

**ZONING COMMISSION CASE NO. 12-05A
SQUARE 701 CAPITOL GATEWAY OVERLAY REVIEW -
MODIFICATION**

List of Witnesses

July 15, 2013

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1. Don Capobres or other representative of Ballpark Square, LLC (the Applicant)
2. Devon Perkins of Hickok Cole Architects (the project architect for the residential, hotel and retail component) – proposed as expert in architecture. Resume attached.
3. If necessary – Dan Van Pelt or Robert Schiesel of Gorove/Slade Associates, Inc. – proposed as experts in transportation planning. Resumes attached.

B. Devon Perkins, AIA, LEED AP BD+C Senior Associate



Mr. Perkins is a Senior Associate with Hickok Cole Architects with more than sixteen years of experience in architectural design for Academic, Institutional, Commercial, and Residential projects. He has a Bachelor of Science in Architecture from the University of Maryland and a Master of Architecture degree from Yale University.

Prior to joining Hickok Cole Architects, Mr. Perkins worked at Cunningham | Quill Architects, Zaras & Neudorfer Architects, and Hartman-Cox Architects. His breadth of experience ranges from high-profile historic preservation projects such as the Lincoln Memorial, The Jefferson Memorial, and the National Portrait Gallery to luxury single family residences and additions. He has also served as designer on many university and library projects across the United States for clients such as Case Western Reserve University, Washington University in St. Louis, the University of Maryland, Georgetown University, and American University.

Mr. Perkins is a member of the American Institute of Architects and is LEED accredited in sustainable design by the U.S. Green Building Council. He and Associate Principal Laurence Caudle, AIA are currently teaching a housing studio at Catholic University. An accomplished photographer, Mr. Perkins' work was featured in the multi-page article "Space To Learn" in the April 2009 issue of *Architect* magazine.

Professional Experience Includes:



Reston Station

Reston Station, Reston, Virginia

Project Designer for mixed-use transit oriented development including 460,000 sf residential, 9,000 sf retail and 700 residential parking spaces. Targeting LEED Silver Certification.



Fillmore Music Hall

Fillmore Music Hall and LDG Office/Hotel Complex, Silver Spring, MD

Project Manager for the office building component of 389,000 gsf new mixed-use project which also includes the Fillmore on Colesville Road and a hotel on Fenton Street.

The Fillmore is a 30,000 gsf music venue that accommodates 2,000 patrons. The project is an adaptive re-use of the 1940s-era J.C. Penney's façade. Currently registered under LEED-NC, targeting LEED Silver Certification and will include a vegetative roof. The two-level venue includes green rooms for the artists and offices for Fillmore staff.



LDG Office

The office building is appx. 220,000 gsf and includes 5,000 sf of retail at sidewalk level, 8 levels of structured parking, and 7 levels of office.

The hotel is appx. 139,000 gsf. Consists of a 2-story lobby, a double-height amenity space with 3 levels of structured parking, and 9 levels of hotel.



Loudoun Station
Master Plan

Loudoun Station Master Plan, Loudoun County, VA

Master plan for 1,600,000 sf mixed-use transit-oriented development including residential buildings, office buildings, hotel, retail and public spaces.



George Washington
University

George Washington University Science and Engineering Complex, Washington, DC

PUD Manager and Designer on new 480,000 sf science and engineering building which includes five levels below-grade parking on George Washington University's Foggy Bottom Campus. Targeting LEED-NC Silver Certification or higher. *Design Architect is Ballinger*



CSIS

Center for Strategic and International Studies, Washington, DC

Senior Project Architect for new 130,000 sf 9-story headquarters building and interiors for international policy institution. Will target LEED Platinum certification. Winning entry in a design competition of 12 national and regional design firms.



Hampden Lane

Hampden Lane, Bethesda, MD

Design consultant for 3-story commercial project including two-story build-to-suit gym with first floor retail. LEED Core and Shell certified, Gold level.



200 Eye Street, SE

200 Eye Street, SE, Washington DC

Feasibility study for 2,250,000 sf including office and residential uses.



1901 L Street, NW

1901 L Street NW, Washington DC

Feasibility study for renovation of a 130,000 sf office building.



