



Street-Works LLC

Development and Consulting Group

Retail Development

Leasing Strategies

Mixed-use Planning

Entitlements

Architecture

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White Plains, New York

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PROFILE:

A native of Colorado, Mr. Heapes received his formal education at the University of Colorado in Boulder and the University of California at Berkeley, where he received a Masters of Architecture and Master of Visual Design. The formative years of his practice were at Skidmore, Owings and Merrill's offices in Denver, Chicago and Washington, DC. While at SOM, he led the design and planning efforts on a variety of projects including a new educational village of the Hopi India Tribe in New Mexico, the Olympic Training Village in Colorado Springs for United States Olympic Committee and a new, 10,000 student agricultural university in Peshawar, Pakistan.

EXPERIENCE:

As Founder and Partner-In-Charge of the main Street Studio at the Washington, DC office of Cooper Carry, Inc., Mr. Heapes was responsible for directing the planning and design efforts for many public-private, joint-venture, redevelopment efforts, including Mizner Park, the 30-acre redevelopment of downtown Boca Raton, Florida and Federal Realty's Bethesda Row and Santana Row. Under Mr. Heapes' direction, the Washington, DC office of Cooper Carry specialized in the planning and design of more than forty "main Streets" across the country. Mr. Heapes is now a Founding Principal of Street-Works, a mixed-use development and consulting firm headquartered in New York. In addition to leading the \$150 million of Street-Works' mixed-use development in West Hartford, Connecticut, he is leading development consulting work in several cities, including the Fulton Street Corridor and \$3 billion, multi-block projects in Boston, Massachusetts, Norwalk, Connecticut and New York, New York. He is currently involved in creating the neighborhood street level design of Square 54 and the DC Convention Center site in Washington, DC. As experts on Main Street, Street-Works maintains a proprietary database for 50 great shopping streets across North America.

Education:

University of California at Berkeley
Master of Architecture/Visual Design

University of Colorado at Boulder
Bachelor of Environmental Design

Affiliations:

Member- Urban Land Institute Excellence Awards Jury (2003-04)
Member- Board of Trustees Children's Museum, West Hartford, CT
Faculty Member- International Council of Shopping Centers (ICSC)



A Division of PEG/Park LLC

Richard Heapes
Founding Principal

ZONING COMMISSION
District of Columbia
CASE NO.08-15
EXHIBIT NO.46F

**Steven Winter Associates, Inc.**

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Washington, DC 20036
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50 Washington St.
Norwalk, CT 06854
Tel: 203-857-0200

With extensive experience in architectural design and construction project management, Julia's particular expertise is in bringing a strong understanding of the programmatic and technical needs of a project when effectively integrating green and sustainable design into current design and construction practices.

Project Related Experience**High Performance and Green Buildings**

- Dynamo House, Struever Bros, Eccles & Rouse
LEED-CS pilot project. 400,000sf adaptive reuse, mixed-use, waterfront redevelopment of a former power plant in downtown Providence, RI. (with SWA she continues to consult on this project)
- Evening Rose Town Center, K2 Urbancorp. 14 commercial buildings will all be LEED-NC certified in this 14 acre Traditional Neighborhood Development just outside Tallahassee, FL.

Struever Bros. Eccles & Rouse, a Baltimore-based construction and development firm, 1994-2007.

- Director of Sustainability, 2005-2007
Started green building focus within the newly formed Technical Services Group. The mission was to integrate sustainable thinking, design, and practice into all facets and divisions of the company. The five primary focus areas were; 1. Projects: advise all divisions on green strategies and set standards. Company projects were registered for LEED-NC, CS, EB, ND and Homes. 2. Staff training, 3. Resource: providing databases and advice, 4. Investor Relations: coordinate on green goals, 5. Communication: set company policy and communicate work to outside world.
- Growing Green(er) 2006
A seven month program designed to gauge awareness, identify opportunities, and build momentum for the journey towards a more sustainable future for the company.
- LEED Construction Coordinator, Natty Boh Tower, 2003-2004
Project was first applicant for Maryland Green Tax Credit. Completed in 2004, Natty Boh is one of the first buildings in Baltimore built to LEED Silver standards and one of the first nationally to combine requirements for green and historic tax credits. Highlights include exemplary storm management with a green roof and storm water reuse through storage in former beer tanks.
- Construction Project Manager, Bryn Mawr School, Founder's Cottage, 1997-1998
Design principles included: PV panels monitored by students, passive day lighting and thermal mass, and rainwater garden with cistern.

