

## **RAFAEL PELLI FAIA, LEED AP**

### **Partner**

Rafael Pelli is the Partner-in-Charge of the Pelli Clarke Pelli Architects New York office, established in 2000, and oversees every project designed in this studio. Mr. Pelli has advocated sustainable design principles in his work, completing award-winning LEED Platinum projects for commercial, residential, and academic buildings. He directed the design for two of the firm's international commercial projects: a 750,000-square-foot, pre-certified LEED Platinum Headquarters building in Mumbai, India, completed in 2015, and a pair of office towers in São Paulo, Brazil, also pre-certified LEED Platinum, and to be completed in late 2016. Domestically, Mr. Pelli is directing the design for the Back Bay / South End Gateway Project, a 1.26 million SF mixed-use redevelopment air rights master plan in Boston, Massachusetts. He is also directing the design of the Miramar Hotel and Residences redevelopment project in Santa Monica, California.

Mr. Pelli has directed the design for the firm's New York large mixed-use and civic projects. For Brookfield Place (formerly known as the World Financial Center), he has guided the extensive master plan reconfiguration for commercial retail and civic space. The project includes the Concourse and New Entry Pavilion. Now open to the public, the Pavilion is a significant gateway for over 35,000 commuters traveling between Lower Manhattan and Battery Park City, it reconnects the Winter Garden to the World Trade Center for the first time since September 11, 2001. Mr. Pelli directed the design of 731 Lexington Avenue, a 1.4 million-square-foot, mixed-use high-rise in Midtown that contains the headquarters for Bloomberg LP and the residential condominiums One Beacon Court. Finally, he supervised the design for the GSA's U.S. Federal Courthouse in Brooklyn under the Design Excellence program.

His other recently completed projects as lead designer include the 50-story LEED Silver-rated residential tower, 1214 Fifth Avenue, which rises adjacent to Central Park in Manhattan. In 2013, the project was selected for an Award of Merit by the NY State Chapter of the AIA. The Avenue (2200 Pennsylvania Avenue) in Washington, D.C. is a full city block development that includes a LEED Gold, 10 story office building and a 12 story apartment building. In recognition for its resource-efficient design, it received the 2012 Urban Land Institute global award of excellence.

He was also the lead designer for three high-rise apartment buildings in Battery Park City (BPC): the Solaire, the Verdesian and the Visionaire, all achieving significant milestones in sustainable design. The Solaire, the first LEED Gold residential high-rise in the US, shaped and refined the USGBC's rating system for environmentally progressive buildings and set the paradigm that all BPC's projects going forward must be LEED Gold or exceed that standard. Lessons from that seminal project were applied and improved in his designs for the other two high performance residential projects- the Verdesian, completed in 2005, is the first LEED Platinum building in New York City and the first LEED Platinum high-rise residential building in the United States; and the Visionaire, which achieved LEED Platinum certification and received top honors in the 2008 Green Building Competition for New York City.

Mr. Pelli currently serves as a board member of Urban Green, the New York chapter of the USGBC, and on the Board of Directors of the Salvadori Center, a non-profit organization that provides educators the tools and resources needed to teach their students about the built environment. He received a Bachelor of Arts in 1978 from Yale University and a Master of Architecture in 1985 from the Harvard University Graduate School of Design.

#### **EDUCATION**

BA / 1978 / Yale University  
MA / 1985 / Architecture, Harvard  
University Graduate School of Design

#### **ACTIVE REGISTRATION**

1988 New York / Architecture  
1989 Connecticut / Architecture  
2005 New Jersey / Architecture  
2014 Oregon / Architecture  
2013 Washington DC / Architecture

#### **PROFESSIONAL AFFILIATIONS**

American Institute of Architects, Fellow  
Urban Green Board Member (NY USGBC)  
Turner Construction Green Advisory  
Board (formerly)  
New York City Green Codes Task Force  
(formerly)  
Salvadori Center Board Member  
LEED Accredited Professional

