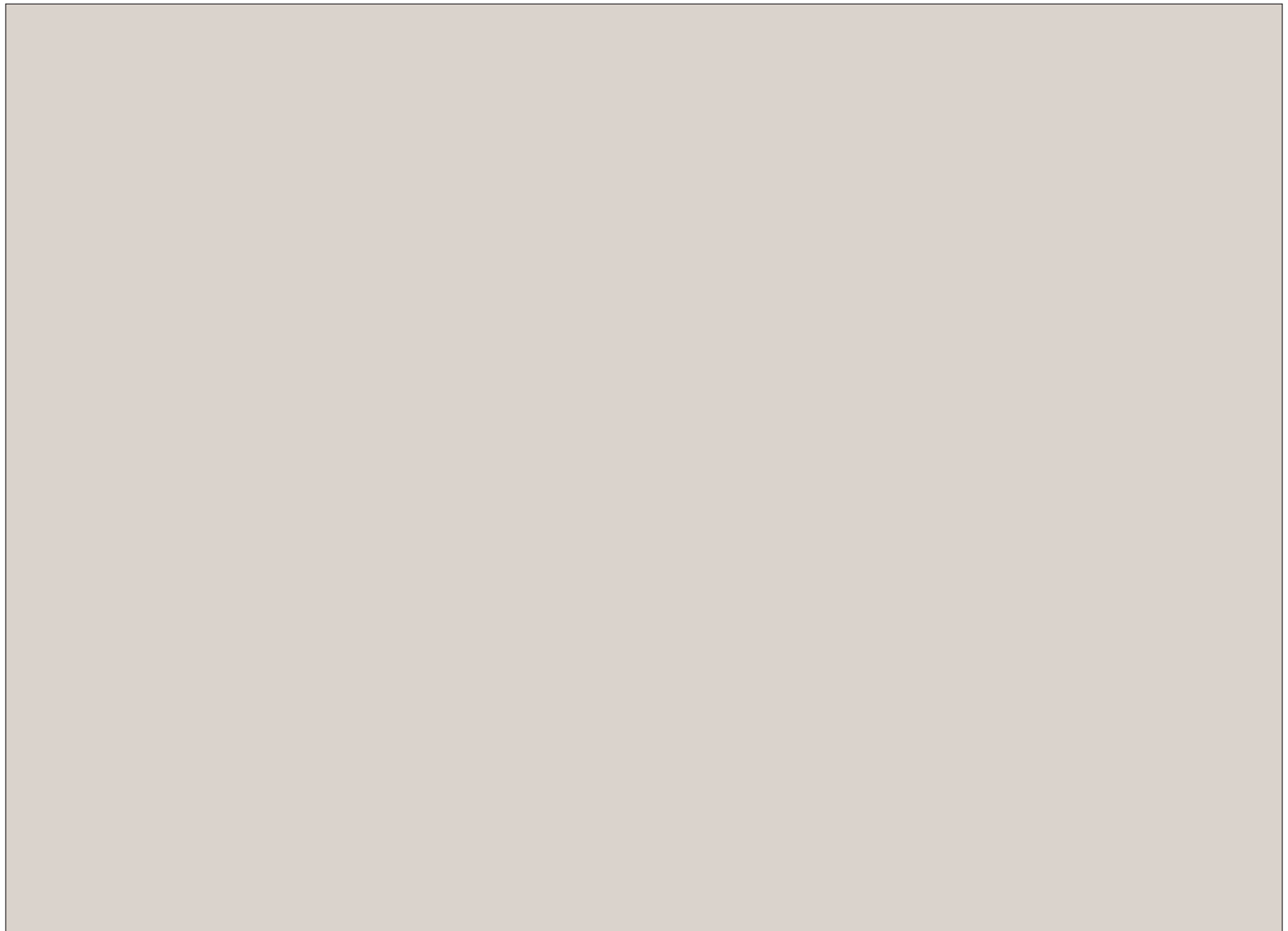


EQUITY REQUIREMENTS & SOURCES FOR GENERAL CONCEPT PROPOSED

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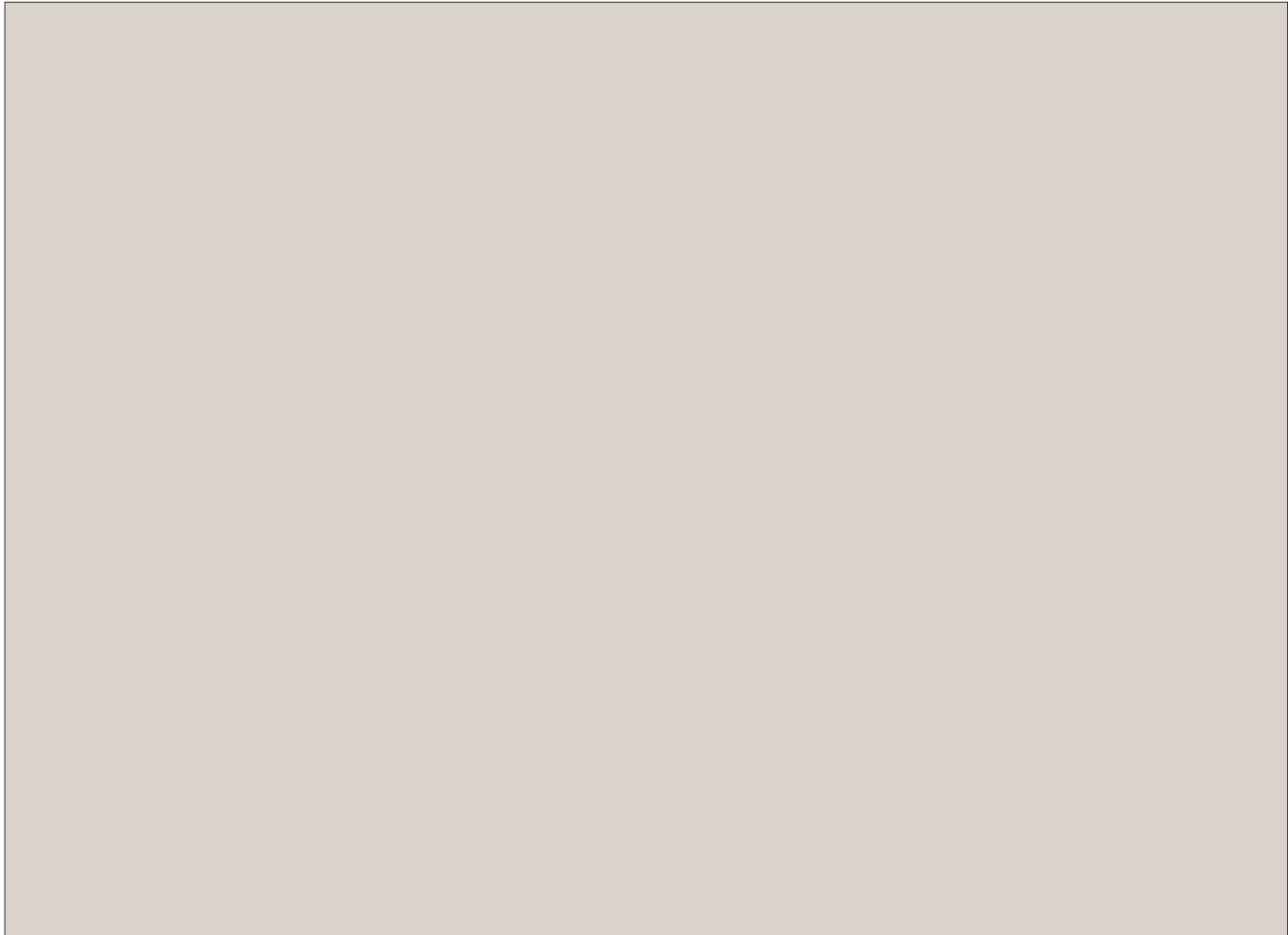