Baltimore Green Week, 2003-2005

Julia is a founding member and president emerita of Baltimore Green Week, an annual week-long series of events intended to highlight the resources of the region and educate the greater community on the benefits of sustainable design and living.

Julia Craighill
Senior Sustainability Consultant
AIA, LEED AP (2002)**Expertise**

High performance and green building design and retrofit

Strategic planning – corporate change

Construction procedures in green building

Education

Master of Architecture, Syracuse University

Bachelor of Arts, major in Architecture,
Washington University in St. Louis

Affiliations

U.S. Green Building Council, National Capital Chapter

American Institute of Architects, Washington, DC Chapter

Recent Conferences and Presentations

Presenter, Green Building, Half Moon Seminars, November 2008

Presenter, Greenbuild, U S Green Building Council, Chicago, IL November 2007

Panelist, Preservation Maryland, May 2006 and 2007

Presenter, Green Building Network, January 2007

Presenter, Baltimore Chapter of BOMA, March 2007

Recent Awards

Green Leadership Award, Baltimore USGBC, 2006

Distinguished Leadership Award, AIA Baltimore, 2004

Civic Involvement and Community Outreach

Maryland Governor's Green Task Force, Appointee, 2007

Baltimore Green Week, founding member and president emerita, 2003-05

COTE, AIA Baltimore, 2002

MARTIN J. WELLS, P.E.
PRESIDENT

PROFILE:

Mr. Wells has over 30 years of experience in traffic, transportation, transit, parking, and pedestrian planning and engineering. He has worked for private real estate developers; federal, state, and local governments; and institutions in 30 states and overseas. This experience includes traffic impact studies, transportation analyses of mixed-use developments, travel demand management studies, parking policy and needs studies, transit planning, and highway and parking facility design. Mr. Wells has provided expert testimony before numerous planning boards, elected officials, administrative hearing officers, and citizens groups.

EXPERIENCE:

Traffic Impact Studies. Conducted numerous traffic impact studies for large and small residential, commercial, and mixed-use projects in every major jurisdiction in the Washington metropolitan area and in 15 other states. This includes preparation of reports and expert testimony in support of rezoning, subdivisions, site plan approvals, and comprehensive plan and proffered condition amendments.

Mixed-Use/Town Center Developments. Conducted multi-modal transportation studies for compact, mixed-use, transit-oriented projects at Potomac Yards in Alexandria/ Arlington, Virginia; Reston Town Center, Fairfax County, Virginia; The Village at Shirlington, Arlington County, Virginia; Bethesda Row, Twinbrook Common, North Bethesda Town Center, Rock Spring Center, and Downtown Silver Spring in Montgomery County, Maryland; Downtown Columbia, Maryland; Villages of Urbana, Frederick County, Maryland; National Harbor, Prince George's County, Maryland; Old Town Fairfax, City of Fairfax, Virginia; The Gallery at Harborplace in Baltimore, Maryland; Carlyle and Mark Center in Alexandria, Virginia; Xerox Landsdowne in Loudoun County, Virginia; Colgate-Palmolive Company in Jersey City, New Jersey; Palladium at Birmingham, Birmingham, Michigan; and elsewhere.

Major Event Use Studies. Prepared traffic, parking, and traffic management plans for stadiums and entertainment complexes including: The John F. Kennedy Center for the Performing Arts in the District of Columbia; FedEx Field (Washington Redskins), Landover, Maryland; Jordan Hare Stadium, Auburn, Alabama; Merriweather Post Pavilion, Columbia, Maryland; and Oriole Park at Camden Yards, Baltimore, Maryland.

Interchange Justification Studies. Conducted studies for modifying existing interchanges and for new interchanges on Interstate highways in Virginia, Maryland, New Jersey, Texas, and Louisiana.

