

## **SUMMARY OF WITNESS TESTIMONY**

Shahrokh Ghahramani will testify on behalf of the Applicant Department of General Services regarding the Hearst Park renovation project and community outreach.

Tom Wheeler, AIA from Cox Graae and Spack Architects will testify as to the architectural and design aspects of the Project. Mr. Wheeler is the lead architect on the Project. A copy of Mr. Wheeler's resume is attached hereto at Exhibit A.

Erwin Andres from Gorove/Slade Associates will testify as to traffic and parking issues pertaining to the Project. Mr. Andres' resume is attached hereto at Exhibit B.

Stephen Varga from Cozen O'Connor will testify on the land use and planning aspects of the Project. Mr. Varga's resume is attached hereto at Exhibit C.

The Applicant reserves the right to add witnesses or expert witnesses as necessary.

# Exhibit A



F. THOMPSON WHEELER, AIA

**Principal**



Mr. Wheeler has over 27 years of architectural and interior design experience that encompasses new construction as well as renovations. As Principal, he has particular expertise in guiding a project from programming and space planning through design, detailing and construction while demonstrating total quality schedule and budget management. Mr. Wheeler is well versed in project management with particular emphasis on renovation, adaptive reuse and new construction for K-12 projects. Mr. Wheeler has a diverse portfolio and considerable experience designing academic facilities.

### Education

Bachelor of Arts, Summa Cum Laude, Univ. of Maryland at College Park, 1988

Master of Architecture, Thesis Design Award, University of Maryland at College Park, 1991

### Registration

District of Columbia, 1995  
Virginia, 2011

### Affiliation

- American Institute of Architects
- BCOM - Certified
- Society for College and University Planning (SCUP)
- DC Building Industry Association (DCBIA)

### Critic / Lecturer

**Juror**, University of Maryland School of Architecture

**Juror**, Catholic University of America School of Architecture

## RELEVANT EXPERIENCE

Academy of the Holy Cross, **Kensington, MD**

ACPS Kitchen Assessment, **Arlington, VA**

American University Letts Hall Remodel, **Washington, DC**

American University Hearst and Hamilton Halls, **Washington, DC**

Arlington Arts Center, Maury School, **Arlington, VA**

Bowne of Washington, **Washington, DC**

Explore Children's Museum, **Washington, DC**

Field School Campus and Campus Expansion, **Washington, DC**

Field School, Meeting Room Renovation and Addition, **Washington, DC**

Fort Davis Park, **Washington, DC**

Georgetown Visitation Prep. School Performing Arts Center, **Washington, DC**

Georgetown Visitation Prep. School Physical Education Center, **Washington, DC**

George Washington University, **Washington, DC**

Good Counsel High School Feasibility Study, **Olney, MD**

HD Woodson Senior High School, **Washington, DC**

Hearst Park and Pool, **Washington, DC**

Holton Arms School, **Bethesda, MD**

Johnson Middle School, **Washington, DC**

Langley School Performing Arts Center, **McLean, VA**

Lubber Run Community Center, **Arlington, VA**

Lyndon House Arts Center, **Athens, GA**

Maloni Residence, **Chevy Chase, MD**

Maret School Campus Expansion, **Washington, DC**

Maury Elementary School, **Washington, DC**

Mount Olivet United Methodist Church, **Arlington, VA**

Morgan-Borders Residence, **Bethesda, MD**

Potomac School Performing Arts Center, **McLean, VA**

Orr Elementary School, **Washington, DC**

Reed School and Westover Library, **Arlington, VA**



F. THOMPSON WHEELER, AIA

*Principal*



Sienna School, **Silver Spring, MD**

The Catholic University of America Caldwell Hall Renovation, **Washington, DC**

The Catholic University of America Seaton Hall Renovation, **Washington, DC**

United Institute of Peace, Annex Buildings 6 & 7, **Washington, DC**

Waechter Residence, **Silver Spring, MD**

Wagner Residence, **Chevy Chase, MD**

Wagner Residence, **Traverse City, MI**

Washington International School, **Washington, DC**

# Exhibit B

# Erwin N. Andres

## Principal & Vice President

Mr. Andres has over 20 years of experience working on a wide range of traffic and transportation projects serving private sector, public sector, institutional, and federal agency clients in the metropolitan Washington, DC area. His diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design.