ID OF GRANTS, LOANS, MORTGAGE INSURANCE, ETC. ANTICIPATED

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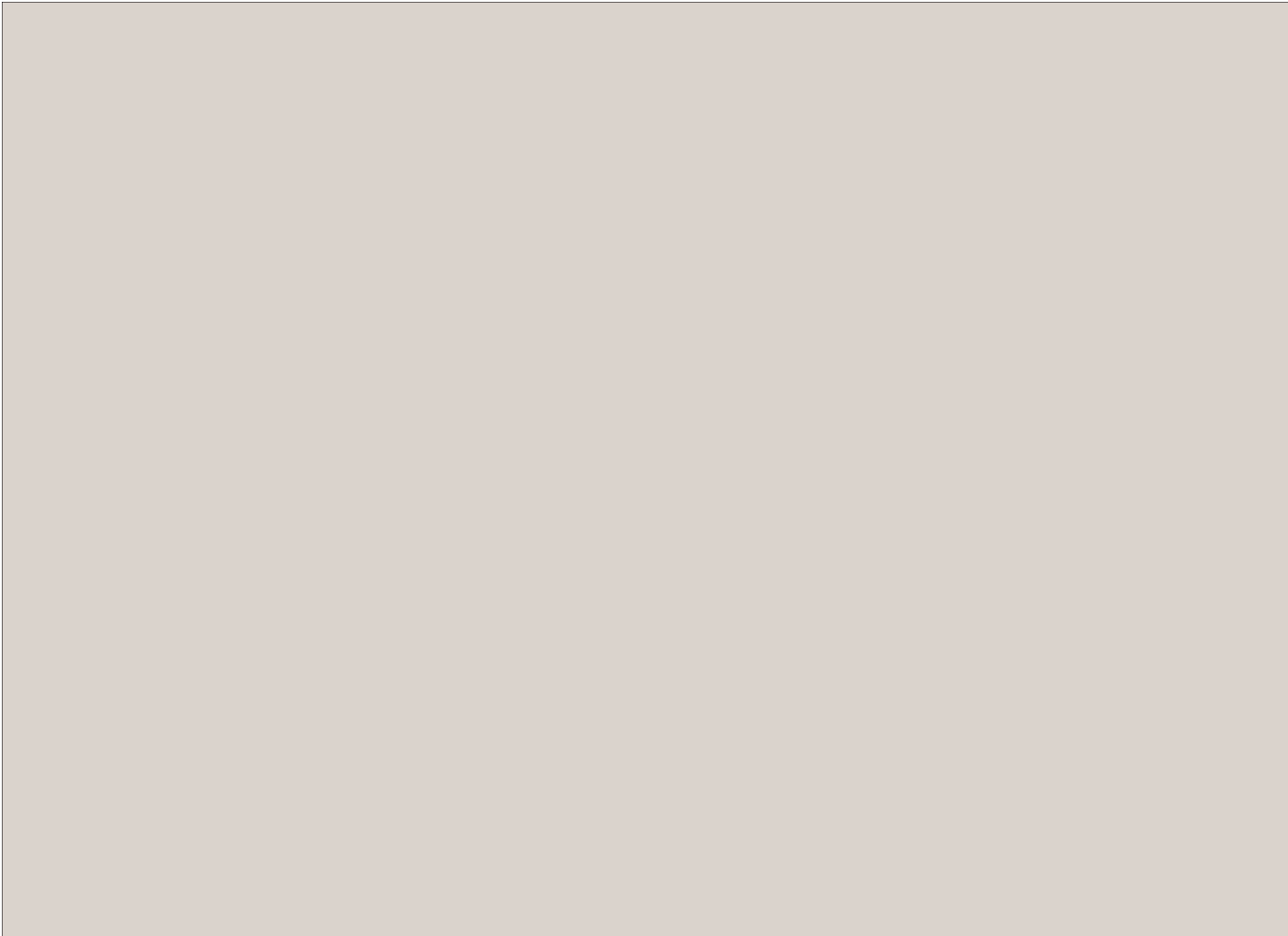


