

Erwin N. Andres, P.E.

Principal

Mr. Andres has 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.

Professional Registration: Professional Engineer: Maryland (#29177), New Jersey (#4557000)

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)	Georgetown University Real Estate Program, Lecturer
American Planning Association (APA)	University of Maryland School of Architecture, Lecturer
Institute of Transportation Engineers (ITE)	Lambda Alpha International (LAI), Chapter President
DC Building Industry Association (DCBIA)	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 14th & 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

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

CAMPUSES, SCHOOLS, AND INSTITUTIONS

Mr. Andres has been involved with the development of circulation studies, traffic simulations, traffic signal design, parking studies, transportation master plans and data collection for many universities, schools and institutions. Representative projects include the following:

Ohio State University, Columbus, OH
UVA Health Sciences District, Charlottesville, VA
National Museum AAH&C, Washington, DC
Washington International School, Washington, DC
Washington National Cathedral, Washington, DC
Woodrow Wilson High School, Washington, DC
Cardozo High School, Washington, DC

Kingsbury Academy, Washington, DC
Duke Ellington School, Washington, DC
Evermay, Washington, DC
Halcyon House, Washington, DC
DC Courts, Washington, DC
National Academy of Sciences, Washington, DC
Corcoran Art Gallery Addition, 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.



EDUCATION

Bachelor of Architecture,
Kent State University, 1995

Bachelor of Science,
Kent State University, 1994

YEARS IN PRACTICE / YEARS AT WDG

20 / 14

REGISTRATION

DC, MD, VA, OH, SC

PROFESSIONAL AFFILIATIONS

AIA DC Board of Directors President-Elect, 2015;
Kent State Univ., CAED, Prof. Adv. Bd. 2010 - Present
AIA DC Board of Directors Treasurer, 2014;
AIA DC Board of Directors, 2011-Present;
AIA, YAF Ad Communications, Chair, 2010;
AIA, Borad Knowledge Committee, 2010;
AIA, YAF Mentoring Subcommittee, 2009-2010;
AIA, YAF Advisory Committee, Vice Chair, 2009;
AIA, Knowledge Leadership Assembly, 2009;
AIA, Lead. Ed. Subcommittee for Professional
Development 2008-2009;
AIA, YAF Ad Comm, Programs Advisor, 2007-2008;
AIA, I/A Comm. (Current NAC), Chair, 1999;
AIA, IDP Coordinating Committee, 1998-2000;
AIA, I/A Comm (Current NAC), 1997-1998;

ACCOLADES

AIA Young Architects Award, 2011;
TOTO - Universal Design Research Mission, 2010;
AIA Institute Honor for Collaborative
Achievement, Juror, 2010;
Building Design and Construction:
"40 under 40," 2009;
AIA Emerging Professionals Grant, Juror, 2007-2009;
Cast Stone Institute Design Award Juror, 2007;
AIAS, Chair Affair Design Juror, 2005;
AIA IDP Outstanding Firm Award, Juror, 1999;
AIA Institute Honor Kemper Award, Juror, 1999;
AIA Cleveland, Presidents Award, 1998;

Mr. Stadler is a Design Principal and partner of WDG where he focuses on elevating the firm's stature in design, with particular emphasis on enhancing the civic realm. He is directly responsible for leading the planning, re-zoning and design of complex, high-profile urban projects, bolstering WDG's reputation for sustainable and distinctive, mid- and high-rise structures with contemporary urban sensitivity. Mr. Stadler's diverse experience includes commercial, residential, hospitality, educational, and sporting facilities.

Mr. Stadler takes a strong leadership role and his commitment to design excellence and innovative thinking influences the projects he is involved with. He believes that design is a process and that this process begins not with a brief, program, or even a charette, but rather with the people from which ideas flow. His example shows that leadership is a two-way street; it involves the ability to influence others and be receptive to the needs of those you lead. Sean believes design excellence is not the application of certain techniques or the realization of inborn talent, so much as the development of a latent understanding for the negotiations that are at the heart of architecture; negotiations between site and program, client and designer, architect and engineer.

Prior to joining WDG, Mr. Stadler worked for the noted Cleveland architectural firms of Richard Fleishman and Partners, and Gilberti Spittler International. In 1999 he relocated to Washington, DC to work for the acclaimed firm of David M. Schwarz where he contributed to the design of prestigious national projects including the \$650 million American Airlines Center Arena in Dallas, TX, and the Dr. Pepper Ballpark in Frisco, TX.