Twinbrook, Rockville, MD

Schematic Design for 326,000 sf mixed-use office building with structured parking; site includes public open space and retail pavilion.



1901 L Street, NW

New York Avenue - Northeast Gateway, Washington, DC

Master plan for 2.5 million sf mixed-use development, including residential, commercial and office uses.



Northeast Gateway

Oakwood Road - Van Dorn Street, Fairfax County, VA

Master plan for 850,000 sf including office and residential uses.

Hine School Redevelopment, Washington, DC

Proposed conversion of Hine Junior High School near Eastern Market to mixed-use development featuring residential, retail, below-grade parking and a public square.

Congressional Plaza Residential Study, Washington, DC

Feasibility study for 143 unit, 250,000 sf condominium building.



Select Projects Completed at Previous Firms:



The Alta

The Alta at Thomas Circle, Washington, DC

Designer and Project Architect/Project Manager for 13-story, 140,000 sf upscale loft condominium building. Worked on project from Concept through Construction Administration and Occupancy. First LEED-certified multi-family residential building in DC.

2008 U.S. Green Building Council, National Capital Region Chapter, Award of Excellence, Best Medium-Sized Project.



1875 K Street, NW

1875 K Street, NW, Washington, DC

Designer and Project Manager for 250,000 sf Class A commercial office building in the downtown core.

10th and G Streets, NW, Washington, DC

Project Architect for 11-story, 300,000 sf Class A commercial office building and church. Through Design Development.



Kelvin Smith Library

Kelvin Smith Library at Case Western Reserve University, Cleveland, OH

New construction in historic part of campus. Design was intended to blend seamlessly with neo-classical character of existing campus.



The Mercer and
The Wooster

New School of Law at Washington University, St. Louis, MO

Staff Architect for 175,000 sf new law school and law library building. Design was intended to blend seamlessly with historic character of old campus.

The Mercer and The Wooster, Arlington, VA

Designer and Project Architect for upscale condominium buildings at 1600 Clarendon Boulevard. Through Construction Documents.



Glen Lodge

Glen Lodge, Potomac, MD

Project Architect for new 23,000 sf private residence on 11 acres. Scope of work included new main house, guest house, stable, extensive stonework and custom millwork.

Daniel B. VanPelt, P.E., PTOE

Vice President and Principal

Mr. VanPelt's wide range of traffic and transportation project experience includes: traffic impact studies, site access and circulation planning, functional parking lot and garage design, parking demand analysis, corridor studies, campus master planning, major data collection efforts, loading dock design, intersection improvement design, signal design, signing and pavement marking design, and expert witness testimony. He has worked for public, private and institutional sector clients throughout the United States and has worked internationally on projects in the United Arab Emirates, China, Venezuela, Brazil and Mexico.

Education

Master of Science in Civil Engineering, *Washington University in St. Louis*

Bachelor of Science in Civil Engineering, *Washington University in St. Louis*

Bachelor of Science in Physics, *Bethany College*

Professional Registrations

Licensed Professional Engineer – Virginia #0402 037160, Pennsylvania #PE074759, Maryland #36413, District of Columbia #PE904669, and West Virginia #18288; Registered Professional Traffic Operations Engineer

Registered Professional Traffic Operations Engineer

Professional Associations

Institute of Transportation Engineers (ITE); Society for College and University Planning (SCUP); International Council of Shopping Centers (ICSC); American Society of Civil Engineers (ASCE); NAIOP Northern Virginia; and Lambda Alpha International Land Economics Honor Society

Publications

ITE webinar presenter for "Multi-Modal School Site Planning, Design and Transportation for Primary Grades K-8." 2010

"Lots to Learn; Don't let parking and traffic problems sink your entertainment business," *Casino Journal*, December 2003, p. 28.

