E

Board of Zoning Adjustment
District of Columbia
CASE NO. 17337
EXHIBIT NO. 85A2

Smart in your world®
Arent Fox

Ellen M. McCarthy*

Director of Planning and Land Use
Washington
202-857-6455
mccarthy.ellen@arentfox.com

Practice Teams
Real Estate

Areas of Focus
Zoning
Land Use
Historic Preservation

Practice Areas

Ellen McCarthy is the director of planning and land use for the firm. She has more than 30 years of experience in the planning field, with a focus on zoning, neighborhood planning and historic preservation.

*Ellen is not a member of the legal profession.

Previous Work

Prior to joining Arent Fox, Ellen was the director of planning and land use for a large US law firm. She advises clients in all aspects of zoning and development review before the Zoning Commission and Board of Zoning Adjustment including planned unit developments, rezonings, variances, and special exceptions. She also assists clients with land use entitlements such as street closings, alley closings, antennas, roof structure reviews, downtown development district compliance and transfers of development rights.

Previously, Ellen was the director of the District of Columbia Office of Planning, where she managed a 60-person team to provide a wide range of services for District of Columbia citizens. While there, her projects included getting city council adoption of a new Comprehensive Plan, the re-engineering of the development review function, and the crafting of a strategy to revitalize dilapidated affordable housing projects into lively, mixed-use, mixed-income neighborhoods while retaining existing low-income residents. She also directed the integration of the Historic Preservation Office into the Office of Planning from the permitting department, revamping its financial accountability system, and oversaw planning efforts for the Anacostia Transit Station Area, Northeast Gateway, Shaw/Convention Center Area, NoMA and Georgia Avenue, along with completion of new zoning for waterfront districts and numerous large development projects.

Professional Activities

Ellen has been involved in several civic and professional organizations. She currently serves on the Advisory Council of the Washington office of the Local Initiatives Support Corporation and on the Housing Council of Catholic Charities of the Archdiocese of Washington, DC. In addition, she co-chairs the Task Force on Public Policy and Regulatory Reform for the Washington effort of the Urban Land Institute's Terwilliger Workforce Housing Initiative. Ellen served on the boards of directors of the Washington Area Community Investment Fund (low-income housing finance organization) and DC Preservation League as well as on Board of Trustees of the Committee of 100 on the Federal City, and she was active in the Citizens Planning Coalition. She was elected president of the National Capital Area Chapter, American Planning Association, and co-chair of the Coalition for a Living Downtown.

Publications/Presentations/Recognitions
Ellen has been recognized with an Outstanding Performance Award by the US Department of Transportation, a Chapter Service Award from the National Capital Area Chapter of the American Planning Association and a Fannie Mae Housing Fellowship.

For the Real Estate Review:

"Revitalizing Downtown DC", *Real Estate Review*, forthcoming issue, 2008

For the Urban Land Institute:

- "Center Cities," *Land Use in Transition*, co-authored with Richard H. Bradley and Gayle L. Berens,
- "The Management and Organization of Ridesharing Programs," *Transportation Research Board Special Report*, co-authored with Richard Bradley, 1985

For the Transit Cooperative Research Program:

- Subcontractor to Project for Public Spaces for *The Role of Transit in Creating Livable Metropolitan Communities*, National Academy Press, I997

For the US Department of Transportation:

- Integration of Paratransit with Conventional Transit Systems, Information Bulletin, The Urban Consortium, Public Technology Inc.
- Institutional Framework for Integrated Transportation Planning, Information Bulletin, The Urban Consortium, Public Technology, Inc.
- Transportation Planning and Impact Forecasting Tools, Information Bulletin, The Urban Consortium, Public Technology, Inc.
- *Manual for Planning and Implementing Priority Treatments for High-Occupancy Vehicles*, co-authored with Gary Hebert, Urban Consortium, Public Technology, Inc.

For the American Public Transit Association:

- "An Analysis of the US Department of Transportation's National Transportation Policy," 1975

For the World Congress on Transport Research for Social and Economic Progress

- A New Role of Transportation System Managers: Public Entrepreneurs," Proceedings, World Congress on Transport Research for Social and Economic Progress, 1980

Education
Harvard University, Department of City and Regional Planning, MCP, 1974
University of Maryland, BA (Phi Beta Kappa, *with high honors),* 1972

Life Beyond the Law
Ellen is an active volunteer in community efforts, and enjoys biking with her husband, reading, gardening and knitting. She especially enjoys visiting her two children at college.