Mr. Stadler has been honored with an AIA President's Award for his service to the profession and was recognized as one of the "rising stars of the AEC industry" by Building Design + Construction Magazine in 2009. He is a recipient of the 2011 AIA Young Architects award where the jury noted that "he is a unique individual of outstanding talent and clear commitment."

SELECTED EXPERIENCE

West End Square 37, Washington, DC

11-story mixed-use including 93 rental units totaling 120,300-sf, 71 luxury condos totaling 126,600-sf, 7,600-gsf of retail, and a 20,100-sf West End Library. Scope of work includes 96,400-sf parking garage with 249 spaces. WDG is Executive Architect in collaboration with Design Architect Ten Arquitectos.

West End Square 50, Washington, DC

96,810-sf mixed-use development. Includes a new 19,085-sf DC fire station, commercial space for a 21,658-sf squash club, a 55,226-sf residential tower with 61 affordable dwelling units, and one level of below-grade parking for 24 vehicles. The complex will pursue a LEED Gold certification.

2715 Pennsylvania Avenue, Washington, DC

26,662-sf, 6-story residential building with 8 luxury apartments and 2,925-sf restaurant.

Camden South Capitol, Washington, DC

11-story residential building with 276 units, 2,954-sf of retail and parking for 262 vehicles.

460 New York Avenue Condominiums, Washington, DC

11-story, 62,000-sf, 63-unit boutique condominiums with 36 parking spaces on one level at grade.

465 New York Avenue Apartments North Site, Washington, DC

85,555-sf, 12-story apartment building with 87 units. 31,663-sf of underground parking for 40 cars.

Northwest One, Washington DC

13-story, 204-apartment development in a mixed-use, urban redevelopment, including retail at street level, plus hotel and condominiums, and below grade structured parking.

Sean Stadler, AIA, LEED AP Principal

Look Up to Cleveland "Outstanding Leadership Award," 1996, 97;
The Catholic University Design Juror;
Kent State University Design Juror

SPEAKING

AIA Grassroots Conference, 2015;
AIA Design DC, 2014;
AIA|DC CKLDP 2013, 2014;
AIA|DC "Discussing Mentoring from Different Perspectives" 2012;
The Catholic University Visiting Lecturer, 2010;
AIA Conv., AIA Partnership Summit, 2010;
AIA Grassroots, Designing an Effective Program For Mentors, 2010;
AIA Grassroots Conference, Emerging Professionals Grooming Our Future Leaders, 2009;
AIA DC IDP, Mentor Training Workshop, 2008;
CREW DC Networking Round Table, Recent Mixed Use Projects the in DC Area, 2008;
AIA Grassroots Conference, Leadership in Today's Multi-Generational Workplace, 2008;
AIA Conv., The Need to Negotiate - Taking Your Career to the Next Level, 2008;
AIA Design | DC, Mentoring Essentials for IDP Supervisors / Emerging Architects, 2008;
AIA National Conv., Outstanding Firm Award, 1999;
IDP Coord. Conf., Panel Presentation, 1999

PUBLISHED

"Becoming an Architect", Third Edition, Lee w. Waldrep, Ph.D., Wiley, ©2014
Masonry Design Magazine, "WDG Architecture Integrates Circa-1929 Warehouse Facade Into New Condominium Tower"
District Source, "Parking Novelty at 460 New York Avenue," Shaun Courtney, April 1, 2014
ARCHITECT "2011 Emerging Talent" July 211
Washington Business Journal "Proposed mixed-use projects aim to stir up a stale West End", Martin Moeller Jr., Aug. 26, 2011
DC Mud, "Camden to Start Southwest DC Project Next Tuesday," May 9, 2011

*"Meritable architecture
is by no means a
single individual's
accomplishment."*

Potomac Place, Washington, DC

4.6-acre, 7-story residential complex. New construction for two mid-rise, 150,000-sf, 298-unit, twin towers and renovation of an existing 400-unit apartment structure.

The Artisan Condominiums, Washington, DC

10-story, 180-unit building with 11,500-sf of retail space that incorporated three historic structures.

Veridian, Silver Spring, MD

500,000-sf, 15-story apartment building with 50,000-sf of retail space. Includes 2 levels of underground and 6 levels of above-grade parking for 880 vehicles.

