

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

CASE NO. 06-22 (DISTRICT OF COLUMBIA SPORTS AND ENTERTAINMENT COMMISSION – CONSTRUCTION OF A MAJOR LEAGUE BASEBALL BALLPARK)

SUPPLEMENTAL FILING OF APPLICANT

PROPOSED WITNESSES FOR JUNE 26, 2006 PUBLIC HEARING

- A. Joe Spear, Senior Principal, HOK Sports
- B. Marshall E. Purnell, FAIA, Design Principal, Devroux & Purnell Architects/ Planners, P.C.
- C. Alan Harwood, Principal and Vice President, EDAW, Inc.
- D. Louis J. Slade, Vice President and Principal, Gorove/Slade Associates
- E. Claude E. Bailey, General Counsel, District of Columbia Sports and Entertainment Commission
- F. Allen Y. Lew, Chief Executive Officer, District of Columbia Sports and Entertainment Commission

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PROPOSED TESTIMONY

- A. Best Practices For Ballpark Design And Operation; How Ballparks Function; Parking Operations at Major League Baseball Ballparks: Joe Spear/Marshall Purnell
- B. Ballpark Design, Including Administration Building And South Capitol Street Pedestrian Ramp; Conformity with Zoning Regulations (Capitol Gateway Overlay); Requested Relief From Preferred Use Height And Depth; Requested Relief from South Capitol Street Setback for Pedestrian Ramp; Relationship Of Ballpark To South Capitol Street And Anacostia Waterfront--Joe Spear/Marshall Purnell
- C. Ballpark Program Requirements/Funding Restrictions: Claude Bailey/Allen Lew
- D. Requested Relief From Parking Requirements for Above-Grade Parking-Discussion of Economic Hardship; Design Of Parking Structures; Contribution Of Parking Structures To Urban Fabric: Joe Spear/Marshall Purnell/Claude Bailey/Allen Lew

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E Neighborhood and Environmental Impacts Noise, Light Alan Harwood

F. Neighborhood Pedestrian and Vehicular Impacts Traffic Operations Plan,
Transportation Management Plan, Pedestrian Experience Lou Slade/Joe Spear

G Impact on Capitol Sitelines Joe Spear

ATTACHMENTS: RESUMES OF EXPERT WITNESSES

A. Resume of Joe Spear

B Resume of Marshall Purnell

C Resume of Alan Harwood

D Resume of Louis Slade

JOSEPH E. SPEAR, AIA

SENIOR PRINCIPAL

EDUCATION

Bachelor of Architecture,
Kansas State University
Associate of Arts,
Labette Community Junior College

REGISTRATIONS

NCARB Certified
Registered Architect Alabama,
Arizona, California, Colorado,
Connecticut, District of Columbia,
Georgia, Idaho, Illinois, Louisiana,
Maine, Michigan, Mississippi,
Missouri, Nevada, New Jersey, New
York, Ohio, Oregon, Pennsylvania,
Vermont, Virginia, West Virginia,
Wyoming

MEMBERSHIPS

American Institute of Architects
Kansas City Chapter of the AIA
Missouri Council of Architects

Joseph E. Spear is a founding senior principal of HOK Sport and has major responsibility for the firm's designs. His experience, which spans more than 29 years, includes design, programming, site studies, master planning, interior architecture, cost estimating, delineation of design concepts, production of contract documents and contract administration.

The designs Joe created for Jacobs Field and Oriole Park at Camden Yards both earned National AIA Honor Awards, the industry's highest recognition. Jacobs Field incorporates iconic elements of American ballparks in a contemporary way as well as symbolic aspects unique to Cleveland, while Oriole Park embodies the tradition of baseball and architectural values.

Joe was the Principal in Charge of Great American Ball Park in Cincinnati, Citizens Bank Park in Philadelphia and PETCO Park for the San Diego Padres, all of which opened for the 2004 MLB season. Joe had previously led the design efforts for Coors Field in Denver, AT&T Park in San Francisco, and Comerica Park in Detroit.