HISTORY OF ASSISTANCE IN PAST 10 YEARS

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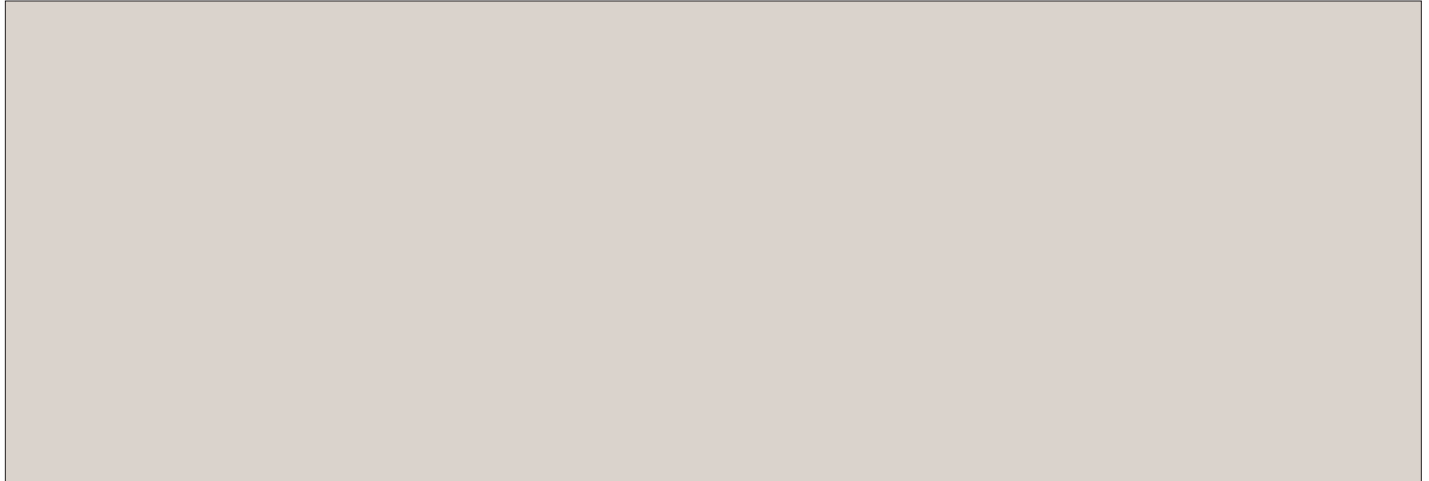




Section 3 Concept for development of Zones 2 and 3 and adaptive re-use of buildings

CONCEPT NARRATIVE

Project vision



The development of Washington D.C.'s historic Armed Forces Retirement Home (AFRH) provides a unique opportunity to preserve, protect and enhance one of the city's significant but lesser-known treasures. This project will ensure that the site remains a valuable asset, serving the people of our Armed Forces and the surrounding community for years to come.

The project vision for the redevelopment of zones 3 and 4 involves a mixture of adaptive reuse and sensitive new development. The design will aim to retain and build upon the general character of the site and the surrounding parcels. Incorporating a mix of uses to serve the local community, adjacent and regional institutions, and desired tenants, the AFRH project will create a special place, woven into the fabric of the city and serving locals and visitors alike. An understanding of the long-term goals of the AFRH, the city and the surrounding community will guide this work. Development, open space and infrastructure will be located strategically as part of a larger vision for the future of the entire property.

Significant features of the AFRH site, including historic buildings, landscapes and topography, have shaped the project vision. The goal to preserve, protect and enhance the property through the development of zones 3 and 4 not only addresses historic buildings and natural landscapes, but also the well-being of current residents and the relation-

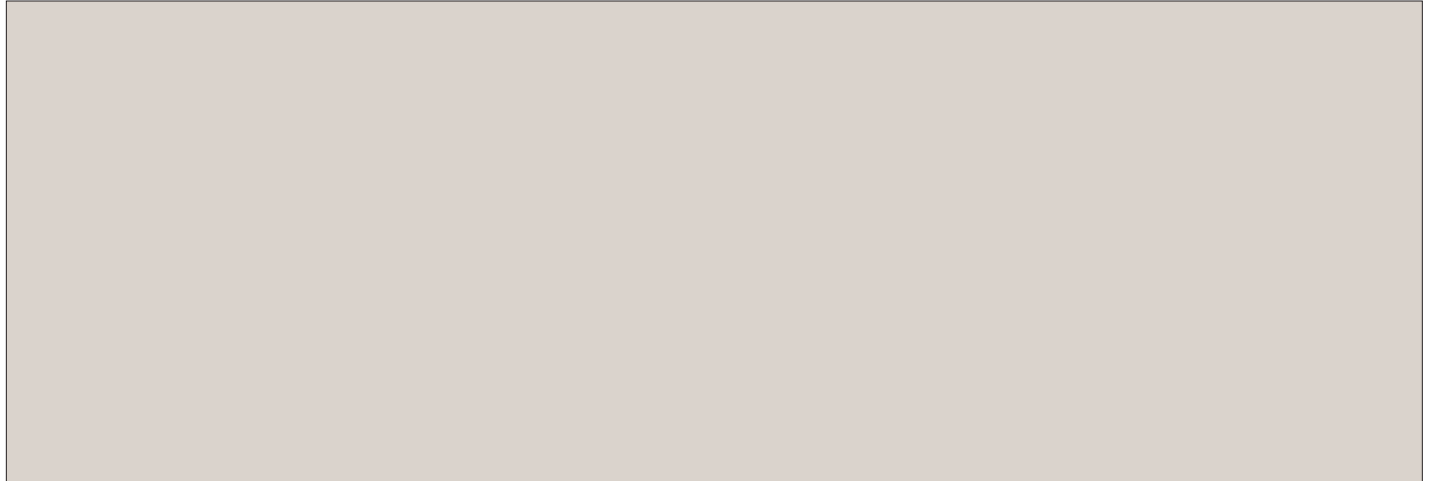
ship of the site to surrounding residential and institutional neighbors.

Preserve and revitalize historic buildings and landscapes through restoration and adaptive reuse.

Historic Resources

The Armed Forces Retirement Home has a long and distinguished history as the oldest veterans' retirement home in America. Established in 1851, it continues to serve that function to this day, currently housing more than 1,000 retired military personnel. The campus, which in its entirety is eligible for listing on the National Register of Historic Places, is a national treasure worthy of protection as a vital part of our nation's history. With that goal in mind, the project team's vision for the AFRH begins with the revitalization and integration of its significant historic buildings and landscape.

Historic buildings within the project site (zones 3 and 4) are particularly valuable due to their architectural and historical significance and good condition. As such, the project team's vision is to revitalize existing historic buildings in the first phase of development, preventing further deterioration of the buildings while capitalizing on the unique architectural and historic value of the hospital complex. This will be done through sensitive adaptive reuse



and restoration according to the Secretary of the Interior's Standards.

Equally significant in their contribution to the character of the campus is the historic landscape. The project team's vision for the site seeks to retain the historic quality and current character of the campus-like setting. The pasture (character area 5) has changed little over time and will be preserved as a significant open space amenity, along with tree-lined Pershing Street.

Furthermore, history will be made palpable through educational exhibits in one or more of the contributing buildings. These exhibits will contain oral histories and will seek to involve AFRH veterans in archival research, documentation, and staffing. The exhibition will provide a living history of the campus and a direct connection to its past.

Protect scenic vistas and landscapes, views into and out of the property, and character-defining qualities of the site.