One National Harbor, National Harbor, MD

7- to 11-story residential building with 253 units, 41,000-sf of ground floor retail and underground parking for 311 vehicles.

Fleet Street, National Harbor, MD

163 waterfront condos as part of a mixed use development including a 7-story, 181 key hotel, 2 restaurants, a spa, 15,616-sf of retail space, and 12,335-sf meeting space.

Midtown Silver Spring, Silver Spring, MD

15 and 16-story residential buildings consisting of 104 condominiums and 231 apartments with parking for 480 vehicles.

The Eden, Baltimore, MD

13-story, 306-unit residential building over 30,000-sf of retail and rooftop pool. Three levels of above-grade parking for 339 cars.

1400 Lancaster Street, Baltimore, MD

10-story, 48-unit luxury condominium with a rooftop terrace, swimming pool and gym.

Garfield, Tysons Corner, VA

14-story and 6-story (wood frame type 3A) multifamily buildings with 425 residential units in approximately 428,871-sf. Three levels of below-grade parking will accommodate 595 parking spaces. Targeting LEED Silver.

Tellus Apartments, Arlington, VA

16-story apartment building with 254 units, 15,000-sf of retail space and underground parking for 273 cars.

Clarendon 1021 Condominiums, Arlington, VA

449,000-sf, 10-story, 415-unit condo building with fitness center, conference rooms, lounge, rooftop pool and spa.

Camden Potomac Yards, Arlington, VA

395,000-sf, 12-story residential building with 386 units and 4,120-sf of retail space. Includes three levels of underground parking for 509 vehicles.

The Vue, Beachwood, OH

4-story, 348-unit residential with over 600 parking spaces. Site includes over 15,000-sf of amenities for residents, and 4 outdoor garden courtyard areas with pool. Type 5A wood construction over podium parking.

US Coast Guard Headquarters, Washington, DC

31-acre, 1,179,500-sf headquarters building for the US Coast Guard.

Sean Stadler, AIA, LEED AP
Principal

Rockville Metro Plaza II, Rockville, MD

190,907-sf Class-A office building with 13,670-sf of first floor retail. Parking for 298 vehicles in an additional 116,615-sf on surface and 3 levels below-grade.

Park Potomac Building D, Potomac, MD

6-story, 137,000-sf office building with 16,835-sf of retail and parking for 281 vehicles. Part of a large mixed-use development consisting of over 500,000-sf of office space, 132,000-sf of retail space and a 156-key hotel.

Spring Hill Suites Michigan & Irving, Washington, DC

9-story, 300-key hotel; 2-story, 31,500-sf conference center; 14,760-sf of ground-floor retail space; and 167,104-sf of parking for 374 vehicles.

Silver Spring Transit Center, Silver Spring, MD

5.67 acres, 147,684-sf hotel, 461,053-sf office building, 200,700-sf residential building, and 34,500-sf urban park.

Aloft Hotel, National Harbor, MD

A mixed use block consisting of a 7-story, 181-key hotel, 2 restaurants, a spa, 15,616-sf of retail space, 12,335-sf of meeting space, and a 10-story, 160-unit condominium building with 14,946-sf of retail space and below grade parking for 227 vehicles.

OUTLINE OF TESTIMONY OF ERWIN ANDRES, TRAFFIC ENGINEER
GOROVE SLADE ASSOCIATES

- I.** Review of Studies Presented in this PUD Modification Application
 - A.** Technical Memorandum – Trip Generation Comparison
 - B.** Additional Information on Public Right-of-Way Configuration of Irving Street and Michigan Avenue Ramp

- II.** Transportation Impact Study to be Included in Second Stage PUD Application

- III.** Conclusion and Recommendations

OUTLINE OF TESTIMONY OF SEAN STADLER - PROJECT ARCHITECT
WDG ARCHITECTS

- I.** Review of Previous PUD Approval
 - A.** Overview of site and surrounding area
 - B.** Overview of approved PUD project

- II.** Description of Proposed Modifications to Approved PUD Project
 - A.** Change in hotel brand and increase from 314 hotel rooms to 336 hotel rooms
 - B.** Minor increase in size of conference center and conference center ballroom
 - C.** Increased height of above-grade parking structure
 - D.** Change in location of entrance to restaurant
 - E.** Extension of hotel towards Irving Street
 - F.** Modification of basement level to include below-grade parking spaces
 - G.** Modifications to roof structures

- III.** Conclusion