

**DC Housing Authority: Greenleaf Land Use Planning**

Washington, District of Columbia

Master Planning for the redevelopment of two public housing projects selected as part of the New Communities Initiative to address crime and poverty. Plan supports the objective of providing quality affordable housing and fostering sustainable communities.

**Grosvenor Metro Station Master Plan**

Bethesda, Maryland

A compelling vision plan for the Grosvenor Metro site and neighborhood, establishing the properties as essential parts of the TOD master plan. The plan will be supported by new uses including residential, retail, public spaces, and possible programmatic and site connections to Strathmore Hall. The master plan creates publicly accessible open spaces, improves connections to the neighborhood, metro and open spaces, and promotes smart growth while protecting the surrounding green spaces.

**McMillan**

Washington, District of Columbia

1.8 M sf development that will significantly transform the adjacent neighborhoods, bringing jobs, workforce housing and great public places to a much treasured local landmark. Anchored at the north by medical office uses, the plan involves reuse of unique historic resources, as well as the creation of a series of parks, a retail street, a piazza, and various housing types throughout the 25 acre site

**RIA**

Washington, District of Columbia

Master plan for a vibrant mixed-use, mixed-income community located near the Rhode Island Avenue Metro; replaces an existing 1930s affordable housing project. Analysis of habitation patterns, multiple phasing strategies with housing typologies for each strategy. A stage 1 PUD has been filed for the project

**Crown**

Gaithersburg, Maryland

A transit-oriented community in close proximity to a state-of-the art high school, high-quality retail and a Light Rail Station. Allows for approximately half the population to live within two blocks of the transit station, and more than 70% within walking distance

**St. Elizabeths East: Phase I Master Development**

Washington, District of Columbia

Master Plan for 183 acre campus to create a mixed-use technology-focused development, providing a mix of uses, including office, retail, residential, and the creative reuse of historic structures. The Plan maximizes value to the District by creating new job and education opportunities for DC Residents

**Eisenhower East, Master Plan**

Alexandria, Virginia

A master plan that accommodates over 16 million sf of retail, residential and office space. The plan features an interconnected system of neighborhood squares, public plazas and parks, all woven together by a new street network

**Newport News Downtown Design Vision**

Newport News, Virginia

Vision plan to redesign the downtown area of Newport News by enhancing the waterfront potential, connecting downtown to adjacent neighborhoods, transforming the area into vibrant mixed-use environments, and expanding the transit network

**Armed Forces Retirement Home**

Washington, District of Columbia

Preliminary design concepts for the development of 77 acres of this property. The plan includes a mixture of adaptive reuse and sensitive new development, retaining and building upon the general character of the site

**Shady Grove Master Plan**

Rockville, Maryland

The 95 acre site at the western terminus of the DC Metro Red Line is turned from a bus parking facility into a thriving urban neighborhood centered around a series of parks, various public square types, and immediate access to the metro. A variety of densities and housing typologies mixed with offices and retail define different neighborhoods within the design



# DOUGLAS SMITH AIA

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## PRINCIPAL, URBAN PLANNER

## PERKINS — EASTMAN

### EDUCATION

Brookes University, Oxford Graduate Diploma in Urban Design, 1978

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

### REGISTRATION

Mr. Smith is a registered architect in Virginia, District of Columbia, New York, Missouri, Florida, New Jersey, Pennsylvania, Minnesota as well as NCARB Certified.

Doug Smith has more than 34 years of experience in the design and management of large-scale projects. Throughout his career, Mr. Smith has dedicated himself to the healthy growth of communities, through his work on sports, retail, and entertainment complexes and by serving on the board of directors for a local urban neighborhood renewal association. Mr. Smith has led numerous large-scale urban projects, creating vibrant mixed-use communities and downtowns that restore vitality and activity to cities across the country. He has focused primarily on projects that meet the needs of the client and the consumer, and that contribute to the quality of both residential life and the city's overall well being. He believes that a successful project is one that enhances the existing environment, builds upon the established character and history of the area, and improves economic and civic capabilities.

