

CONSOLIDATED PUD AND ZONING MAP AMENDMENT,) Z.C. No. 05-26
2950 TILDEN STREET, N.W. (SQUARE 2234, LOT 800))

EXHIBIT NO.48

Joe Mehra of MCV Associates will provide expert testimony on the negative impacts of the proposed PUD on traffic and related transportation issues. He has previously been qualified as an expert before the Commission. A copy of his resume is attached.

Time:

Given that the Tilden Street Coalition and the Gillespies will be presenting several expert witnesses, apart from its fact testimony, they respectfully request that the allotted time be extended from 15 to 30 minutes, particularly if there are no other parties in opposition presenting expert testimony.

Reasons for granting party status:

The Tilden Street Coalition is an unincorporated membership association of homeowners and residents who live on Tilden Street in the same block as the proposed development, in the condominium building at 3883 Connecticut Avenue, N.W. (which is adjacent to the property in question), the Embassy of Kuwait and in the nearby neighborhood.

Individual members of the Tilden Street Coalition include Jacob and Susan Gillespie, who live across the street from the proposed PUD at 2931 Tilden Street, N.W. Other Coalition members who live in close proximity to the proposed PUD include Jeffrey Sosland, 2927 Tilden Street, Stephen P. and Louise Belcher, 2935 Tilden Street, Sybil and Xavier de la Renaudiere, 2941 Tilden Street and Riki Alexander, 2943 Tilden Street.

The individuals identified in the preceding paragraph live on Tilden Street within 200 feet of the proposed PUD, and they own their homes.

The proposed PUD will have a negative effect on Tilden Street Coalition members, including the individuals identified previously. The proposed PUD will transform what for many years has been a vacant site zoned for townhouses into a high-density 49-unit condominium structure that will add residents and vehicles to their neighborhood, thus creating a negative effect in terms of noise, congestion and traffic for Tilden Street Coalition members, including the individuals named here.

The proposed PUD will reduce privacy, light and air for residents of 3883 Connecticut Avenue, N.W., which is only 25 feet from the site. It will also deprive the Embassy of Kuwait, immediately east of the proposed building, of privacy, light and air.

The negative effects of the proposed development will have a more pronounced effect on Tilden Street Coalition members, particularly those identified in this section, than on residents of other neighborhoods or the public generally because the PUD is so close to their homes. Indeed, the Tilden Street Coalition members identified above are the individuals who will be most directly injured by the proposed PUD, as they live closer to the proposed PUD site than any other residents in the city.

Conclusion:

For the foregoing reasons, the Tilden Street Coalition and Jacob and Susan Gillespie respectfully request that this application for party status as parties in opposition be granted.

Respectfully submitted,



Cornish F. Hitchcock
5301 Wisconsin Avenue, N.W., Suite 350
Washington, D.C. 20015
(202) 364-1050
Attorney for Tilden Street Coalition and
Jacob and Susan Gillespie

22 May 2006

CERTIFICATE OF SERVICE

I hereby certify that a copy of this Application was served by e-mail and by first-class mail, postage prepaid, this 22nd day of May, 2006 upon Phil T. Feola, Pillsbury Winthrop Shaw Pittman, 2300 N Street, N.W., Washington, D.C. 20037.



George H.F. Oberlander, AICP

Over forty-five years of extensive, comprehensive urban-regional planning and development administration at the city, regional and federal government level. Thirty-one years with the National Capital Planning Commission (NCPC), Washington, DC, developing planning policy recommendations, supervising and directing professional staff, coordinating DC and Federal agencies building projects in the City and the Region.

Special Expertise In:

Zoning, project development, environment and comprehensive planning
Foreign Mission and International organization location issues
Capital programming
Intergovernmental relations - community participation
Federal and DC Government Building Projects

Education

Masters of Science in Planning and Housing, Columbia University
Bachelor of Arts, New York University
Executive Leadership & Management Course, Federal Executive Institute
Executive Program for Agency Heads, New York University

Experience

January 1997-Present	Urban planning advisory services. <u>GO Consulting</u>
September 1996	Retired NCPC
1995-1996	Director, Planning Review and Implementation, NCPC
1990-1995	Director, Technical Planning Services, NCPC
1979-1990	Associate Executive Director, DC Affairs, NCPC
1975-1979	Director, Federal Review, NCPC
1968-1980	Lecturer, School of Architecture & Planning, The Catholic University of America
1966-1975	Director, Long Range Planning and Regional Affairs, NCPC
1965-1966	Director, National Capital Regional Planning Council, Washington, DC
1958-1965	City Planning Officer (Director), City of Newark, New Jersey
1957-1958	Principal/Senior Planner, Central Planning Board, Newark, New Jersey
1956-1957	Resident Planner, George M. Raymond Associates, White Plains, New York
1954-1956	Assistant Planner, Earl Morrow Associates, Ridgewood, New Jersey
1955	William Kinne Fellows Memorial Fellowship, School of Architecture, Columbia University