His experience has also been geared to serve the strategic development needs of private developers, address local jurisdictional approval requirements for federal agency clients, and develop sound transportation operational and management plans for institutional clients. Mr. Andres has directed studies related to traffic circulation, transit, parking demand, and transportation demand management for new developments and urban infill redevelopments. He has performed traffic impact assessments for a wide range of land uses that include residential, office, shopping and convention centers, and institutional complexes.

**Education:** Bachelor of Science, Civil Engineering, *Rutgers University, New Brunswick, NJ (1994)*

**Publications:** "Ask the Expert", Healthcare Magazine, November 2003

ULI North Capitol Main Street Technical Assistance Program Study, August 2009

### Professional Associations:

Urban Land Institute (ULI)

American Planning Association (APA)

Institute of Transportation Engineers (ITE)

DC Building Industry Association (DCBIA)

Georgetown University Real Estate Program, Lecturer

University of Maryland School of Architecture, Lecturer

Lambda Alpha International (LAI), Chapter President

International Council of Shopping Centers (ICSC)

### MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS

Mr. Andres has managed a number of mixed-used developments in the District of Columbia. The analysis addresses the existing traffic conditions, future traffic conditions without development, and future traffic conditions with development. Other tasks that are usually involved in larger projects of this nature are traffic signal design plans, parking analysis, site access and circulation planning, vehicular maneuverability analysis and loading access design, and Transportation Demand Management (TDM). Mr. Andres has also managed transportation studies for mixed-use developments that analyzed potential multi-trip sharing and shared parking between restaurant, hotel, bank, residential, office, and retail center uses. Principal tasks of these projects include vehicular and parking generation, development of parking demand profiles, entrance design for large vehicle circulation access, and identification of general street traffic conditions around the site.

Representative projects include the following:

CityCenter DC, Washington, DC  
The Yards, Washington, DC  
Burnham Place at Union Station, Washington, DC  
Georgetown Safeway, Washington, DC  
North Bethesda Conference Center, Bethesda, MD  
Skyland Town Center, Washington, DC  
The Louis at 14<sup>th</sup> & U, Washington, DC

The Apollo (H St. NE) Whole Foods, Washington, DC  
Florida Rock Redevelopment, Washington, DC  
Half Street Akridge Development, Washington, DC  
Petworth Safeway, Washington, DC  
East Capitol Street Gateway, Washington, DC  
Georgia Avenue Walmart, Washington, DC  
H Street Connection, Washington, DC

### **MASTER PLANNING AND REDEVELOPMENT PROJECTS**

Mr. Andres has worked on the transportation aspects of comprehensive master plans. Tasks for these types of projects include developing multi-modal plans, long-term transportation master plans, near-term detailed traffic analyses, on-site circulation studies, parking studies, maneuverability analyses, and Transportation Demand Management plans. Representative projects include the following:

Walter Reed Army Medical Center, Washington, DC  
Brookland/CUA Small Area Plan, Washington, DC  
Takoma Small Area Plan, Washington, DC  
NASA Goddard Master Plan, Greenbelt, MD  
NIH Master Plan, Bethesda, MD  
NSA-Bethesda Master Plan  
DC United Soccer Stadium, Washington, DC  
USDOT Headquarters Building, Washington, DC  
Washington National Cathedral, Washington, DC