In addition to the two National AIA Honor Awards, Joe was an Architecture Design Finalist for the prestigious Cooper-Hewitt National Design Awards program in 2004.

PROJECT EXPERIENCE

Washington Nationals Ballpark, Washington DC
Wrigley Field Improvements, Chicago, Illinois
AT&T Park, San Francisco, California
Citizens Bank Park, Philadelphia, Pennsylvania
Comerica Park, Detroit, Michigan
Coors Field, Denver, Colorado
Dunn Tire Park, Buffalo, New York
Great American Ballpark, Cincinnati, Ohio
Jacobs Field, Cleveland, Ohio
Oriole Park at Camden Yards, Baltimore, Maryland
PETCO Park, San Diego, California
U S Cellular Field, Chicago, Illinois

Marshall E. Purnell, FAIA, NOMAC

Marshall E. Purnell, FAIA is Design Principal with Devroux & Purnell Architects/Planners, P C (D&P), founded in 1978. Marshall formerly served in the Executive Offices of The American Institute of Architects, on the faculty of the University of Maryland, and the staff of the University of Michigan. He is a Fellow of the AIA and the equivalent in the National Organization of Minority Architects where he served as President. He is also a former President of the DC Chapter/AIA and serves on the National AIA Board of Directors, where he is currently a candidate for President.

As Design Principal with D&P, the firm's work includes the DC City Museum, The New Washington Convention Center, MCI Arena, parking garages at National Airport and Union Station. Corporate Headquarters project work includes the Potomac Electric Power Company (PEPCO), the Federal Home Loan Mortgage Corporation (FreddieMac), Crestar Mortgage Corporation, the National Council of Negro Women, the NAACP Legal Defense Fund, the Congressional Black Caucus Foundation, and the National Medical Association. Currently, the firm is a joint venture partner on the new District of Columbia Baseball Stadium and the Martin Luther King Jr. National Memorial projects. A host of private projects for office, residential, and commercial clients throughout the United States and abroad have been completed. Federal projects include work for the Navy, Corps of Engineers, Department of State, and General Services Administration. Other public sector projects have been designed for WMATA, the Washington Airport Authority, and nearly every agency within the DC Government. More than 30 million people a year live, work, play, or move through spaces designed by D&P.

Education	University of Michigan Bachelor of Science, 1972. Master of Architecture, 1973
Licensed	NCARB Certified. CA, DC, GA, FL, MD, MI, NC, PA, VA, WV
AIA Experience	AIA/DC Chapter President, 2003 AIA/DC Chapter Vice President, 2002 AIA/DC Chapter Treasurer, 2001 AIA/DC Chapter Director of Fellows, 1999-2001 South Atlantic Regional Council, Jury, 1999 Advanced to the College of Fellows, 1991 AIA/DC Chapter Director-at-Large (Education), 1989 National Scholarship Committee, 1987-1990 (Chairman, 1989) National Historic Resources Committee, 1985-1990 National Housing Committee, 1985-1990 National Institute Staff, Government Affairs, 1974-1976 National Institute Staff, Executive Office, 1976-1978

Other Professional National Organization of Minority Architects, “Fellow”, 1994
University of Maryland, School of Architecture, Faculty, 1993-1994
Presidential Design Awards Jury, 1992
Lambda Alpha, 1990
DC Mayor’s Design Awards Program, 1987 (Chairman)
National Organization of Minority Architects, President, 1985-1987
National Organization of Minority Architects, Vice President, 1984
National Organization of Minority Architects, Treasurer, 1982-1984
National Organization of Minority Architects, Director, 1978-1982

Other Activities City First Bank of DC, Board of Directors, Chairman
University of Michigan Alumni Association, 1995-2004 (Ex Com)
University of Michigan College of Architecture & Urban Planning
Alumni Association Board, 1990-1995 (President-1994)
Former Board positions and activities include
The Washington Urban League
DC Commission on the Arts
The Cultural Alliance
The Cultural Development Corporation
Studio Theatre
University of DC School of Architecture Advisory Board
Leadership Washington
DC United Way (Washington, DC Campaign Chairman, 1991, 1995)
Episcopal Diocese of Washington Architecture Review Committee