Topography and Viewsheds

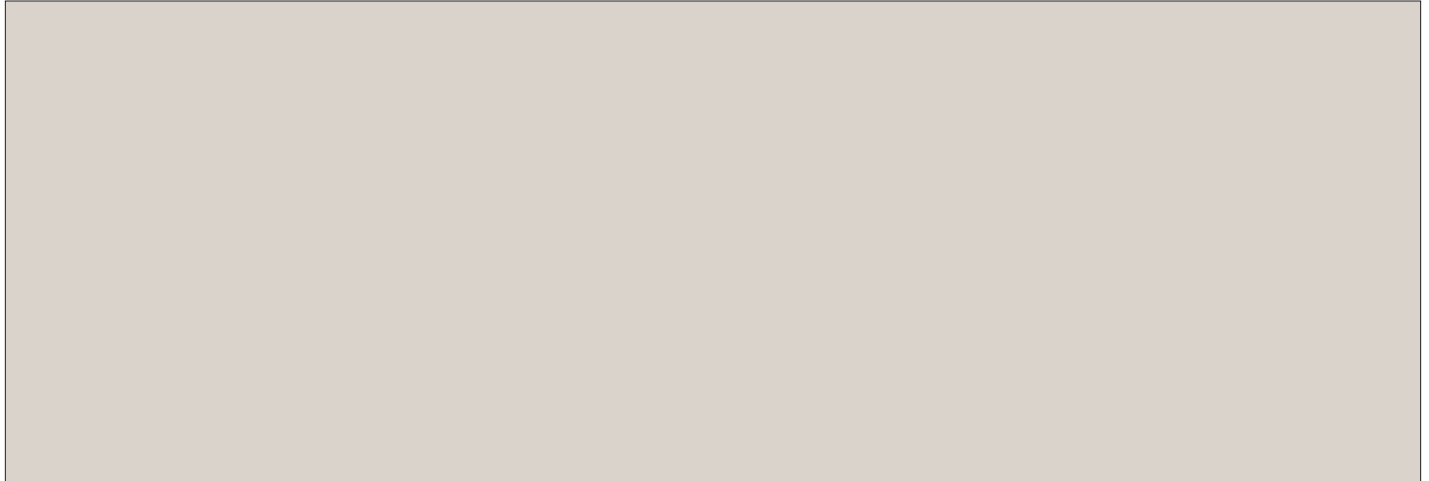
At one of the highest points within Washington D.C., the Armed Forces Retirement Home commands views over the Capitol and other notable monuments. The varied topography and abundance of open space on the property provide for a unique setting in the midst of an urban neighborhood.

The design team must recognize and protect views from the property, within the site, and into the property from surrounding neighborhoods. This requires the careful study of site topography and landscape features in order to design buildings of appropriate height, location, orientation and massing. For example, taller buildings will be concentrated at the north end of the site, and parking will be situated to take advantage of the existing grade changes.

New Development

Because a large portion of the property is of historic and architectural significance, sites able to accommodate new development are valuable assets in zones 3 and 4, providing opportunities for additional structures and the introduction of new uses. The "modern impact area" (character area 8) clearly has the greatest potential for new development due to its lack of contributing structures and its location at the periphery of the site, adjacent to transportation and institutional users and largely outside of recognized viewsheds.

Any new development to occur on the site must also be sensitive to the historic character-defining features of the campus. Protecting history means designing new development that reinforces and enhances the historic character without copying history. Therefore the vision for the project will vary building types and heights throughout, maintaining the heterogeneous feel of the site. Historic building styles



and materials will be used as a guide, rather than a blueprint for new construction.

Enhance existing assets of the property, fully integrating new development with the existing site and providing new uses to benefit residents, the adjacent community and nearby institutions.

Caring for the Residents of the AFRH

Recognizing that much of the historic value of the campus comes from its ongoing mission to serve America's veterans, the project team is committed to protecting and improving the ability of the AFRH to serve its current and future tenants. As such, one of the most important goals guiding the project vision is to generate revenue to support the AFRH's resident-centered care. Programming for rehabbed and new buildings will follow the vision of the Draft Environmental Impact Statement (DEIS), while also providing uses that are complementary to the AFRH and to the benefit of the existing and future residents.

The concept presented for zones 3 and 4 has been developed as part of a larger vision for the short- and long-term operation and development of the entire campus. Hence, a goal of the project is to serve the current residents and users of the AFRH through the program and design of new buildings, while ensuring the ongoing security of AFRH residents. New facilities will be conveniently located for the

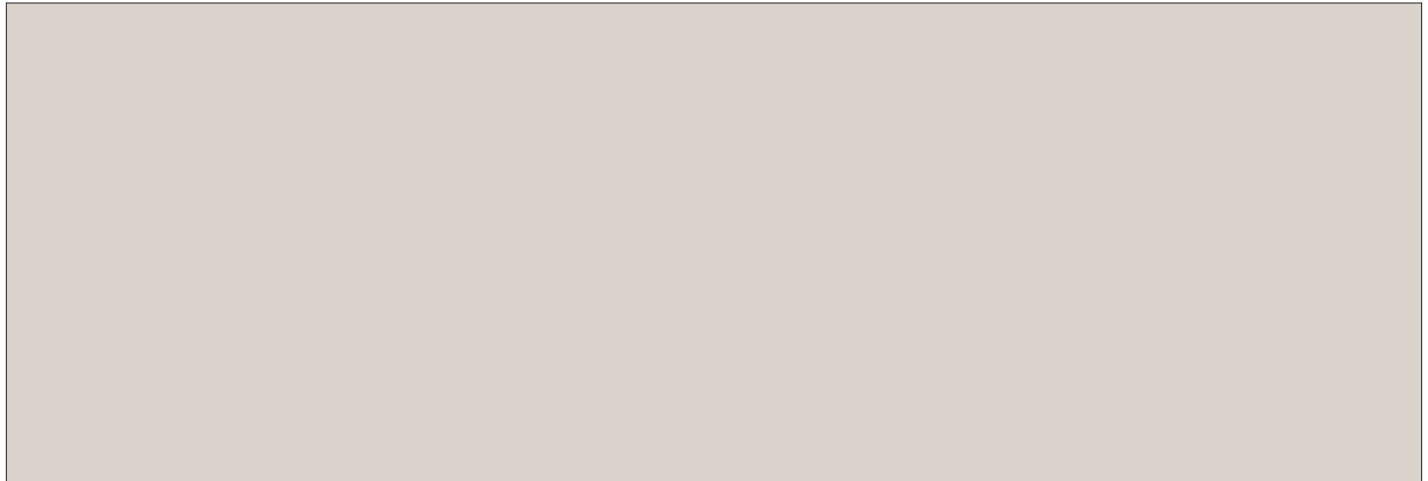
residents and will be designed to tie into any future AFRH facilities on the north campus.