Representative Experience

CAMPUSES AND MASTER PLANS

Mr. VanPelt has developed transportation master plans, demand management plans, construction management plans, circulation studies, and parking studies for a number of universities, schools and institutions including the American University Campus Plan, Washington, DC; Georgetown University Campus Plan, Washington, DC; Howard University Campus Plan, Washington, DC; Indiana University Campus Plan, Bloomington, IN; IUPUI Campus Plan, Indianapolis, IN; Calhoun Street East-Waterfront Area Plan, Charleston, SC; US Capitol Complex Master Plan, Washington, DC; The Capitol Visitor Center, Washington, DC; Cannon House Office Building Renewal, Washington, DC; Princeton University Campus Framework Plan, Princeton, NJ; Yale University Medical District, New Haven, CT; Hartford Strategic Framework, Hartford, CT; The National Cathedral Campus Plan, Washington, DC; The Bullis School, Potomac, MD; Alexandria Country Day School, Alexandria, VA; and The Phillips Collection, Washington, DC.

MIXED-USE AND COMMERCIAL DEVELOPMENTS

Mr. VanPelt has prepared traffic studies, parking analysis, site access planning, loading access design, site circulation planning and signal designs for projects including: Monument Ballpark, Washington, DC; Monaco I/II and Sanremo, Jersey City, NJ; Children's Museum and Air Rights Buildings at L'Enfant Plaza, Washington, DC; Shamrock Business Center, Painesville, OH; Auyare I/II and Hacienda Santa Cruz, Caracas, Venezuela; Oaklawn in



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Transportation Planners and Engineers

Leesburg, VA; Dubai International Finance Center, Dubai, UAE; 5th & K Streets NW, Washington, DC; and Journal Square Centre, Jersey City, NJ.

HOSPITALITY AND ENTERTAINMENT

Mr. VanPelt has worked on numerous hospitality and entertainment sites throughout North and South America. Projects include the St. Regis Mohawk Casino, Monticello, NY; Turning Stone Casino Resort, Verona, NY; Gaylord Texan, Grapevine, TX; Gaylord National Harbor, Prince George's County, MD; Mohegan Sun Casino Resort, Uncasville, CT; W Mexico City, Polanco, Mexico D.F.; Meskwaki Casino, Tama, IA; Marriott Orlando World Center, Orlando, FL; the Connecticut Convention Center, Hartford, CT; and Pikes Peak International Raceway, Colorado Springs, CO.

SHOPPING CENTERS AND MALLS

Mr. VanPelt has prepared traffic, parking, site access and site circulation studies for grocery stores, lifestyle centers, power centers, regional centers and urban retail including the Citadel Harris Teeter, Washington, DC; Mondawmin Mall Redevelopment, Baltimore, MD; DC USA Target and Best Buy, Washington, DC; Trotwood Town Center, Trotwood, OH; The Avenue Viera, Viera, FL; The Avenue Carriage Crossing, Collierville, TN; Woodbridge Center, Woodbridge, New Jersey; Kendall Town Center, Miami, FL; Summerlin Mall, Summerlin, NV; Chicago Premium Outlets, Aurora, IL; North Georgia Premium Outlets, Dawsonville, GA; Park Meadows Mall, Denver, CO; Owings Mills Mall, Owings Mills, MD; and Kittery Premium Outlets, Kittery, ME.

OFFICE AND RESIDENTIAL DEVELOPMENTS

Mr. VanPelt has worked on office and residential development projects involving site planning and access planning as well as the design of both traffic signals and parking garage facilities. Projects have included 1700 K Street NW, Washington, DC; City View Condos, Washington, DC; Westmoreland House at Huntington Metro, Alexandria, VA; Balmoral Residential, Prince William County, VA; Red Cedar, Loudoun County, VA.

PARKING STUDIES AND PARKING GARAGE DESIGN

Mr. VanPelt has performed parking needs studies and garage planning for projects such as the Dubai International Finance Center, Dubai, UAE; National Cathedral Bus Garage Design, Washington, DC; City View Condos, Hyattsville, MD; ER One Washington Hospital Center, Washington, DC; and Ronald Reagan National Airport, Arlington, VA.

TRAFFIC IMPACT STUDIES

Mr. VanPelt has conducted numerous traffic impact studies in support of rezoning, subdivision, site plan approvals and EIS applications for large and small residential, commercial, office retail and institutional developments. His work includes experience in Pennsylvania, Ohio, Virginia, Maryland, New Jersey, New York, Connecticut and the District of Columbia.