### COMMERCIAL/MIXED USE

#### Southwest Waterfront

Washington, DC

The revitalization of the Southwest Waterfront envisions a vibrant, mixed-use community totaling approximately 3.1M sf with a variety of public spaces and amenities, blending maritime activity, commerce, culture, and residential housing. Encompassing 27 acres, this new riverfront neighborhood will incorporate restaurants and shops with new residences above, a hotel, cultural attractions, marinas and 10 acres of parks and open space. The maritime heritage of the waterfront will be celebrated through the preservation of existing resources and the reactivation of the water's edge.

#### CityCenter Las Vegas\*

Las Vegas, NV

The first phase of CityCenter includes the development of 18M sf of space consisting of a 4,000-room hotel/casino, three 400-room boutique hotels operated by world-famous hoteliers not currently represented in Las Vegas, approximately 550,000sf of retail shops, dining and entertainment retail shops, dining and entertainment venues, and 1,650 units of luxury condominium, hotel/condominium and private residence clubs.

**The Aventiene Development**

Gaithersburg, MD

The 180 acre Aventiene development is a transit-oriented community of distinct neighborhoods interconnected by parks, woodlands and walkable streets in close proximity to a state-of-the art high school, high-quality retail and a Light Rail station.

**HEALTHCARE**

**Khalifa Orthopedic Sports Medicine Hospital**

Doha, Qatar

This fully integrated orthopedic and sports medicine hospital has a full range of diagnostic and treatment services for athletic injuries. The hospital includes outpatient, radiology, laboratory and sports medicine departments, as well as laboratory, pharmacy, ICU, surgery, and physiotherapy areas.

**OTHER**

**Khalifa Stadium Redevelopment\***

Doha, Qatar

American University in Cairo, Athletics and

**Recreation Center\***

Cairo, Egypt

**Hae Song Plaza\***

Inch'on, Korea

**Beijing National Stadium\***

Beijing, China

**Law Enforcement Academy of Singapore\***

Singapore

**Hamburg Entertainment Centre\***

Hamburg, Germany

**Ice Palace Vityaz Arena\***

Podolsk, Russia

**3003 & 3005 Massachusetts Avenue NW\***

Washington, DC

**8880 Ward Parkway, Office Building\***

*Kansas City, Missouri*

**Alerus Center\***

*Grand Forks, North Dakota*

**Alliance Soccer\***

*Pittsburgh, Pennsylvania*

**Biscayne Landing\***

Miami, Florida\*

**Caesars Palace Arena\***

Las Vegas, Nevada

**Charles Evan Whittaker US Courthouse\***

Kansas City, Missouri

**Courthouse District Development Master Plan\***

Chicago, Illinois

**DC Baseball\***

Washington, DC



# CHRISTIAN CALLERI AIA

## SENIOR ASSOCIATE, PROJECT MANAGER

### PERKINS — EASTMAN

#### EDUCATION

Master of Architecture, University of Maryland, College Park, Maryland

Bachelor of Professional Studies in Architecture, State University of New York at Buffalo, Buffalo, New York

#### REGISTRATION

Christian is a registered architect licensed in Washington, DC

Christian Calleri's passion for public spaces and public architecture has enabled him to deliver a wide range of services for federal, institutional, commercial, urban design and restoration projects. Over the course of his career, he has provided architectural and interior design, programming, technical detailing and construction administration for both large and small scale projects.

#### SELECT LARGE SCALE MIXED-USE EXPERIENCE

##### McMillan

Washington, District of Columbia

1.8 M sf development that will significantly transform the adjacent neighborhoods, bringing jobs, workforce housing and great public places to a much treasured local landmark. Anchored at the north by medical office uses, the plan involves reuse of unique historic resources, as well as the creation of a series of parks, a retail street, a piazza, and various housing types throughout the 25 acre site.