George H.F. Oberlander, AICP

Professional Affiliations/Memberships

Trustee, D.C. Preservation League, Washington, DC, 1996-Present
Committee of 100 on the Federal City, 1996-Present
American Planning Association, American Institute of Certified Planners, 1964-Present
President, National Capital Area Chapter 1970-1972
Landscape Architectural Accreditation Board, The American Society of Landscape Architects, 1978-1981
Council on Education, ASLA, 1981-1984
Site Visit Team, Planning Accreditation Board, American Institute of Certified Planners, 1988-Present
Board of Directors, United Planning Organization, Washington, D.C., 1967-1979
International Fraternity of Lambda Alpha 1974-Present
Treasurer, George Washington Chapter, 1978-1982
President, George Washington Chapter 1982-1984
National Association of Housing and Redevelopment Officials
Metropolitan Committee on Planning, New York, New York
Executive Committee, Council of Social Agencies of Newark, Irvington and West Hudson, New Jersey
Newark Junior Chamber of Commerce, Newark, New Jersey
New Jersey State Board of Professional Planners

G.O. Consulting 5403 Huntington Parkway, Bethesda, Maryland, 20814-1369

(301) 654-6637

Fax: (301) 654-4100

E-mail: ghoberland@comcast.com

JAWAHAR (JOE) MEHRA, P.E.

President, MCV Associates, Inc.

Education

- State University of New York, Buffalo, M.S. Industrial Engineering/Operations Research, 1972
- Indian Institute of Technology, Bombay, India, B.S. Mechanical Engineering, 1969

Previous Positions

- Callow Associates, Inc., Principal, 1988 - 1990
- Kellerco, Inc., Vice President, 1982 - 1988
- BKI Associates, Inc., Senior Transportation Engineer, 1978 - 1982
- Alan M. Voorhees and Associates, Associate Engineer, 1970 - 1978

Experience

He has over thirty years experience in the areas of traffic engineering and transportation planning. He has managed several traffic engineering/operations studies in the District of Columbia including traffic analysis, impact studies, accident analysis and data collection. He has conducted traffic impact studies in the Washington area for sites ranging from a small residential development to a large mixed use development. He has conducted traffic impact studies for 9 out of the 15 large scale mixed use projects in the Washington area. He has testified before the BZA and the Zoning Commission numerous times.

- **Traffic Analysis.** He has managed several traffic engineering studies in the Washington area including the K Street Busway, the EISF preparation for Logan Circle residential development, BCS 97-29H for District 5, the Georgetown Branch Transitway MIS/DEIS for MTA (traffic forecasts, traffic impact, capacity/levels of service, queue jumper analysis), the Route 28 Corridor in Montgomery County (existing conditions, traffic forecasts, capacity/levels of service, geometric improvements, conceptual plans), Post Office Road Study in Charles County, MD (data collection, capacity/levels of service, traffic forecasts, signal design, pavement marking, signing), Suitland Parkway Study (Prince George's County MD), etc. Some of the traffic impact studies include the Villages of Piscataway Study (1000 acres), The Clinton/Townshend Property (800 acres), Expansion of Clinton Plaza, The Shady grove Life Sciences Center Traffic Study, The Heards Estates Traffic Study in St. Mary's County, College Park TDOZ, Waters Landing Corporate Park in Germantown, Milestone Property in Germantown, MD, etc. He was the Project Manager on two traffic engineering retainers -- with Montgomery County and Prince George's County. These studies include traffic analysis, signal design, data collection, capacity/levels of service, TCPs, etc. Other traffic engineering studies that he has managed include the Route 58 Traffic Engineering Study, Route 123 Corridor study in Fairfax City, TOPICS study for Buffalo, New York; TSM study for East End of Pittsburgh, etc.
- **Traffic Signal Design/Operations.** Most of the studies related to traffic signal design were prepared using VDOT or SHA standards and specifications and include Middlebrook Road, Post Office Road and currently preparing as-built signal plans for twenty intersections in Montgomery County using SHA standards. He has managed the Route 30 corridor study that included the TRANSYT-7F analysis for the signal system study and timing development for 11 signals.
- **Traffic Control Plans.** He has managed the preparation of traffic control plans for 46th Avenue Reconstruction in the Town of Edmonston (MD), TCP for Boyds Road in Calvert County, etc.
- **Traffic Data Collection/Analysis.** He has managed eight contracts to conduct various types of traffic data collection activities including two for the DDOT.

Professional Affiliations

- Fellow, Institute of Transportation Engineers, Chairman, ITE Technical Council Committee 6A35, "Use of Transportation Planning Models to Monitor and Review Growth Impacts"; Member TRB