F

ROBERT SCHWARTZ

EDUCATION

B.S.Arch.	University of Cincinnati	1965
City Planning	Harvard University, GSD	1967
M.C.P.	M.I.T.	1968

REGISTRATION AND ORGANIZATIONS

DC, VA, MD, NCARB, FAIA, LEEDS

EXPERIENCE

Mr. Schwartz has been the principal of Schwartz & Peoples Architects (formerly Robert Schwartz Associates) since 1975. He is a Fellow of the American Institute of Architects and a LEEDS certified designer. He is a recipient of the AIA's John Wiebenson Award for Architecture in the Public Interest. From 1969 to 1975 he was a partner in OCTOBER architects and planners.

He has experience in every phase of project development including feasibility studies, site planning, architectural design and construction documents, interior design, and construction administration. He has worked as an architect throughout the United States and in Israel and England.

Mr. Schwartz has extensive experience working with groups to develop design consensus. He has worked as a planner in Boston Redevelopment Authority, for the Model Cities program and as a planning consultant in Washington, DC. His work as an architect has been published frequently and his firm has received awards for inventiveness and design excellence.

He previously served on the DC Department of Housing and Community Development Architectural Review Board and as Director of the Washington Architectural Foundation's, Community Design Service.

Mr. Schwartz has taught architectural design at the University of Maryland, College of Architecture; Antioch Columbia Center of Human Ecology; and the University of Cincinnati, College of Design Architecture and Art. He was a research assistant at MIT and has been a guest juror/design critic at Howard University and Catholic University.

G

EHT TRACERIES INC

1121 FIFTH STREET, NW, WASHINGTON, DC 20001-3605 TEL (202) 393-1199 FAX (202) 393-1056 E-MAIL EHT@TRACERIES.COM

EMILY HOTALING EIG

Architectural Historian and President of EHT Traceries, Inc.

Ms. Eig is the founder and president of EHT Traceries, a women-owned company incorporated in the State of Maryland. As the head of EHT Traceries, she combines management of a fourteen-person firm with her work as an architectural historian and preservation consultant. Her technical knowledge is focused on late 19th- and 20th-century buildings, and includes a thorough understanding of current historic preservation issues. She is well known for her work with federal and local architecture, especially in Washington, DC, and nearby Maryland and Virginia. She specializes in public, institutional, commercial, and residential architecture, as well as the history of city planning and 20th century cultural landscape. As a preservation consultant, she provides direction for compatible new design related to historic buildings, advises on the interpretation of preservation laws and regulations, as well as regularly assisting owners, developers, architects, and preservation technicians with the interpretation and analysis of historic buildings through an understanding of historic and contemporary documentation, construction techniques, building materials, and on-site investigation.

She is a considered an expert in architectural history, resource evaluation, federal and state Historic Preservation Certification processes, Section 106 mitigation, and the Secretary of Interior's Standards for the Treatment of Historic Properties. Ms. Eig meets professional qualifications prescribed by the Secretary of the Interior (36 CFR 61 - Appendix A). She has been accepted as an expert witness before the DC Historic Preservation Review Board, the Montgomery County Historic Preservation Commission, the Prince George's County (MD) Historic Preservation Commission; the Old Georgetown (DC) Board; the Coral Gables (FL) Historic Preservation Commission; the DC Mayor's Agent for Historic Preservation; the DC Zoning Commission; the DC Board of Zoning Adjustment; Superior Court of the District of Columbia; the National Capital Planning Commission; and the U.S. Commission of Fine Arts. She has appeared before the Montgomery County (MD) Board of Appeals as a member of the County's Historic Preservation Commission. In 2002, Ms. Eig served on two Urban Land Institute panels for sites in Washington, DC–the Old Naval Hospital and the Old Post Office Pavilion.

PRESERVATION STRATEGIES

Ms. Eig has served as Project Architectural Historian and Preservation Consultant for numerous major historic projects in Washington, DC and in other cities around the U.S. In these roles, she has directed research; prepared Historic Structures Reports and Historic American Buildings Survey documentation; advised on local and federal preservation reviews including Determination of Eligibility and Section 106 Memorandum of Agreements; guided efforts to rehabilitate historic buildings using the Secretary of Interior's Standards; and advised on the design compatibility of major new additions to historic buildings and new construction in historic districts.