#### **EXPERIENCE**

30 years of experience  
26 years with Pelli Clarke Pelli Architects

**CRAIG COPELAND AIA, LEED AP BD+C**

**Associate Partner**

Craig Copeland is an Associate Partner at the New York Office of Pelli Clarke Pelli Architects. Mr. Copeland's built projects as Design Team Leader include two LEED Platinum buildings: The Visionaire, a 250-unit residential tower in Battery Park City, New York; and the University of Illinois's College of Business, a 165,000 square foot Business Instructional Facility, in Champaign Urbana. His recent completed projects as design team leader include a 50-story LEED Silver-rated residential tower, 1214 Fifth Avenue, which rises adjacent to Central Park in Manhattan. The project was selected for an Award of Merit by the NY State Chapter of the AIA. Mr. Copeland also led the design team for the Masterplan Reconfigurations at Brookfield Place (Formerly the World Financial Center) which has recently completed construction. The first phase included the New Entry Pavilion and Concourse which reconnects the Winter Garden to the World Trade Center for the first time since September 11, 2001. He is currently working on the design of the Miramar in Santa Monica, a mixed use, Five-star resort; an 800-foot-tall high-rise residential tower now under construction on 50<sup>th</sup> Street in Manhattan; and a new series of pre-fabricated single-family homes.

In addition to his role as Design Team Leader, Mr. Copeland has also served as a Senior Design Advisor on a number of PCPA's large-scaled mixed use projects now completed, including the award-winning "The Avenue", a mixed-use development in Washington D.C. The project features a 12-story, 330,000 GSF residential building and a ten-story, two-tower class A LEED® Gold Certified office building of approximately 440,000 GSF. He also served as a Senior Design Advisor for 731 Lexington Avenue, a 1.4 million-square-foot, mixed-use high-rise in Midtown that contains the headquarters for Bloomberg L.P. and the residential condominiums One Beacon Court.

From 1989-1996, Mr. Copeland was an Associate at Cesar Pelli & Associates in New Haven, CT and an Assistant Design Team Leader on the Wachovia Headquarters Tower, Winston Salem, NC; Loeb Art Center, Vassar College, Poughkeepsie, NY; Mystic Aquarium and Sea Research Foundation in Mystic, CT; and a Private Residence/Retreat in Jackson, Wyoming.

From 1998-2001, Mr. Copeland was the Senior Designer at Duda/Paine Architects in Durham, NC. He served as the Design Team Leader for the Bank of America Technology Center in Charlotte, NC; Cox Enterprises World Headquarters in Atlanta, GA; and, American Campus-a redevelopment Master Plan for American Tobacco-in Durham, NC. In 1999, Mr. Copeland helped establish Durham Area Designers-a volunteer group of local design professionals dedicated to facilitating community involvement in Durham's physical development.

Mr. Copeland balances his architectural work with abiding interests in the promotion of sustainable design and the visual arts - lecturing, teaching and sculpting. He is a founding and active member of A + D Sustainable Design Leaders, a national pro bono sustainable design think tank and action group. Mr. Copeland has lectured most recently at the Politecnico di Milano, Urban Green Expo and Columbia University. He carves stone part-time in both New York City and Italy. In late 2010, he curated and was one of four featured artists in Liquid STONE, at the Washington Art Association. In early 2012, Mr. Copeland showed "The Sprouting" - a composition of six recent marble carvings - in the National Academy Museum's 186th Invitational Exhibition of Contemporary American Art. The same year, he also began his monumental travertine carving "Anello Eco" (Echo Ring), now being carved from two, 30 ton blocks of Siena travertine which when completed together will rise 10 feet in height.

Mr. Copeland is a LEED Accredited Professional BD&C, an active member in the American Institute of Architects, and a Registered Architect in the State of New York. He received his Master of Architecture degree from Yale University in 1989 and his Bachelor of Arts degree from the University of Florida in 1986. From 1996-1998 he was a Fulbright Fellow in Rome, Italy. His tenure included two Visiting Artist residences at the American Academy in Rome.

<b>EDUCATION</b>
BArch / 1986 / University of Florida
MArch / 1989 / Architecture, Yale University
Fulbright Fellow Rome 1996-1998
<b>ACTIVE REGISTRATION</b>
1992 / New York / Architecture
<b>PROFESSIONAL AFFILIATIONS</b>
American Institute of Architects
LEED Accredited Professional BD&C
A + D Sustainable Design Leaders
Open House New York
<b>EXPERIENCE</b>
28 years of experience
24 years with Pelli Clarke Pelli



## Jami L. Milanovich, P.E.

### PRINCIPAL ASSOCIATE

**Ms. Milanovich** is a registered professional engineer with over 20 years of experience in a wide range of traffic and transportation projects including: traffic impact studies, corridor studies, parking analyses, traffic signal design, intersection improvement design, and signing and pavement marking design. Over the past decade, Ms. Milanovich has worked primarily in the District of Columbia on a multitude of mixed-use, residential, institutional, and office projects throughout the City. A sampling of her projects is included below.