Travel Demand Management Studies. Developed travel demand management programs, including: group riding, transit, flexible work hour, and other actions, for major development projects in Montgomery and Prince George's County, Maryland; and Arlington County, Alexandria, Vienna, and Fairfax County, Virginia.

Travel Demand Forecasting. Forecasted regional and corridor travel demand in Arlington, Fairfax, and Loudoun County, Virginia; Jersey City, New Jersey; Columbia, Gaithersburg, Howard County, and Prince George's County, Maryland; Arlington, Virginia; Birmingham, Alabama; Fort Meyers, Florida; and Buenos Aires, Argentina.

Neighborhood Traffic Management Studies. Identified actions to reduce through traffic and vehicle speeds in East Bethesda, Chevy Chase Section IV, Maryland; Fairfax County, Virginia; and Paulus Hook, Jersey City, New Jersey.

Retail Traffic and Parking Studies. Prepared traffic, parking, transit, and pedestrian studies for Main Street, town center, regional shopping centers, large-scale value retail centers, and power strip centers in Arlington, Fairfax County, Loudoun County, and Richmond, Virginia; Owings Mills, Baltimore City, Columbia, Gaithersburg, Anne Arundel County, and Prince George's County, Maryland; North Barrington, Illinois; Atlanta, Georgia; Plano, San Antonio, and Fort Worth, Texas; Coral Gables, Tampa, and Orlando, Florida; New Haven, Connecticut; Boston, Massachusetts; and Puebla, Mexico.

Parking Studies. Conducted parking policy, needs, feasibility, and shared-use studies for public agencies, parking operators, and real estate developers, including: the District of Columbia; Arlington County, Fairfax County, Loudoun County, Alexandria, and Middleburg, Virginia; Montgomery, Prince George's, and Howard Counties, Maryland; Nashville/Davidson County and Memphis, Tennessee; Hartford, Connecticut; Coral Gables and Jacksonville, Florida; Syracuse, New York; the Washington Metropolitan Transit Authority; and The Rouse Company.

Transit Station Impact Analyses. Conducted site access, joint development, parking, and pedestrian impact studies at numerous bus and rail transit stations in the Northeast Corridor, metropolitan Washington, San Antonio, Atlanta, Jersey City, and Buenos Aires, Argentina.

Transit Studies. Devised transit circulator systems for various downtowns and major activity centers, and prepared transit development programs throughout Pennsylvania and North Carolina.

Health Care Facilities. Prepared traffic and parking plans for hospitals, universities, professional office buildings, and nursing homes, including: the Yale-New Haven Medical Center; Georgetown University Medical Center; Fairfax (Virginia) Hospital; Inova Fairfax (Virginia) Hospital; Fair Oaks (Virginia) Hospital; Washington Adventist Hospital; Shady Grove Adventist Hospital; Montgomery County, Maryland; Washington Hospital Center; Loudoun Memorial Hospital; Mission Memorial Hospital, Asheville, North Carolina; Baptist Medical Center, Birmingham, Alabama; and University of Rochester.

Schools. Conducted traffic, parking, bus, and pedestrian analyses of public and private elementary, middle, and high schools, including: Cranbrook, Bloomfield Hills, Michigan; St. Patrick's Episcopal Day School, Washington, D.C.; Edmund Burke School, Washington, D.C.; Sidwell Friends School, Washington, D.C. and Bethesda, Maryland; The Sheridan School, Washington, D.C.; The Potomac School, McLean, Virginia; The Langley School, Fairfax County, Virginia; French School, Montgomery County, Maryland; Garrison Forest School, Baltimore County, Maryland; and public schools in Arlington and Fairfax County, Virginia, and Montgomery and Howard County, Maryland.

Environmental Impact Studies. Prepared the transportation components of environmental documents in Washington, D.C.; Prince George's County, Maryland; New York, New York; Jersey City, New Jersey; Slidell, Louisiana; and Charleston, South Carolina.

EDUCATION:

Master of Science, Civil Engineering, Carnegie-Mellon University, Pittsburgh, Pennsylvania, 1975.

Bachelor of Science, Civil Engineering, Wayne State University, Detroit, Michigan, 1973.

REGISTRATIONS: Registered Professional Engineer: Virginia, Maryland, New Jersey, Pennsylvania, Colorado, Ohio, North Carolina, Michigan, West Virginia, Indiana, Hawaii, and the District of Columbia.