##### Grosvenor Metro Master Plan

Bethesda, Maryland

A compelling vision plan for the Grosvenor Metro site and neighborhood, establishing the properties as essential parts of the TOD master plan. The plan will be supported by new uses including residential, retail, public spaces, and possible programmatic and site connections to Strathmore Hall. The master plan creates publicly accessible open spaces, improves connections to the neighborhood, metro and open spaces, and promotes smart growth while protecting the surrounding green spaces.

##### Newport News Downtown Design Vision

Newport News, Virginia

Vision plan to redesign the downtown area of Newport News by enhancing the waterfront potential, connecting downtown to adjacent neighborhoods, transforming the area into vibrant mixed-use environments, and expanding the transit network.

## **Crown**

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A transit-oriented community in close proximity to a state-of-the-art high school, high-quality retail and a Light Rail Station. Allows for approximately half the population to live within two blocks of the transit station, and more than 70% within walking distance.

## **Shady Grove Master Plan**

Bethesda, Maryland

Master Plan to transform the 95-acre site at the western terminus of the Metro Red Line into a thriving urban neighborhood. A variety of densities and housing typologies mixed with offices and retail define different neighborhoods, all connected and rationalized by a new street grid and open space plan.

## **St. Elizabeths East: Phase I Master Development**

Washington, District of Columbia

Master Plan for 183-acre campus to create a mixed-use technology-focused development, providing a mix of uses, including office, retail, residential, and the creative reuse of historic structures. The plan maximizes value to the District by creating new job and education opportunities for DC Residents.

## **Southern Green Line: Corridor Action Plan**

Prince George's County, Maryland

Transit-oriented development action plan for four southern green line metro stops at Southern Avenue; Naylor Road, Suitland and Branch Avenue for the planning department of the M-NCPPC in order to stimulate growth to a well-defined urban development plan.

## **Barry Farm**

Washington, District of Columbia

Master Plan to redevelop a troubled 25-acre public housing site, establishing a mixed-use program comprised of retail, generous open spaces, and diverse residential types. The plan is centered around a two-acre park and provides for direct connections to

the existing Metro Station as well as future light rail. Phasing plan maintains the existing residents on site during construction.

## **RIA**

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## **Hull Street Corridor Revitalization Plan**

Richmond, Virginia

Master plan for an auto-oriented street. Through redesigned street sections, massing varieties, and a plan for new development strategically placed along a corridor, the design will guide a gradual transformation of the street, which will connect a series of new open spaces and existing neighborhoods.

## **Arlington County Courthouse Plaza\***

Arlington, Virginia

Redevelopment of the Courthouse Plaza to improve circulation and security while designing a more dramatic entry as befitting a courthouse.

## **Rochester Institute of Technology: Dubai**

Dubai, United Arab Emirates

Master plan and architecture for Rochester Institute of Technology's new campus on a 35-acre site in the Silicon Oasis area of Dubai. The program for the

\*Designates work completed prior to joining Perkins Eastman



# TANYA T. MEJIA

AICP, LEED AP BD+C, WELL AP

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## SUSTAINABILITY MANAGER

## PERKINS — EASTMAN

### EDUCATION

Bachelor of Architecture (additional major in International Relations), Carnegie Mellon University  
Pittsburgh, Pennsylvania

Master of Urban and Regional Planning, Virginia Polytechnic Institute and State University  
Alexandria, Virginia

### MEMBERSHIPS

Tanya is an Associate member of the American Institute of Architects, a member of the American Planning Association and a member of the American Institute of Certified Planners.

### COMMITTEES

Tanya serves on the AIA Materials Knowledge Working Group, the Mindful Materials Working Group, and the Health Product Declaration User Advisory Group.

### PUBLICATIONS & SPEAKING ENGAGEMENTS

“Health is Material to Design,”  
2016 ACSA/ASPPH Fall Conference Proceedings.

Moderator, Resilient Design Panel,  
Women in Architecture 2017.