#### RESIDENTIAL

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

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

#### EDUCATION

Master of Engineering; The Pennsylvania State University

Bachelor of Science – Civil Engineering (With Distinction); The Pennsylvania State University

#### SPECIALTIES

Traffic Impact Studies

Parking Studies

Corridor Analyses

Loading Management Plans

Site Access Studies

Expert Witness Testimony

#### PROFESSIONAL REGISTRATIONS

Registered Professional Engineer:

Washington, D.C.

Virginia

Pennsylvania

West Virginia

#### PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers

The Urban Land Institute

District of Columbia Building Industry Association

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

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

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

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

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**FORT LINCOLN NEW TOWN, WASHINGTON, D.C.:** Ms. Milanovich has conducted numerous transportation impact studies for residential projects in the Fort Lincoln New Town Community, including Dakota Crossing, the Village at Dakota Crossing, City Homes at Fort Lincoln, and Banneker Townhomes. Combined, the residential projects include approximately 660 new housing units. The studies included an evaluation of off-site pedestrian impacts and evaluation of pedestrian/bicycle circulation and connectivity.

**THE PATTERSON HOUSE, WASHINGTON, D.C.:** SB Urban proposes to renovate and construct an addition to the historic Patterson House located in the Dupont Circle neighborhood. The proposed residential development will include 97 micro-unit apartments with no parking. Ms. Milanovich was responsible for the preparation of a traffic study in support of the special exception from the parking requirements. The study provided extensive documentation of the growing trends of reduced auto use and ownership. The study also included a comprehensive transportation demand management plan. Ms. Milanovich provided expert testimony at the Board of Zoning Adjustment, which subsequently approved the special exception request in May 2014.

### **MIXED-USE DEVELOPMENTS**

**CAPITOL CROSSING, WASHINGTON, D.C.:** Located in the heart of DC in the Judiciary Square neighborhood, Capitol Crossing is a mixed-use project including 2.2 million square feet of office, residential, and retail development. The three-block site of the proposed Planned Unit Development (PUD) is bordered by E Street on the south, Massachusetts Avenue on the north, 3rd Street on the west, and 2nd Street on the east. The project will span I-395. Since the traffic impact study was completed in conjunction with the original PUD, Ms. Milanovich has been responsible for the following:

- Updated traffic impact studies evaluating proposed changes to the plan;
- Evaluation of modified access for the project;
- Review of the proposed below-grade loading facilities to ensure accessibility and maneuverability; and
- Testimony before the District of Columbia Zoning Commission for 2nd Stage PUD applications and PUD Modifications.

Recent approvals by the Zoning Commission include approval of the Second-Stage PUD application for the Center Block on January 27, 2014.

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

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

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The Zoning Commission approved the project in February 2015.

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

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

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

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

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

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

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

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

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

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

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

**ART PLACE AT FORT TOTTEN, WASHINGTON, D.C.:** Art Place at Fort Totten is a proposed 1.9 million square foot mixed-use development that will transform an obsolete garden apartment complex into a mixed-use, pedestrian- and transit-oriented town center with an emphasis on the arts. The proposed redevelopment will include 929 residential dwelling units (including 98 units designated for senior housing), retail shops, daycare center, senior center, community center, children's museum, public library, and space for the Washington Opera Company and Shakespeare Theater. Ms. Milanovich prepared a comprehensive transportation impact study in conjunction with the proposed PUD. The study evaluated the on-site street and block plan, street connections to adjacent land parcels, street and driveway connections to South Dakota Avenue and Galloway Street, and site traffic impacts on the South Dakota Avenue/Riggs Road and other off-site intersections. The Zoning Commission approved the PUD on December 14, 2009. Ms. Milanovich continues to provide on-going support and evaluation related to modifications to the original PUD.

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

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

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

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