AFFILIATIONS: Institute of Transportation Engineers
American Planning Association
Congress for the New Urbanism

PUBLICATIONS: Mr. Wells has been published by the Institute of Transportation Engineers (ITE), Transportation Research Board (TRB), Urban Land Institute (ULI), American Society of Civil Engineers (ASCE), National Trust for Historic Preservation, Health Facilities Management Magazine, and International Public Works Congress.

EMPLOYMENT HISTORY

1991 - Present **Wells + Associates, Inc.**
McLean, Virginia
President

Responsible for business development, administration, management of professional, technical, and clerical staff, technical analyses, quality control, documentation, and expert witness testimony.

1981 - 1991 **Gorove/Slade Associates, Inc.**
Washington, D.C.
Principal Associate

Responsible for the transportation planning practice. Responsibilities included business development, project administration, management of professional, technical, and clerical staff, technical analyses, quality control, documentation, and expert witness testimony.

1980 - 1981 **San Antonio Metropolitan Transit Authority (VIA)**
San Antonio, Texas
Director of Planning

Responsible for long-range, short-range, and day-to-day operations planning for a 550-bus transit system serving a metropolitan area of over 1,000,000 people.

1975 - 1980

Barton-Aschman Associates, Inc.
Washington, D.C.
Associate/Senior Associate

Responsible for transportation planning, transit planning, and traffic engineering analyses.



ADAM VOLANTH, P.E.

Regional Manager
Mid-Atlantic Region

EDUCATION

B.S. Civil Engineering,
Bucknell University, Lewisburg, PA

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

National Society of
Professional Engineers

International Council of
Shopping Centers

National Association of Office and
Industrial Properties

NV, DC and MNC Building
Industry Associations

Urban Land Institute

Engineering and Surveying Institute

Society of College and
University Planning

PROFESSIONAL LICENSES

Alabama PE #23727

Delaware PE #10734

District of Columbia PE #749010726

Georgia PE #026541

Illinois PE #062-054301

Maryland PE #21342

New Jersey PE #GE39339

North Carolina PE #23432

Ohio PE #E-64321

Pennsylvania PE #048314-E

South Carolina PE #20143

Virginia PE #031438

West Virginia PE #14155

PROFESSIONAL SUMMARY

Adam is primarily responsible for strategic operation of Bohler's Mid-Atlantic offices, including Sterling and Warrenton, VA and Towson and Bowie, MD. Overseeing over 150 employees, he relies on the strengths of his Branch Managers and Senior Project Managers for the coordination of daily operations. Adam was the driving force behind the creation of the Sterling office and subsequent branch offices. Our Mid Atlantic region has grown exponentially in recent years, continuing to manage growth while maintaining quality and expertise. Adam's professionalism, eye for detail, and uncompromising determination to deliver results have distinguished him as one of the Company's top Managers who is directly responsible for several national/corporate accounts located in Maryland, Virginia, and DC.

EXPERIENCE

Throughout his extensive career, Adam has overseen the development of multi-faceted projects; they include the design of various commercial, residential, and Industrial developments. He has been involved with:

- Site feasibility analyses
- Zoning and subdivision/land development
- Ordinance review/interpretation
- Landscape design
- Vehicle circulation design
- Grading
- Stormwater management systems
- Lighting photometric studies/design
- Roadway design
- Environmental compliance/evaluations
- Municipal engineering and related services

While Adam continues to lead Bohler's strategic growth, he is still an accessible asset to every Bohler project, providing guidance and creative solutions to both employees and clients.

HENNING ASSOCIATES

*Henning Associates, Inc.
1688 East Gude Drive, Suite 302
Rockville, Maryland 20850*

CONSULTANTS
IN
ACOUSTICS
NOISE CONTROL
VIBRATION
AUDIOVISUAL DESIGN

GERALD H. HENNING **President**

EDUCATION:

3 years of Graduate Work in Acoustics
Pennsylvania State University

Bachelor of Science in Ocean Engineering
Florida Atlantic University

PROFESSIONAL AFFILIATION:

Member, Acoustical Society of America

PROFESSIONAL EXPERIENCE:

Investigation of Acoustic Slow-waveguides in Transducer Arrays.