Tanya has over nine years experience in the industry. Tanya’s broad experience includes value-driven design, goal-setting and charrette facilitation, green building certification consultation and review, program development and technical consulting, urban and environmental planning and policy, spatial analysis, materials knowledge, and integrated design. Her experience led to her becoming an important sustainability specialist for the firm. She aids in creating and developing sustainable initiatives, strategies and best practices for the firm across all offices. She helps manage the firm’s sustainable resources and third-party market standard initiatives, and provides project support across multiple practice areas. Tanya has interests in value-driven design, smart growth and sustainable urban planning.

### LARGE SCALE & MIXED-USE

#### McMillan

Washington, District of Columbia

Sustainability consulting and LEED for Neighborhood Development coordination for a 1.8 M sf development that will significantly transform the adjacent neighborhoods, bringing jobs, workforce housing and great public places to the treasured landmark. Anchored at the north by medical offices, the plan involves reuse of unique historic resources, as well as the creation of a series of parks, a retail street, a piazza, and various housing types throughout the 25 acre site.

#### Qatar Rail

Doha, Qatar

Provided climate analysis and sustainability guidance for a 58-acre, transit-oriented development. Guidelines included suggestions for street and building orientation, outdoor thermal comfort, and potential water re-use strategies.

### **Al Reggah Master Plan\***

Jubail, Saudi Arabia

Developed the formulation of Best Practice Standards, which included a sustainability vision and project strategies for a master plan in the new Al Reggah district of Jubail. The vision and strategies were incorporated into Master Plan Guidelines for an integrated design approach.

### **Rochester Institute of Technology: Dubai**

Dubai, UAE

Master plan assistance for Rochester Institute of Technology's new campus on a 35-acre site in the Silicon Oasis area of Dubai. Developed best practice guidelines for street and building orientation based on climate and program analysis.

### **Frostburg State University New Residence Hall**

Frostburg, Maryland

Sustainability coordination and LEED v4 Management on a new residence hall seeking to increase campus connectivity and occupant well-being.

## **RESIDENTIAL**

### **2300 16th Street**

Washington, District of Columbia

LEED Management and coordination of a 146-unit condominium building located on historic 16th Street NW, Washington DC.

## **PRIMARY AND SECONDARY EDUCATION**

### **PS/IS 667**

Brooklyn, New York

Integrated design analysis support and NYC Green Schools Guide management to shape a new Pre-K through 8th grade facility.

### **CSII at SHAED Elementary**

Washington, District of Columbia

LEED Management and coordination to achieve LEED Gold certification.

### **St. Johns College High School: Center for Athletic Excellence**

Washington, DC

Sustainability strategy and LEED coordination for the renovation and expansion of the School's gym complex, currently comprised of two gyms and support spaces, to more than double the size to 100,000 sf. The expanded complex will provide a world-class collegiate-level sports venue for athletes, and an enhanced physical educational experience for the students, unrivaled in the region for a high school.

## **SENIOR LIVING**

### **Woodside at Washington**

Washington, Pennsylvania

Identification and integration of WELL Building Standard strategies, focusing on occupant health and well-being, into a memory care senior living facility design.

## **WORKPLACE**

### **National Archives and Records Administration: Archives II**

College Park, Maryland

LEED EBOM management for an existing office and archives building, implemented sustainable policies within daily operations, achieved LEED Gold certification.

### **Consumer Financial Protection Bureau**

Washington, District of Columbia

Sustainability consultant and LEED management for renovation of a historic office building located near the White House.

### **Charter Communications**

Washington, District of Columbia

LEED v4 management and sustainability coordination for new office fit-out, achieving LEED v4 certification.

\*Designates work completed prior to joining Perkins Eastman



# CHRISTOPHER HARTZLER PROJECT EXECUTIVE

As project executive, Chris is responsible for the execution of multiple projects, and management of his operations team – ensuring everything runs as smoothly as possible in the development and maintenance of your project’s budget and schedule. He is actively engaged early in project planning and provides a wealth of technical knowledge on feasibility and construction methodology. Chris’ knowledge of current market conditions and highly detail-oriented nature make him the key player in the evaluation and negotiation of subcontract agreements, ensuring all project goals are met.