A Good Neighbor

One of the principle goals guiding the project team's vision is the creation of a unique place that serves the surrounding community and future tenants. Through increased accessibility and the creation of public amenities in the form of open space, neighborhood-serving retail, medical facilities, office space and hotels, AFRH will become an active part of the community. The project team will also develop an outreach program in order to engage the local community and appropriate government agencies in the design process.

The creation of usable and accessible open space is foremost among the project goals due to the current lack of such an amenity in the area. Upon completion of the project team's vision, the site will be a green destination, drawing the public in to experience the history, the open space and the views.

Development will be focused along the edges of the campus to preserve the historic integrity of the site and to serve adjacent neighbors. The vision imagines the creation of a new "harder" edge along Irving Street, responding to the Washington Hospital Center, and a "soft" buffered edge along North Capitol Street, responding to Catholic University.



Existing entry points to the campus along Irving Street and North Capitol Street will be transformed into significant gateways, providing connections to adjacent users and the community. The gateways will be the focus for neighborhood-serving retail developments. Not only will the development seek to bring the community into the site, but the project will also connect outwards to local and regional public transportation.

PROJECT RATIONAL

Reference previous projects/precedents:

- Fort Sheridan
- McMillan Mews
- Swarthmore
- Paseo Colorado
- Res 13
- Custom House
- Bing site improvements
- Hoover Building
- (Additional Preservation/Adaptive Reuse projects)

Real estate market information

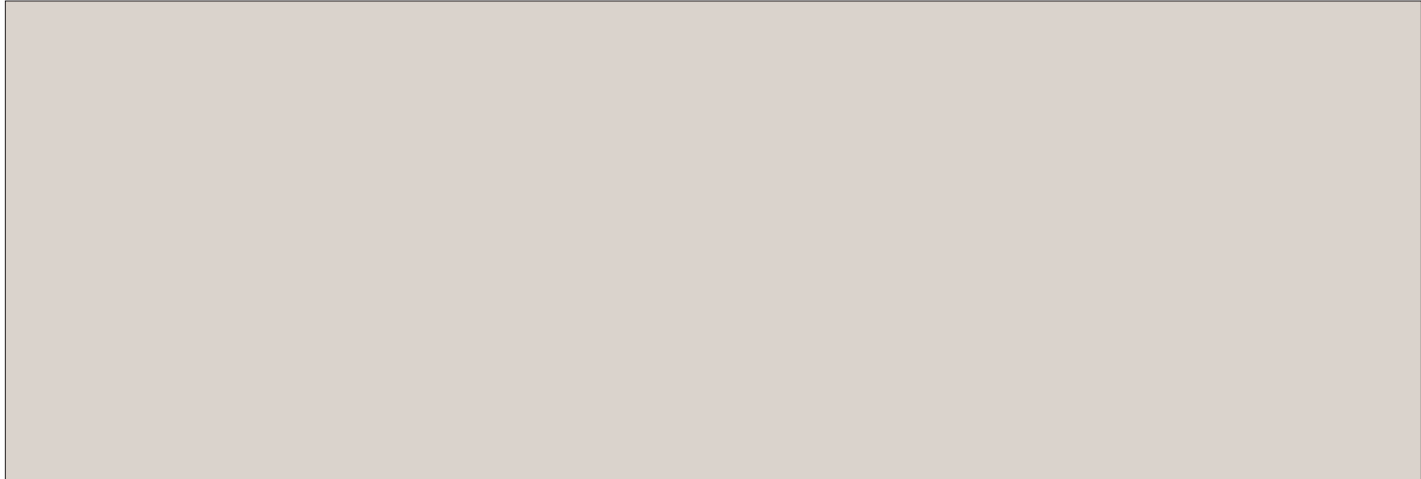
PROGRAM

The proposed program for zones 3 and 4 of the Armed Forces Retirement Home incorporates a mix of uses, planned across the property in a way that preserves historic buildings along with significant views and landscape features. Thus, adaptive reuse will occur in the historic hospital complex, and new development will be concentrated in the eastern portion of zone 3 and in zone 4, along Irving Street. All building heights will be determined so that significant views are maintained.

The adaptive reuse of historic buildings in the hospital complex will yield approximately 104,000 SF, with an additional 214,000 SF from the reuse of the LaGarde Building. Therefore, the total square footage of the existing buildings that will remain is 318,000 SF. These buildings will be incorporated into the first phase of development, and the proposed use of each building is identified in the chart below. Note that these proposed uses reflect the potential for a hotel and conference center in the historic hospital complex, with additional residential, cultural and neighborhood-serving retail.

(insert existing buildings/adaptive reuse program chart)

Proposed new buildings in zone 3 will be located on a “Main Street” leading west from the North Capitol Street



entrance, along the east edge of the property (along North Capitol Street), and immediately west of the buildings along North Capitol Street. The uses planned for these buildings include residential, retail and office/institutional. The maximum density projected for zone 3 includes a total of 4,210,000 SF in new development. This incorporates 3,795,000 SF residential, 100,000 SF retail and 315,000 SF office/institutional. In an alternate scenario, with a lower density of development, residential is decreased to 1,965,000 SF and retail to 60,000 SF, resulting in a total of 2,340,000 SF.

New buildings along Irving Street in zone 4 will include a mixture of residential, neighborhood-serving retail and possibly medical office. Residential will range from 368,000 SF to 520,000 SF and retail from 10,000 SF to 20,000 SF. The inclusion of medical office space could add up to 540,000 SF, making the total square footage for new development in zone 4 range from 378,000 SF to 1,080,000 SF.