Applied Research Laboratory, Pennsylvania State University,
Graduate Assistant, 9/76-9/79

28 Years of Professional Consulting Experience.

Environmental Acoustics - Measurement, analysis, and evaluation of environmental noise including, highway, railway, aircraft, sand and gravel, landfill, and kennel noise. Design of noise attenuation measures including exterior building construction and noise barriers.

Architectural Acoustics - Acoustical design for spaces such as recreation centers, theaters, auditoriums, multipurpose rooms, classrooms, ballrooms, meeting rooms, studios, conference rooms, music practice rooms, laboratories, gymnasiums, and natatoriums. Design of partitions including walls, floors, doors, and windows for acoustical isolation. Conduction of noise reduction tests of building partitions.

Mechanical Equipment Noise and Vibration - Measurement, analysis, and control of building mechanical equipment noise and vibration in corrective and new design applications. Design of ducts, partitions, silencers, and enclosures.

Occupational Noise - Measurement, analysis, and control of occupational noise per OSHA regulations.

Vibration - Measurements and evaluation of vibration in buildings and on building sites. Design of vibration control measures for vibration-sensitive research facilities.

Audiovisual Systems - Audiovisual system designs for sound reinforcement, assistive listening, recording, and video projection systems.

RELEVANT PROJECT EXPERIENCE:

Clement East Property, Montgomery County, Maryland - Project consisted of a development of single family houses between I-270 and Route 355. Responsibilities included computer modeling of projected roadway traffic noise using the FHWA Traffic Noise Model, calibration of the noise prediction model using on-site noise measurements, determination of projected noise levels at designated receivers and the projected noise contours on the site resulting from the two roadways, and evaluation of the projected roadway traffic noise levels in terms of the Montgomery County noise regulations.

Norfolk Southern Railway Intermodal Facility, Cobb County, Georgia - Project consisted of a new intermodal facility for assisting in the nationwide movement of freight with a combination of truck and railway modes of transportation. The proposed facility encompassed hundreds of acres with over a thousand tractor trailer trucks per day proposed to enter and exit the facility to drop off or pick up freight containers/trailers transported on flatbed railway cars. Responsibilities included numerous 24-hour measurements of ambient noise around the proposed facility site; measurement of the noise from the operation of an existing similar facility including the measurement of the noise from the loading equipment, trains, and trucks with backup alarms; computer modeling of the proposed operations of the new facility to determine average noise contours around the facility; statistical analyses to determine maximum noise levels near the facility boundary; evaluation of the predicted noise levels in terms of applicable standards and codes; and expert testimony in the Cobb County court system.

Clark Building Helistop, Bethesda, Maryland - Project consisted of a proposed helistop on top of an office building. Responsibilities included noise measurements and evaluation of the helicopter noise predicted in the surrounding community. Responsibilities also included expert testimony before the Montgomery County Board of Appeals.

Walney Mills, Fairfax County, Virginia - Project consisted of townhouses located along I-66. Responsibilities included noise measurements, evaluation, and development of roadway noise control measures to meet Fairfax County noise regulations. Noise attenuation measures included building construction measures as well as a noise barrier. The acoustical performance of the noise barrier was confirmed with post construction noise attenuation measurements.

Merriweather Post Pavilion, Columbia, Maryland - Project consisted of a feasibility study for the location of a residential development approximately 500 ft from the Merriweather Post Pavilion. Responsibilities included measurements of concert sound levels near the pavilion and on the proposed residential property, evaluation of the measured sound levels in terms of applicable noise codes and appropriate acoustical design standards, conduction of a diagnostic survey using a test noise source to determine acoustical performances of the existing pavilion construction and paths of sound transmission to the proposed residential site, development of conceptual measures to reduce the concert sound levels at the site including a unique "silencer barrier" which allowed transmission of light and air while attenuating sound, and expert testimony before the Howard County zoning board.