Lectures Florida A&M University
Howard University
Morgan State University
Prairie View University
The Arts Society of Washington
The American Consulting Engineers Council
The American Institute of Architects
The National Building Museum
University of the District of Columbia
University of Maryland
University of Michigan
Yale University
U S Department of Defense

Publications

“Contracting with the Federal Government” 1975, The American Institute of Architects

“The Federal Marketplace Are You Prepared?” 1976, The American Institute of Architects

“A Directory of Minority Architectural and Engineering Firms” 1977, 1978 American Consulting Engineers Council and The American Institute of Architects

EDUCATION

M U R P Urban Planning and Real Estate Development (Development Economics) The George Washington University, Washington DC 1991

M B A Coursework, Government and Business Administration (Marketing Management) The George Washington University Washington, DC , 1993

Overseas Studies, Architectural History, Tech Rome, Italy 1993

B S , Geography (Economic Geography) University of South Carolina Columbia SC 1983

PROFESSIONAL REGISTRATIONS

American Institute of Certified Planners

American Planning Association

International Downtown Association

Lambda Alpha Honor Society

Urban Land Institute

National Building Museum

District of Columbia Building Industry Association

HONORS + AWARDS

Townie Award Downtown Chester Improvements Pennsylvania Downtown Center 2006

Honor Award RFK Stadium Renovations Building and Construction, 2005

Merit Award Massey Hill Community Redevelopment Plan Fayetteville NC, ASLA Maryland and Potomac Chapters 2003

Honor Award Memorials and Museums Master Plan, Washington, DC, ASLA 2003

Citation Award Census Bureau Headquarters Suitland MD GSA, 2003

Smart Growth – Sustainability Award Chester CBD Action Plan Chester, PA, American Society of Consulting Planners, 2002

Merit Award Chester CBD Action Plan Chester PA ASLA Potomac and Maryland Chapters 2002

National Award, Memorials and Museums Master Plan Washington, DC APA Federal Division 2001

Outstanding Award, Memorials and Museums Master Plan Washington, DC APA National Capital Area Chapter, 2001

Distinguished Award Memorials and Museums Master Plan, Washington DC, APA Virginia Chapter 2001

Award, Memorials and Museums Master Plan Washington, DC, AIA Virginia Chapter 2001

Honor Award, Downtown Action Agenda Washington DC International Downtown Association 2001

Merit Award Downtown Action Agenda Washington DC ASLA Potomac and Maryland Chapters 2000

First Runner-Up Woodrow Wilson Bridge Design Competition Alexandria VA 1991

Honor Award D C Housing Opportunities Action Plan Washington DC, APA District Chapter, 1990

ALAN HARWOOD, AICP**Environmental Team Leader**

Alan Harwood is a Principal and Vice President with EDAW where he has worked since 1987. He is a certified planner with more than 20 years of award-winning experience in environmental impact analysis, and community-based economic revitalization. Mr. Harwood brings excellent instincts, a strategic approach, strong leadership skills, and a personal commitment to each project.

Mr. Harwood has successfully completed challenging projects for a variety of clients, including federal agencies, local governments, community organizations and private-sector interests. He was responsible for leading the ballpark environmental mitigation effort.

PROJECT EXPERIENCE**Washington Nationals Ballpark EMS, Washington, DC****Project Director**

CLIENT: District of Columbia Sports & Entertainment Commission
Evaluated the land use, visual, noise, and lighting impacts of a 41,000-seat baseball facility.

RFK Stadium Renovations Environmental Analysis, Washington, DC**Project Director**

CLIENT: District of Columbia Sports & Entertainment Commission
Evaluated the renovation and operational impacts of a 55,000-seat stadium.

Washington Convention Center EIS, Washington, DC**Project Director**

CLIENT: Washington Convention Center Authority
Directed a team of specialists in evaluating the master plan and building program for a 2.1 million-square-foot convention center in the Shaw historic district adjacent to downtown Washington, DC, relative to land use, transportation, and urban design impacts.