(insert simplified max density/residential scenario charts)

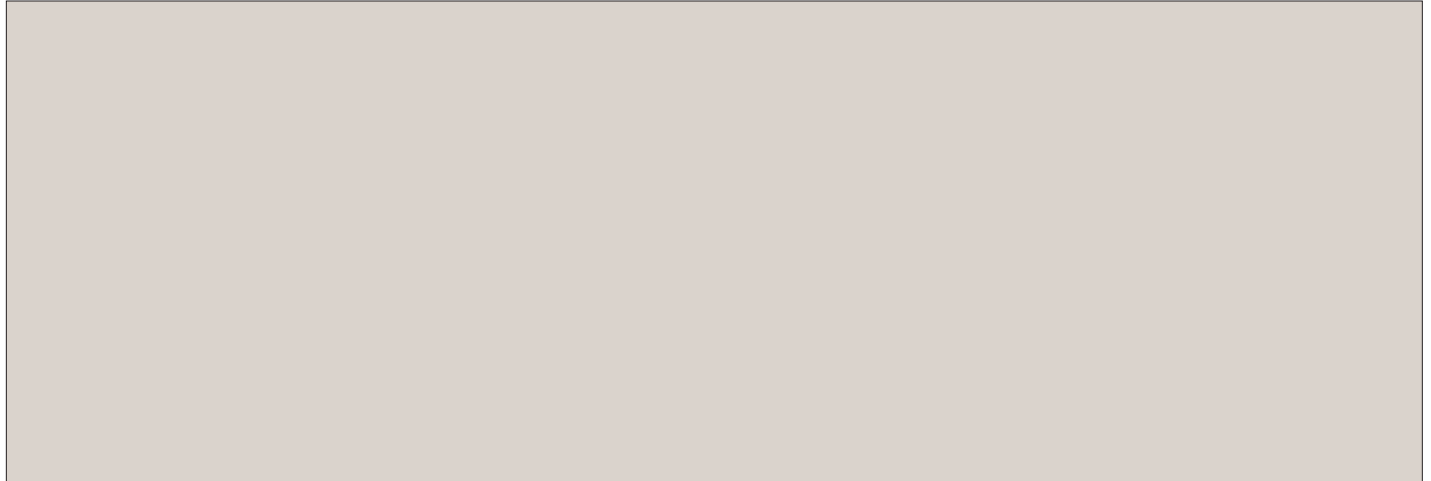
ADAPTIVE REUSE

The restoration and reuse of existing buildings in the historic hospital complex of the Armed Forces Retirement Home is a key component of the development project,

revitalizing structures that are currently vacant or underutilized. Through the introduction of new uses during the initial stages of development, these structures will be fully integrated into the larger plan for zones 3 and 4, thus establishing a viable project that recognizes the past history of the site while looking forward to the future.

The Secretary of the Interior’s Standards for Rehabilitation will be employed in all restoration, adaptive reuse and modern interventions proposed. These standards and rehabilitation guidelines provide both the framework and flexibility necessary to satisfy client needs, applicable codes and regulations, as well as economic and technical requirements. Thus, the character and sense of place at the Armed Forces Retirement Home will be protected without preventing growth or inhibiting new design.

As indicated in the previous section of this narrative, the existing complex of hospital buildings in zones 3 and 4 may be effectively reused as a hotel and conference center, capitalizing on significant views and the surrounding natural setting as well as the interior configuration of the historic buildings. Residential, retail and cultural uses are also envisioned for a portion of these buildings, creating a lively town center with a strong sense of place rooted in the history of the site.



In the proposed concept for the adaptive reuse of the hospital buildings, the Mess Hall becomes the nucleus of activity for the historic campus, serving as an arrival point and accommodating key public and community functions. This plan takes advantage of the large double-height spaces within, its location along the central courtyard of the hospital complex, and existing links to adjacent buildings.

Visitors accessing the property via the North Captiol Street entrance proceed west into the site, are redirected south before reaching the LaGarde Building, and arrive along the east side of the Mess Hall. A new building, compatible with the Mess Hall in scale, massing and design, is proposed in place of the existing Pipes Building. Together with the Mess Hall, this new building establishes the primary entrance to the historic campus, defined through an open-air portico or porte cochere between these two buildings. From here, visitors move through the Mess Hall, into the courtyard beyond which is the heart of the historic hospital campus.

Bordering the courtyard to the north and south are the Forwood Building and the LaGarde Building. Both of these buildings are retained, and a new building is constructed opposite the Mess Hall, enclosing the quadrangle and creating a more cohesive, intimate setting. The Barnes Building, King Hall and the Hostess Station are also restored and reused as part of the core historic hospital complex. In

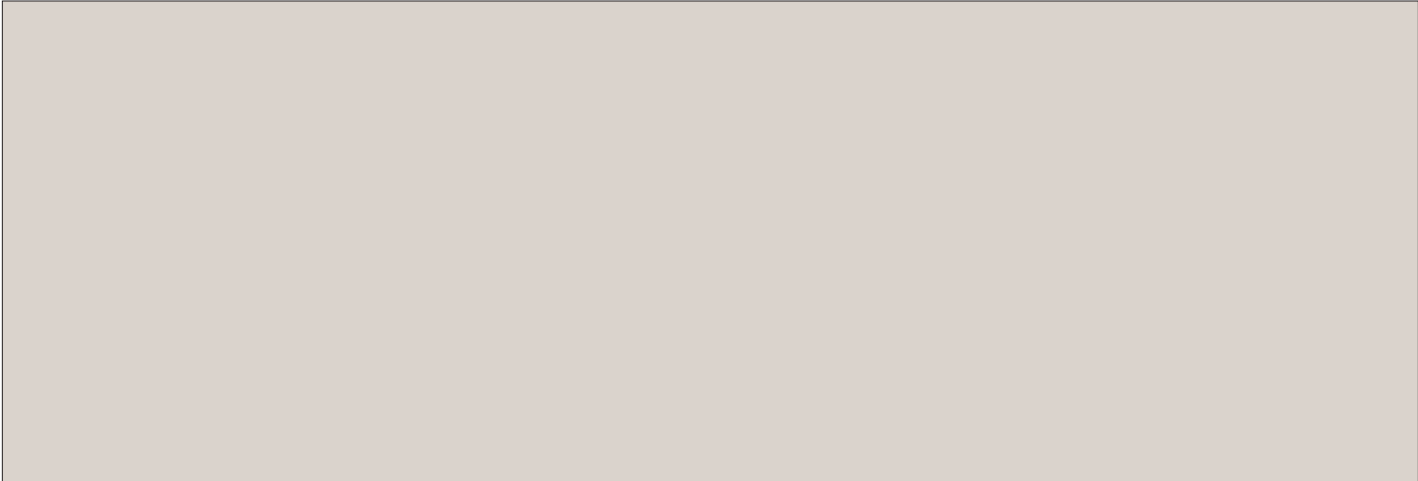
addition, the design team will seek to retain and restore the historic house, bandstand and carport as a record of the site's history, and for their small-scaled, residential character.