Selected preservation projects in Washington, D.C. include:

- 7th and T Streets, N.W., Broadcast Center One, (Westgroup/Ellis Development), Devrouax & Purnell, 2005-
- 2655 Connecticut Avenue, N.W., (Stanford in Washington) Chatelain Architects, PC, 2004-

- 14th and Q Street, N.W., (CRES) Bonstra Architects, 2004-
- The Columbia (Columbia Hospital for Women), (Trammell Crow) Shalom Baranes Associates, 2003-
- 1241-1247 Wisconsin Avenue, N.W., (EastBank, Inc.) McInturff Architects, 2003-
- Arena Stage (Arena Stage), Bing Thom Associates, 2003-
- Studio Theatre, (Studio Theatre) William Bonstra Associates, 2002-
- Atlantic Building, (Douglas Development/CarrAmerica) Shalom Baranes Associates, 2002-
- International Spy Museum, (Malrite Company) The Smith Group/Adamstein & Demetriou, 2001-2003
- Woodward & Lothrop Building, (Douglas Development Co.) Shalom Baranes Associates, 1999-
- United Mine Workers Building, (Summit Properties) Martinez&Johnson|Architecture, 1999-2003
- Georgetown Incinerator, (EastBanc/Millenium) Shalom Baranes Associates, 1997-2003
- Alban Towers Apartments, (Charles E. Smith Companies) Torti.Gallas CHK Architects, 1999-2002
- 800 F Street, N.W., (Douglas Development Co.) Shalom Baranes Associates, 1998-2002
- Old Masonic Temple, (Karchem Properties, Inc.) Martinez&Johnson|Architecture, 1997-2002
- 700 block of Seventh Street, N.W., (Douglas Development, Inc.) GTM Architects, 1997-2003
- Interstate Commerce Commission and Department of Labor Buildings, (GSA) RTKL, 1995-1996
- Department of the Interior Modernization, (GSA) Shalom Baranes Associates, 1993-1995
- Washington City Post Office, (U.S. Postal Service/Postal Square Associates [Gerald D. Hines Interests, Managing Partner]) Shalom Baranes Associates, Architects, 1985-1992
- Warner Theatre and Office Building (The Kaempfer Company, Pei Cobb Freed & Partners) Shalom Baranes Associates, 1986-1992

Selected Sections 106, 110, and 111 projects include:

- NAVSTA GL, Great Lakes, Illinois (Forest City Military Communities), 2004-
- Armed Forces Retirement Home-Washington, D.C., (American Express Tax and Business Services), Koetter, Kim, and Associates, 2003-
- Southeast Federal Center, (Forest City Washington) Shalom Baranes Associates, 2003-
- Ford's Theatre, (Ford Theatre Society/National Park Service) ASD, Inc., 2003-2004

Selected preservation projects around the United States include:

- Boyd Theater Philadelphia, Pennsylvania (Clear Channel) Martinez &Johnson Architecture, 2005-
- Plaza Theatre, El Paso, Texas, (Community Foundation of El Paso) Martinez & Johnson Architecture, 2001-
- Meridian Grand Opera House, Meridian, Mississippi, (Mississippi State University) Martinez &Johnson Architecture, 2002-
- Miracle Mile Commercial Buildings, Coral Gables, Florida, (Starwood Urban, LLC) Richard Heap, 2001-2002

PRESERVATION PLANNING

EHT Traceries has participated in a number of important master plan documents for such institutions as Downtown Washington DC, The George Washington University, and the University of Maryland in Baltimore.

SURVEY AND DOCUMENTATION

Ms. Eig holds particular expertise in late 19th- and 20th-century residential, commercial, religious, institutional, and public buildings, as well as in the history of city planning. Work in the Metropolitan Washington area has provided the opportunity to study a variety of building types from that period (notably commercial and office buildings, single family residences, apartment buildings, public and institutional buildings, banks, movie theaters, post offices, warehouses, garages, carriage houses and stables, and churches), as well as to develop expertise in the history of urban neighborhoods.

She has authored numerous documents, including Historic Structures Reports, Historic American Building Survey documentation, Maryland Historical Trust Historic Property Inventory Forms, General Services Administration Building Preservation Plans, and National Register of Historic Places nominations. This work includes innovative use of computer databases to provide recordation, comparative analysis, evaluation, and management of building elements.

In 1998, she completed a major study of the history of the Public Buildings Service. Tentatively titled, *Cause to Be Built: The Origins and History of the Public Buildings Service,* publication under the auspices of the General Services Administration is anticipated.

SELECTED PUBLICATIONS

Eig, Emily Hotaling, *Cause to Be Built: The History and Origins of the Public Buildings Service*, General Services Administration, scheduled for publication.

Eig, Emily Hotaling, Maryland Association of Historic District Commission, "Observing Cell Towers," March 2003.

Eig, Emily Hotaling, National Association of Historic Preservation Commissions, "Preservation in DC," Feb 1998.

Eig, Emily Hotaling, "Kalorama" in *Washington at Home* (Kathryn Schneider Smith, Ed.). Northridge, CA: Windsor Publications, Inc., 1988.

Eig, Emily Hotaling, "Waddy Wood, Architect" in *Department of the Interior Building; Its Architecture and Its Art* (David W. Look and Carole L. Perrault). Washington, DC: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, 1986.