MCI Center (Verizon Center) EIS, Washington, DC**Project Manager**

CLIENT: District of Columbia Sports & Entertainment Commission
Evaluated the construction, transportation, historic resource, and land use impacts of a 20,000-seat sports and entertainment facility.

Redskins Stadium EIS, Washington, DC**Project Manager**

CLIENT: DC Armory Board
Identified the construction, land use, visual, socio-economic, traffic, stormwater, and public health impacts of a new 78,600-seat stadium for the Washington Redskins professional football team.

Sports + Entertainment District Plan, Los Angeles, CA**Project Director**

CLIENT: L A Convention and Exhibition Center Authority and the L A Community Redevelopment Agency
Prepared a land use and urban design plan to establish an urban entertainment district within the South Park/downtown area of central L A surrounding the site of the 20,000-seat Staples Center sports arena.

Waterfront Stadium Planning Study, Philadelphia, PA**Project Manager**

CLIENT: PECO Energy and the NFL Philadelphia Eagles
Prepared alternative planning concepts for a waterfront sports and entertainment development in the Philadelphia area, including a potential Philadelphia Eagles football stadium.

ALAN HARWOOD, AICP**PRESENTATIONS + LECTURES**

Panelist *Play Ball! Mitigating a New Ballpark* National Association of Environmental Professionals Annual Conference 2006

Panelist *Planning for Smaller Towns* American Planning Association Annual Conference 2006

Panelist *Security Planning in the Nation's Capital*, National Association of Environmental Professionals Annual Conference 2005

Moderator *Making the Big Investment Pay Off* International Downtown Association, Annual Conference 2005

Panelist *Downtown Planning Workshop*, International Downtown Association Spring Meeting 2004

Panelist *Federal Planning in the Nation's Capital* APA Federal Division, 2004

Co-Leader *Downtown Washington Mobile Workshop* APA National Conference 2004

Panelist Howard University Senior Class Project, Washington, DC, 2003

Panelist ULI Advisory Services Panel Charlotte County, FL, 2002

Panelist Goddard Space Flight Center Review Panel Greenbelt MD 2002

Panelist, Canton Township Economic Development Committee, Canton PA, 2001

Participant, *Pathway to Principal*, San Francisco CA 2000

Coordinator Anacostia River Visioning Workshop National Park Service Washington DC, 1999

Member, Washington, D C Housing and Community Development Task Force 1998

Assistant Director Summer Student Program Los Angeles CA EDAW 1997

Panelist D C Building Industry Association Special Program *Washington Convention Center* Washington DC 1997

Guest Speaker Leadership Washington Environmental Seminar *MCI Center*, Washington DC 1996

Instructor Urban Land Institute Real Estate School 1994

Guest Lecturer George Washington University Washington DC 1992

Department of Transportation Headquarters EIS, Washington, DC**Project Director**

CLIENT U S General Services Administration

Evaluated alternative sites that would accommodate consolidation of the DOT's various office locations into a new or renovated 13 million square foot building and documented the environmental impacts in Southeast Washington

Northern Virginia Baseball Stadium Site Selection**Project Manager**

CLIENT Virginia Baseball Stadium Authority

Identified and reviewed more than 30 potential locations for a major league baseball stadium in Northern Virginia with HOK Sport

Sutland Federal Center EIS, Sutland, MD**Project Director**

CLIENT U S General Services Administration

Assessed the consequences of various master plan alternatives for a 226-acre federal office campus in Prince George's County Supervised the preparation of a GIS database to characterize the environmental constraints and opportunities for future development, and to facilitate a visual impact analysis for development actions

Metrobus Replacement Facility EA, Washington, DC**Project Director**

CLIENT Washington Metropolitan Area Transit Authority

Assessed the environmental, land use, socio-economic and visual impacts of a nine-acre site in Southeast Washington, DC as the preferred location for a new Metrobus garage