DEVELOPMENT TIMEFRAME

Identify the length of time estimated to reach the following key milestones, including:

- Commencement and completion of design and construction
- Securing financing and tenants
- Commencing operations and phasing of development

Comment on approvals process



MANAGEMENT AND OPERATIONS

to come

ILLUSTRATED VISION

Concept plan

Summary points

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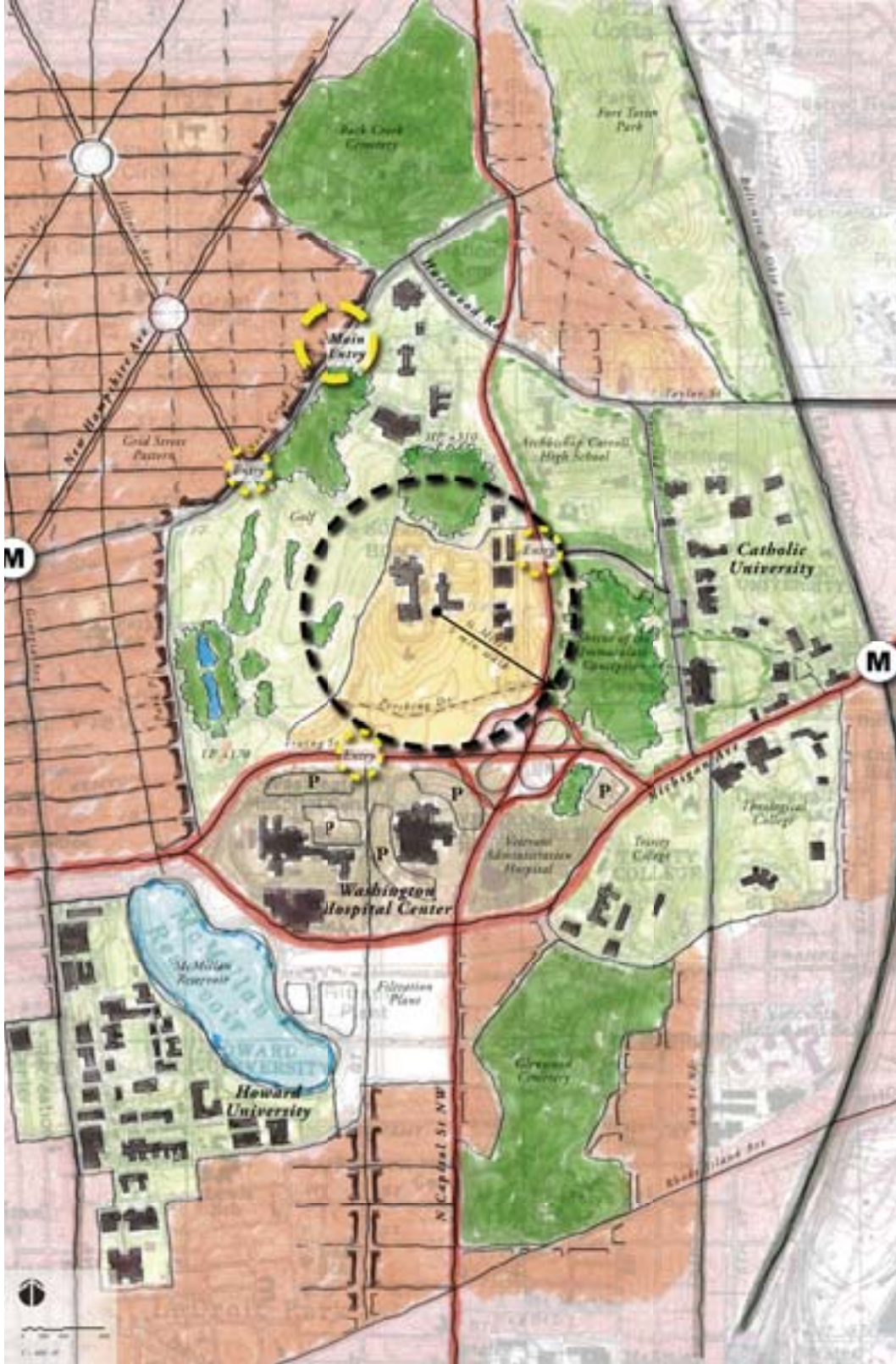
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Concept plan



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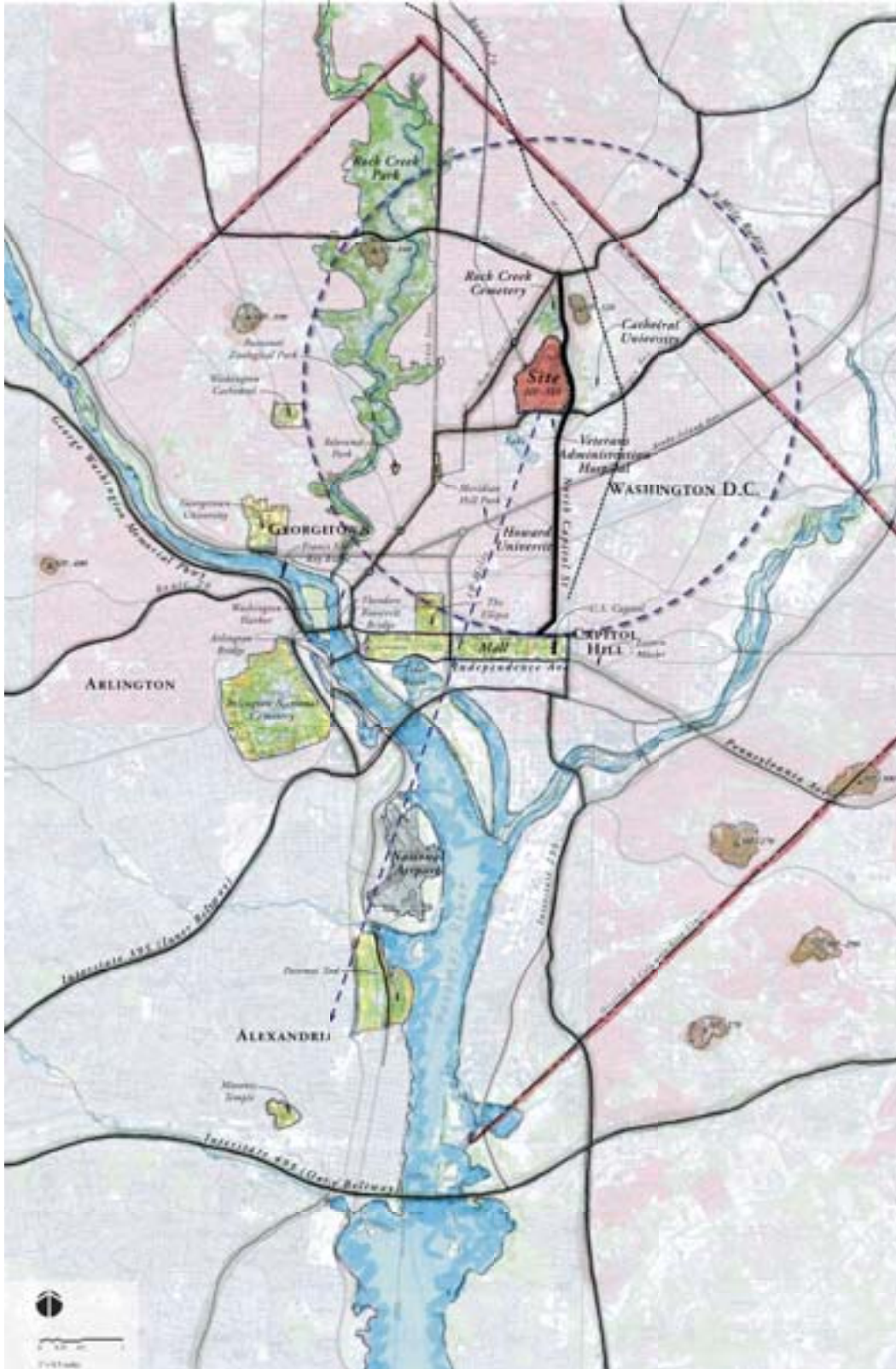
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Concept plan