DATA COLLECTION STUDIES

Mr. VanPelt has conducted large-scale data collection efforts including traffic counts, pedestrian counts, vehicle classification counts, speed studies and origin-destination studies. Examples include managing a long-term data collection program for the New Jersey DOT in northern New Jersey and supervising data collection efforts at both the Lincoln and Holland Tunnels for the Port Authority of New York and New Jersey.

MEDICAL CAMPUS AND OFFICES

Mr. VanPelt has provided transportation master planning and traffic studies for a variety of medical facilities, including The Ohio State University Medical Center in Columbus, OH; Indiana University-Purdue University, Indianapolis/Clarian Medical Center in Indianapolis, IN; Sibley Hospital in Washington, DC; Reston Hospital in Reston, VA; and the ER-1 scalable prototype major emergency facility at Washington Hospital Center in Washington, DC.

Robert B. Schiesel, P.E.

Project Manager

Mr. Schiesel possesses significant transportation engineering and planning experience in both the public and private sectors. His experience includes multimodal analyses of large mixed-use plans and campuses, traffic impact studies, parking studies, traffic and parking forecasting, queuing analysis, traffic simulation, transportation demand management, and intelligent transportation systems planning. Projects Mr. Schiesel has been involved with include entertainment complexes, universities, churches, small and large commercial facilities, residential developments, government facilities and mixed-use developments.

Education

Master of Science: Civil Engineering, May 2000, *University of Virginia: Charlottesville, Virginia;*

Bachelor of Science: Civil Engineering, May 1998, *University of Virginia: Charlottesville, Virginia.*

Professional Registrations

Licensed Professional Engineer - Virginia #0402038965

Professional Associations

Member, Institute of Transportation Engineers, Member, Society for College and University Planning; Member, Midwest Campus Parking Association (MCPA).

Professional Presentations

"Campuses For All: Integrating Pedestrian and Vehicular Movement on Campus", SCUP North Central 2006 Regional Conference

Representative Experience

CAMPUSES AND MASTER PLANNING

Mr. Schiesel has developed transportation master plans, demand management plans, circulation studies, and parking studies for a number of University, Federal Agency and Hospital campuses, including The Holton-Arms School, the US Capitol House Office Buildings, Washington, DC; Georgetown University, Washington, DC; The George Washington University, Washington DC; The Ohio State University, Columbus, OH; The National Institutes of Health, Bethesda, MD; Indiana University, Bloomington, IN; Indiana University Purdue University Indianapolis, Indianapolis, IN; American University, Washington DC; and Howard University, Washington DC.

MULTI-MODAL ANALYSIS

Mr. Schiesel specializes in considering all modes while planning transportation system, including during the following projects; Nationals Ballpark Bicycle Valet, Washington, DC; DC Bike Master Plan, Washington DC, 10th Street Mobility Plan, Bloomington, IN; and The Ohio State University Crosswalks Study, Columbus, OH



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TRAFFIC IMPACT STUDIES

Mr. Schiesel has conducted numerous traffic impact studies in support of rezoning, subdivision, site plan approvals and EIS applications for large and small residential, commercial, office retail and institutional developments. His work includes experience in Virginia, Maryland, and the District of Columbia.

MIXED-USE DEVELOPMENTS

Mr. Schiesel has provided transportation planning and engineering services for several large urban mixed-use developments, including: The Yards (former South East Federal Center), Washington, DC; CityCenterDC (former Convention Center Site) Washington, DC; Innovation Town Center, Manassas, VA; Parkside Mixed-Use Development, Washington DC; Southwest Waterfront, Washington DC, and Poplar Point, Washington, DC.

ENTERTAINMENT AND EVENT CENTERS

Mr. Schiesel has worked on numerous entertainment sites and event center, including as the lead transportation planner for Nationals Park in Washington DC. Other projects include Memorial Stadium, Bloomington, IN; Turning Stone Casino Resort, Verona, NY; and Meskwaki Casino, Tama, IA.

MEDICAL FACILITIES

Mr. Schiesel has provided transportation planning services for a variety of medical facilities, including The Ohio State University Medical Center in Columbus, OH; Indiana University-Purdue University, Indianapolis/Clarian Medical Center in Indianapolis, IN; Sibley Hospital in Washington, DC; Parkside Health Center in Washington, DC, and the University of Virginia Health Sciences District, Charlottesville, VA.