AOC Remote Delivery Facility EA, Washington, DC**Project Director**

CLIENT: Architect of the Capitol

Assessed the transportation, air quality, and land use impacts and mitigations of a replacement security screening facility to inspect all vehicle deliveries to the United States Capitol Building Complex

Washington Monument Security Improvements EA, Washington, DC**Project Director**

CLIENT U S National Park Service

Assessed the impacts and mitigation measures associated with security improvements for vehicle barriers and visitor security screening at one of the most visited landmarks and tourist attractions on the National Mall Key issues included historic and visual impacts, and soil subsidence and contamination

Martin Luther King Memorial EA, Washington, DC**Project Director**

CLIENT Martin Luther King Memorial Foundation and National Park Service

Evaluated the proposed national memorial to Dr King on the National Mall near the Lincoln and Jefferson Memorials

National Zoo Asia Trail EA**Project Director**

CLIENT Smithsonian Institution

Assessed the impacts and mitigation measures of constructing the National Zoo's new Asia Trail project, which included new, enhanced exhibits for Asia-themed animals including redevelopment of the landscaping, and vegetation

National Harbor EIS, Prince George's County, MD**Project Manager**

ALAN HARWOOD, AICP

CLIENT: National Capital Planning Commission, the U S Army Corps of Engineers, and the Maryland State Highway Administration
Assessed the visual quality, shoreline treatment, traffic, noise, and bald eagle impacts of a seven million-square-foot entertainment retail destination complex on the Potomac River

Old Patent Office Building Renovations EA, Washington, DC**Project Director**

CLIENT: Smithsonian Institution

Assessed the impacts associated with the renovations to modernize the physical plant and restore the historic building's exterior and construction of an auditorium underneath the courtyard plaza



Louis J. Slade, PE, PTOE **Vice President and Principal**

Mr Slade's diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design. Mr Slade has directed major regional comprehensive transportation planning studies and corridor studies, traffic circulation and transit studies, and parking needs and design optimization studies for central business districts and new developments. He has devised and analyzed alternative public transportation modal options. He is familiar with road rating and sufficiency evaluation systems for primary and secondary roads. He has performed analytical assessments of air quality and noise levels of transportation facilities and systems. He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses.

Professional Certification

Registered Professional Engineer District of Columbia and Maryland
Certified PTOE (Professional Traffic Operations Engineer)

Education

Master of Science, Civil Engineering
Northwestern University, Chicago, IL

Bachelor of Science, Civil Engineering
Northwestern University, Chicago, IL

Professional Associations

Fellow ITE
Urban Land Institute
Lambda Alpha International Land Economics Society

Representative Projects

DOWNTOWN PROJECT PLANNING

Mr Slade has directed all of the firm's projects in downtown Washington D C including transportation management and traffic operations planning for the MCI Center Sports Arena, and the new Washington Convention Center, and traffic, loading and parking plans for the National Gallery of Art, the Newseum, the Arts and Industries Building, and the National Museum of Native Americans. He has been a consultant to both the Downtown and Georgetown Business Improvement Districts, and he has directed the firm's assignments on numerous large-scale in-town residential and mixed-use development projects.

RAIL STATION PLANNING AND DESIGN

Mr Slade has extensive experience with the planning and design of the vehicular and pedestrian components of commuter rail stations and bus terminals. This includes roadway access, circulation, and parking planning for several Metrorail stations on the Washington, D C system for the Transit Authority, the planning of major commuter heavy and light rail stations at the Meadowlands Sports Complex and the Carlstadt New Town Center in Bergen County, N J, the planning of the station modifications associated with the new MCI Center sports arena at the Gallery Place Station in Washington, D C, and planning studies for joint public/private developments at several Metrorail stations in the Washington metropolitan area.

CONSTRUCTION TRAFFIC MANAGEMENT PLANS

WWII Memorial Truck Access

Principal-in-Charge Seven months into a 30-month construction schedule, Gorove/Slade Associates, was given the challenge of developing a construction truck access plan to improve construction access to the site on the National Mall. G/SA balanced construction access needs with tourist and pedestrian safety. G/SA proposed four creative alternatives including rerouting



pedestrians, and changing lane configuration to accommodate left-turning trucks, and ensuring that trucks could safely navigate between trees. The National Park Service mandated strict observance of environmental issues including the protection, relocation and in some cases the removal of mature trees.