### GMU Hylton Performing Arts

Value: 11.0 M | 47,600-SF

This project involves an addition to the Hylton Performing Arts Center consisting of two rehearsal halls, classrooms, individual and small group music practice rooms, a space for academic collaboration and lobby space to connect the rehearsal halls to the existing building and each other. Additionally, there are support spaces including storage and a shared control room for the Rehearsal Halls. Structure to include; concrete slab on grade floor, load bearing CMU walls and steel frame par joists. Exterior materials to include; aluminum curtainwall / storefront system and brick. Interior materials to include painted CMU and GWB, rehearsal space will include wood and acoustic finishes. The existing building will remain fully occupied during construction.

### Gallaudet University MSSD Residence Hall

Value: \$29.2 M | 77,000-SF | Site Improvements - 300,000-SF | Goal: LEED Gold®

WASHINGTON, DC – This three-story dormitory, constructed to DeafSpace guidelines, provides shared living rooms, kitchens, media rooms, libraries and lounges for 160 students. The ground-floor living room connects entertainment space to a terrace for student activities. A student courtyard, rain garden, and bio-ponds helped to provide a calming green space to the seven-acre site.

### American University Sports Center - AHU Replacement

Value: \$4.5 M | N/A-SF

WASHINGTON, DC – This project was an occupied replacement of the mechanical systems servicing the American University Sports Center and Butler Pavilion. This project replaced 10 existing AHU’s, provided dehumidification units in the Athletic Locker Rooms, destratification fans in the Bender Arena and expanded the existing Siemens DDC control system, while addressing the operational deficiencies in the building and improving the energy efficiency of the systems.



#### QUALIFICATIONS

21 Years of Building Educational Facilities



#### VALUE ADD

Project Planning  
Technical knowledge on Feasibility + Construction Methodology



#### EDUCATION + CERTIFICATES

BS | Construction Management | University of Cincinnati – 1997

OSHA 30-Hour Construction Safety

First Aid + CPR

AIC Associate Constructor



#### WORK EXPERIENCE

DAVIS  
2013 - Present

Balfour Beatty Construction  
1997 – 2013

Balfour Beatty Construction, Intern  
1995 - 1996



# CHRISTOPHER HARTZLER

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### **American University Locker Rooms**

Value: \$2.2 M | 13,000-SF

WASHINGTON, DC – This interior renovation project included complete demolition of existing areas of Bender Arena and creation of new locker rooms, showers and training facilities for various sports programs. 350 custom-made lockers were installed and MEP systems were upgraded. The project was fast-tracked to accommodate summer programming and fall competition schedule.

### **Georgetown University Car Barn**

Value: \$7.6 M | 83,000-SF

WASHINGTON, DC – Modernizations to this historic landmark included extensive façade restoration, complete mechanical system upgrade, restroom renovations, elevator replacement and the build-out of interior garage space into classrooms and offices. This project was divided into three distinct phases to maximize speed and efficiency. The façade restoration involved replacing all windows and terraces, repairing damage mortar, and fixing a corroding structural problem. Tenant improvements entailed mechanical system upgrades, including the removal and replacement of the Car Barn’s MEP system, sprinkler system, and emergency lighting system. DAVIS also added a new heating and cooling tower on the roof, along with a brand new mechanical temperature control system.

### **AU East Campus Incubator/CAS and Retail**

Value: \$2.3 M | N/A

WASHINGTON, DC – This project was an interior build-out of 6,500 sf of high end classroom and faculty office space for the American University Center for Innovation as well as interior build-out of a 3,000 sf retail store and commercial kitchen. The classroom space included MEP equipment as well as custom millwork, a large operable glass partition, and custom acoustical panels in the ceiling. The retail space included all MEP, commercial kitchen equipment, and a walk-in refrigerator/freezer.