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians
Committee of 100 on the Federal City
DC Preservation League
Association for Preservation Technology
Historical Society of Washington, DC
Chevy Chase Historical Society
Vernacular Architecture Forum

Maryland Association of Historic District Commissions (Board Member, 1998-2002)
Montgomery County Historic Preservation Commission (Commissioner, 1997-2002)

EDUCATION

The George Washington University, Washington, DC
Master of Arts in Teaching in Museum Education, 1975
Field of study: Architectural History

Brandeis University, Waltham, Massachusetts
Bachelor of Arts, Fine Arts (Art History), *cum laude* with departmental honors, 1974.
Honors Thesis: Urban Open Space: A Comparison of Lafayette Square and Judiciary Square

H

Street Traffic Studies, Ltd.

DAVID A. NELSON, P.E., P.T.O.E.
PRESIDENT
STREET TRAFFIC STUDIES, LTD

PROFESSIONAL	Registered Professional Engineer, Virginia, Maryland and Pennsylvania Fellow of Institute of Transportation Engineers Certified ITE - Professional Traffic Operations Engineer National Society of Professional Engineers	
EDUCATION	B.S. in Civil Engineering 1979, Old Dominion University.; Norfolk, VA	
EXPERIENCE	1987 - Present	Sr. Transportation Engineer - STSLTD.
	1984 - 1987	Transportation Planner - M-NCPPC Prince Georges Co.
	1980 - 1984	Project Engineer - Greenhorne & O' Mara, Inc.

Mr. Nelson has over 29 years of experience in the field of traffic engineering, transportation planning, and general civil engineering projects. Mr. Nelson is responsible as principal in charge for all public and private sector work performed by STSLTD. He is currently the project manager for two MSHA Traffic Engineering contracts, and the Montgomery County, Maryland on - call traffic engineering contract. In each case, Mr. Nelson supervises the design effort of not only the STS design team but the work of several subconsultants.

He is presently responsible for performing and managing projects throughout the region which include Traffic Impact Studies for private developers, Traffic Control Plans, Functional Design Projects, Access Studies and Highway Design Projects.

Mr. Nelson is the project manager for the Maryland State Highway Administration Traffic Engineering and Survey Services contracts for Districts 6 and an On-Call Traffic Engineering Design Services Contract for the Office of Traffic - Statewide. He has provided the same services for Districts 3, 5, and 7 and the Office of Traffic over the last fifteen years. Services performed under both contracts include high accident location evaluations, corridor studies, intersection studies, minor geometric design, roundabout studies, traffic control, and signalization studies.

Several special studies have been completed under the MSHA District contracts including a season long evaluation of the Merriwether Post Pavilion in Howard County, Maryland and the development of a statewide signing policy study.

400 Crain Highway, N.W. • Glen Burnie, Maryland 21061
Telephone 410.590.5500 • FAX 410.590.6637

Mr. Nelson was the project engineer responsible for a number of special studies under the direction of the Traffic Forecasting Section including community and regional origin destination studies. He conducted a number of additional studies within the Tyson's Corner area as a integral element of the traffic analyses prepared for the West*Gate and West*Park developments.

Under the Montgomery County Traffic Engineering Contract, Mr. Nelson has been responsible for the preparation of the accident and congestion evaluation study, special parking district studies, traffic calming studies, traffic signal design, traffic control plans, and highway signing and marking plans. Mr. Nelson is experienced in preliminary and final design projects which include urban transit systems, support facilities, major highway feasibility and corridor location studies, traffic signal designs, highway signing, and highway lighting projects. Mr. Nelson is directly responsible for the preparation of all highway design modification plans prepared by STS. Most recently, these efforts have included the addition of turning lanes, channelization, and hydraulic upgrades at the intersections of MD 4 @ Westphalia Road in Prince Georges County, Acton Lane @ Old Washington Road in Charles County and St. Mark's Drive @ St. Charles Parkway in Charles County.

Over the past twenty five years, Mr. Nelson has been called on to testify as an expert witness in the fields of Traffic Engineering and Transportation Planning at numerous local and regional Planning and Zoning Boards, County Councils and in District Court including but not limited to:

Anne Arundel County, Maryland - Board of Appeals, Zoning Hearing Examiner
Carroll County Maryland - Planning Commission
Frederick County, Maryland - Planning Commission, County Council
Howard County, Maryland - Planning Board, Zoning Board
Montgomery County, Maryland - Planning Board, County Council, Hearing Examiner
Prince Georges County, Maryland - Planning Board, County Council, Hearing Examiner
Washington County, Maryland - Planning Commission, City Council
City of Annapolis - Planning Commission
City of Bowie - City Council, Planning Board
City of College Park - Planning Commission, City Council
City of Rockville - Planning Commission, City Council
City of Fairfax, Virginia - Planning Commission
Fairfax County, Virginia - Planning Commission