U.S. Capitol Visitors' Center, Construction Traffic Management Plan, Washington, DC

Principal-in-Charge G/SA developed a traffic management plan for the construction of the new underground visitors' center in front of the U.S. Capitol. Construction is expected to last until mid 2005. The traffic management plan will minimize the impact of truck traffic upon the neighboring residential districts and downtown DC. Key issues for this project include taking into consideration the security issues resulting from recent terrorism events.

TRANSPORTATION PLANNING STUDIES

Nashua Area Transportation Study, New Hampshire, Genessee/Finger Lakes Regional Study, Rochester, New York, Hartford County Thoroughfare Plan, Maryland, James City County Thoroughfare Plan, Virginia

TRANSIT IMPACT STUDIES AND TRANSIT ALTERNATIVES ANALYSES

York County, Pennsylvania, Crystal City in Arlington, Virginia, Albany, New York

CENTRAL BUSINESS DISTRICT CIRCULATION STUDIES

Washington D.C., Alexandria, Virginia, Herndon, Virginia, Leesburg, Virginia, Baltimore, Maryland, Atlantic City, New Jersey, Indianapolis, Indiana, Albany, New York, Quincy, Massachusetts, Bowling Green, Kentucky, Takoma Center, DC

UNIQUE AND SPECIAL TRAFFIC STUDIES AND ASSIGNMENTS

District of Columbia Comprehensive Bikeway Study, U.S. Army Museum, Arlington, Virginia, The Challenger Center for Space, Washington, D.C., The Universal Ballet School, Washington, DC, The Capital Centre Arena, Prince George's County, Maryland, Convention Centers in Atlantic City and Trenton, New Jersey and Baltimore, Maryland, Casino Hotels in Atlantic City, New Jersey, Civil War Battle Reenactment, Fairfax, Virginia, Highway noise barrier design and design guidelines, Federal Highway Administration, Salvation Army headquarters and residence for the homeless, Washington, D.C.

TRANSPORTATION MANAGEMENT EXPERIENCE

Developed management programs to reduce peak hour traffic loads and parking requirements and development of traffic monitoring systems for various private developments in the Northern Virginia suburbs of Washington, D.C. and for federal agencies in the metropolitan area.

The National Institutes of Health (NIH)

As part of the Master Plan, Mr. Slade developed a cost-effectiveness matrix for candidate demand management programs that NIH used to advance their overall efforts to reduce trip generation. This work was presented at the ITE Conference in February 1994. Gorove/Slade Associates has had an ongoing contract with NIH to expand and monitor the effectiveness of their demand management program.

The City of Alexandria, Virginia

Virginia passed a demand management ordinance in 1988 which required that all new development include a demand management program customized for the particular site based on proximity to transit, characteristics of the tenants, etc. Gorove/Slade Associates, Inc. worked with a number of clients to help interpret this new ordinance and to prepare the required program.

Institutions

Gorove/Slade Associates has developed demand management plans for a number of schools, hospitals, and performance facilities where constrained or sensitive conditions required a special means to control the generation, routing, and storage of vehicle traffic.

Anacostia Waterfront, Washington, DC

Gorove/Slade developed an area wide demand management plan for the Anacostia Waterfront in Washington, D.C. as part of a master planning study for the Office of Planning. Mr. Slade is currently Principal in Charge of the firm's involvement in the Anacostia Waterfront Initiative with the Office of Planning.



PUBLIC TESTIMONY.

Mr Slade has provided expert testimony in the District of Columbia throughout the firm's 26 years. Projects include

- Dunmarlin Development
- The George Washington University
- Kennedy Warren Apartment Expansion
- The National Cathedral
- The Washington International School
- Beauvoir School
- 2200 M Street Mixed Use Development