### **Floris Academy**

Value: \$30.4 M | 52,786-SF

HERNDON, VA – This project involves the development of approximately five acres at the northeast corner of Centreville Road and West Ox Road in Fairfax County, Virginia. The new building will include studios, classrooms, a 350 seat theater, a multi-purpose room, offices, and typical support spaces. Scope also consists of parking for approximately 250 vehicles, as well as bus loading areas adjacent to the new building.

### **Pentagon Memorial Visitor Education Center**

Value: \$75.0 M | 100,000-SF

WASHINGTON, DC – This project involves a new 9/11 memorial visitor center to remember the infamous 9/11 tragedy that occurred in the pentagon. The facility will consist of an area for shuttle buses, restrooms, a coatroom and locker area, a small cafe, indoor bench seating areas, retail space, conference centers, museums, administrative space, auditorium and ancillary spaces, sky terrace, and a family reflection room. Family reflection room will provide a private view to the 9/11 Pentagon Memorial and the 9/11 Pentagon Group Burial Marker in the Arlington National Cemetery. Sky Terrace on the upper level will accommodate corporate, and governmental gatherings, overlooking 270-degree views to the 9/11 Pentagon Memorial, 9/11 Pentagon Group Burial Marker in Arlington National Cemetery, and the Washington skyline.



# STEVE HAWRYLUK

## SENIOR PROJECT MANAGER

As Senior Project Manager, Steve is responsible for overall project management and serves as the primary representative of DAVIS. He manages project objectives and oversees project staff to develop your project’s budget and schedule. From constructability reviews to project planning to subcontractor management, he communicates effectively with all project stakeholders to assure expectations are exceeded for safety, quality and workmanship. His proactive approach is essential to project success - guaranteeing your project stays on track from day one to closeout.

### Reston Station Office Building I (OB I)

Value: \$63.7 M | 371,000-SF

RESTON, VA – A seventeen story, Class-A core and shell office building on top of the existing and active Reston Station – OBI Garage. The building structure consists of exposed structural concrete exoskeleton sloping columns and elaborate all glass curtainwall façade. The Office Building will consist of a fully finished lobby, plaza level storefront and six story sloping ‘tree’ columns at the building’s entry.

### Reston Station Building 4 (RB4)

Value: \$97.2 M | 505,800-SF | Goal: LEED Certified®

RESTON, VA – Construction of a 20-story residential tower, containing 8 floors of above-grade parking with 708 total spaces, on top of the Reston Station Phase I Garage. The structure is constructed out of cast-in-place concrete with façade features including stone, curtainwall, metal panels and architectural concrete. The tower will include 450 apartment units, varying from studio units to three bedroom units. The tower will include various amenities for residents, including a rooftop pool, a fitness center, club rooms and a Zen lounge. The Phase I project provided a walking bridge which will allow residents to easily access the Silver Line Metro Station platform.

### Reston Station – Phase I Metro Garage

Value: \$107.0 M | 1,000,000-SF

RESTON, VA – A seven-level, parking facility. The cast-in-place, below-grade concrete structure features a façade made of stone, curtainwall, metal panels, and architectural concrete. A two-story bus vault on G2 and G1 allows commuters to pass through easily. A plaza above the garage, included extensive landscaping, retail spaces and a convenient pedestrian bridge that directs commuters from the plaza to the Metro Station platform. The garage serves as a plinth for three new office buildings, a residential tower, and a hotel.



#### QUALIFICATIONS

20 Years of Construction Experience



#### VALUE ADD

Executive Oversight  
Conflict Resolution  
Budget Development



#### EDUCATION + CERTIFICATES

BS | Civil Engineering | Lehigh University  
Engineer-In-Training / FE | National Council of Examiners for Engineering and Surveying  
OSHA 30-Hour Construction Safety



#### PROFESSIONAL AFFILIATIONS

DCBIA Community Service Corporation 2007 - Present  
Co-Chairman DCBIA CID Committee - 2011



#### WORK EXPERIENCE

DAVIS  
2005 - Present  
Skanska USA Building, Inc.  
1997 - 2005