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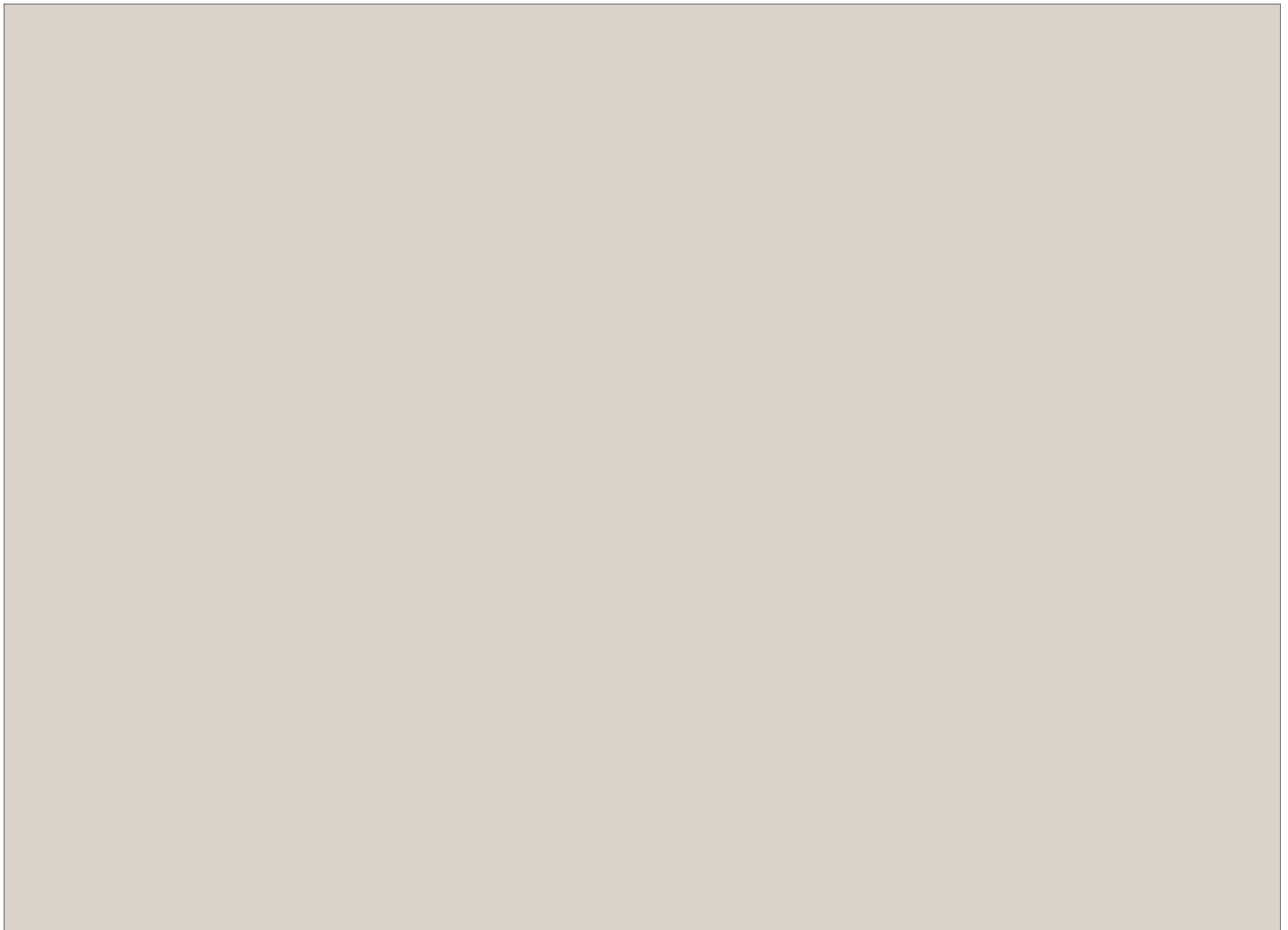
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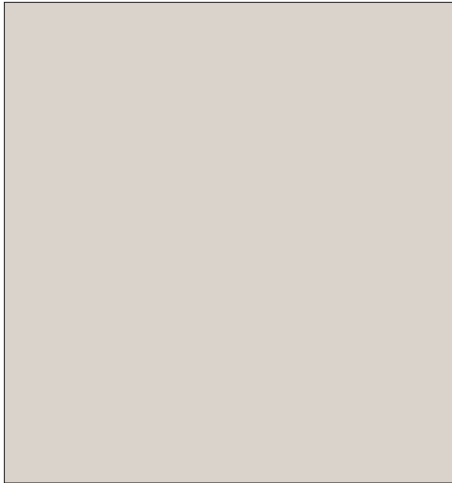
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INCLUSION OF SMALL AND DISADVANTAGED BUSINESSES

Heading two



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