Mt. Rainier M-UTC Plan, Mt. Rainier, MD  
FBI Headquarters Building, Washington, DC  
Suitland Federal Center, Suitland, MD  
NCI-Frederick Master Plan, Ft. Detrick, MD  
Florida Avenue Market, Washington, DC  
Washington Nationals Stadium, Washington, DC  
DHS at St. Elizabeth's Campus, Washington, DC  
DC Courts, Washington, DC  
National Museum African American History & Culture, Washington, DC

### **TRAFFIC SIGNAL DESIGNS AND PAVEMENT MARKING PLANS**

Mr. Andres has been involved with the development of traffic signal design plans for new traffic signals and for signal modifications. Additionally, he has been involved in the development of pavement marking plans to support proposed developments. Representative projects include the following:

Georgia Avenue Walmart, Washington, DC  
Skyland Town Center, Washington, DC  
Capitol Gateway Marketplace, Washington, DC  
Park Van Ness, Washington, DC  
Georgetown Safeway, Washington, DC

The Yards, Washington, DC  
Walter Reed Army Medical Center, Washington, DC  
The Field School, Washington, DC  
H Street Connection, Washington, DC  
The Apollo on H Street, Washington, DC

### **PUBLIC TESTIMONY**

Mr. Andres has been qualified as an expert witness before Zoning Boards and Commissions in numerous jurisdictions throughout the northeast United States that include the District of Columbia, Montgomery County and Prince George's County in Maryland, and numerous counties in Pennsylvania, New Jersey, New York and Connecticut.

# Exhibit C



## **STEPHEN VARGA, AICP, LEED GREEN ASSOCIATE**

Mr. Varga has experience in zoning and land use, sustainability best practice, comprehensive planning, as well as geographic information systems. He is currently Planning Services Director in Cozen O'Connor's Washington, DC office. In this role, he provides qualified expert witness land use and planning testimony before the Board of Zoning Adjustment and Zoning Commission, evaluates development proposals for zoning conformance and entitlement potential, drafts and submits text and map amendments as part of the District's 'Open Call' Comprehensive Plan update, and monitors and researches local government land use policies.



Prior to joining Cozen O'Connor, he served as director of planning services at Griffin, Murphy, Moldenhauer and Wiggins LLP after serving for nearly 10 years as an urban planner within the District of Columbia government.

From 2008-2010, he worked at the District of Columbia Office of Planning, an agency which guides development in the District while implementing preservation, revitalization, and strategic goals. As a development review specialist, he was responsible for reviewing zoning applications and presented agency recommendations at public meetings. Additionally, he served as core team member of Zoning Regulations Review project, a multi-year effort to comprehensively revise and modernize the zoning regulations of the District. He produced zoning recommendation reports and zoning regulation text, particularly for mixed use, transit-oriented development, and sustainability subject areas. This work would eventually become adopted as "ZR16," the new zoning regulations of the District, in effect since September 6, 2016.

From 2011-2016, he served at the District of Columbia Office of Zoning (DCOZ), an agency which provides administrative, professional, and technical assistance to the Zoning Commission and the Board of Zoning Adjustment in support of their oversight and adjudication of zoning matters in the District of Columbia. Upon joining DCOZ, he worked as a zoning specialist, and eventually senior zoning specialist, where he was responsible for communicating complex technical and regulatory information to a wide range of stakeholders, including applicants, BZA, Advisory Neighborhood Commissions, and the public. In addition to carrying out his explanatory duties, he analyzed and managed hundreds of zoning applications per year, ensuring each complied with applicable procedures and requirements. He also improved the BZA application processes for applicants, and clarified rights and responsibilities for stakeholders, resulting in more-timely and efficient hearings. Additionally, he adapted BZA zoning processes in the Interactive Zoning Information System to conform with ZR16.

Mr. Varga holds a Master's Degree in City & Regional Planning from the Ohio State University. He graduated with a Bachelor of Arts Degree from the Ohio State University.

He has been a member of the American Planning Association since 2003. He earned his American Institute of Certified Planners ("AICP") designation in 2007, and his LEED Green Associate designation in 2010.