Morgan at McLean, McLean, Virginia - Project consists of a luxury condominium apartment building with hardwood floors and home theaters in the units. Responsibilities included the acoustical design of the floor/ceiling system to control impact noise transmission and audio system sound transmission between units; acoustical design of walls between the condominium units and between the units and noisy spaces; control of HVAC noise including that from rooftop condensing units; control of noise from other equipment including whirlpool tubs, elevator, trash chute, and garage door. Responsibilities also included a roadway traffic noise study demonstrating project compliance with Fairfax County maximum allowable interior and exterior roadway noise level requirements.

USDA Child Care Center, Washington, DC - Project consisted of an Environmental Impact Assessment for the child care facility. Responsibilities included conducting measurements of roadway traffic noise and assessment of the noise impact at several potential sites for the outdoor playground.

Sibley Memorial Hospital Medical Office Building, Washington, DC - Project consisted of a proposed medical office building with rooftop mechanical equipment. Responsibilities included measurement of ambient noise levels in the adjacent residential community, prediction of the rooftop mechanical equipment noise levels in the community, evaluation of the predicted noise levels in terms of the DC noise code and the ambient noise levels, and expert representation for the Hospital at the zoning hearing. Separately, noise levels from the existing Hospital emergency generators were measured and evaluated in terms of the DC noise code.

St. Mary's School, Alexandria, Virginia - Project consisted of an existing school impacted by noise from I-95 roadway traffic, aircraft, and the construction of the Woodrow Wilson Bridge. Responsibilities included measurement of background noise levels before construction of the Bridge and pile driving noise levels after the construction began. Windows were designed for the School to control Bridge construction and transportation noise transmission into the classrooms. After installation, outdoor-to-indoor noise reduction measurements confirmed the expected acoustical performance of the windows. Responsibilities also included expert consultation with St. Mary's School in their lawsuit against VDOT to recover the costs of the measures to control the Bridge construction noise levels transmitted into their classrooms.

McCaffrey & Sons Mill, Stanley, Virginia - Project consisted of the rebuilding of a lumber mill. Responsibilities included acoustical analysis of the proposed exterior building construction and development of measures to reduce the transmission of noise from the mill to neighbors across a valley. Consultation on reducing the noise exposures of the employees working in the mill was also provided. After construction of the lumber mill, noise levels in the surrounding community were measured and expert testimony was provided in court regarding the acceptability of the lumber mill noise.

Frederick Gun Ranges, Frederick, Maryland - Project consisted of an environmental noise study for the residential community surrounding the gun ranges. Responsibilities included gunfire noise measurements and evaluation. Gun ranges were also inspected and conceptual measures discussed for reducing the gunfire noise levels to the surrounding community.

City Hospital, Martinsburg, West Virginia - Project consisted of reducing hospital mechanical and electrical equipment noise levels. Responsibilities included measurement and evaluation of noise levels and development of measures to reduce noise from the incinerator, cooling towers, and emergency generators to meet acceptable levels at the hospital property line.

Annapolis Landfill, Annapolis, Maryland - Project consisted of a new landfill on a site requiring special zoning approval for this use. Responsibilities included measurement of noise levels from activities acceptable for the site as zoned before the landfill, comparison of these measured noise levels to the noise levels expected from the landfill operations, and expert testimony at the zoning hearing.

Shadowbrook Downs, Elkridge, Maryland - Project consisted of a development of single family houses along I-95 in Howard County, Maryland. Responsibilities included measurement of the roadway noise levels, determination of the projected roadway noise levels impacting the proposed residential property, evaluation of the projected noise levels in terms of the Howard County noise regulations, determination of the projected unmitigated 65 dBA L_{dn} noise contour on the site, design of a noise barrier along I-95, and determination of the mitigated 65 dBA L_{dn} noise contour on the site showing that the noise barrier would reduce the roadway traffic noise to comply with the Howard County noise regulations.

Harmony Place, Prince George's County, Maryland - Project consisted of a multifamily residential property with two buildings located at the intersection of US Route 50 and MD Route 197. Responsibilities included initial modeling of the projected roadway noise levels, measurements of the roadway noise levels at the project site, determination of the projected noise levels impacting the proposed residential buildings, evaluation of the projected noise levels in terms of the Prince George's County noise regulations, analysis of the noise reduction of the construction of the proposed apartment buildings, and development of measures to control the projected roadway noise to meet the Prince George's County maximum permissible interior noise level requirement.