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May 20, 2014

VIA IZIS

Ms. Sharon Schellin
Secretary to the D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, DC 20001

Re: Supplemental Filing for Z.C. Case No. 13-18
WBG Wheeler Road, LLC @ Square 5925, Lots 820 & 821

Dear Ms. Schellin:

On behalf of WBG Wheeler Road, LLC, we hereby supplement the record. First, we are identifying our witness, Erwin Andres of Gorove/Slade Associates, Inc., and submit a resume and outline of testimony in support of designation of as an expert in transportation planning. See Resume of Erwin Andres at Exhibit A and Outline of Testimony at Exhibit B. Second, we have included a Revised Penthouse Plan, see Exhibit C, and confirmation from the Zoning Administrator that, based on the Revised Penthouse Plan, the penthouse complies with the roof structure requirements, see Exhibit D.

Finally, we would like to name two additional witnesses who will testify in support of the project:

1. Mustafa Abdul-Salaam, Principal, Ward 8 Workforce Development Council
2. Brenda Richardson, President, Chosen Consulting

We look forward to presenting this application to the Zoning Commission.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP



By: Meridith H. Moldenhauer

Exhibit A



Erwin N. Andres, P.E.

Principal

Mr. Andres's diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design. Mr. Andres has directed traffic circulation and transit studies, and parking needs and design optimization studies for central business districts and new developments. He has evaluated alternative public transportation modal options. He is familiar with roadway classification and its application to transportation planning. 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 Registration and Certification

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

Education

Bachelor of Science, Civil Engineering
Rutgers University, New Brunswick, NJ

Publications

"Ask the Expert", Healthcare Magazine, November 2003
North Capitol Main Street Technical Assistance Program
Study, Urban Land Institute, August 2009

Professional Associations

Urban Land Institute (ULI)
American Planning Association (APA)
Institute of Transportation Engineers (ITE)
Lambda Alpha International (LAI) Land
Economics Honorary Society, Board Member
Georgetown University Real Estate Program
Capstone Advisor

Representative Projects

MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS

Mr. Andres has managed a number of mixed-used developments in the District of Columbia, including the redevelopment of a defunct mall into a premiere mixed-use town center. The analysis addresses the existing traffic conditions, future traffic conditions without development, future traffic conditions with development, and future traffic conditions in ten to twenty years. Other tasks that are usually involved in larger projects of this nature are traffic signal design plans, parking analysis, site access planning, vehicular maneuverability analysis and loading access design, Transportation Demand Management (TDM) planning, and site circulation planning.

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 hourly trip 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.

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Sample Projects: North Bethesda Conference Center, Bethesda, MD; Half Street Akridge Development, Washington, DC; Poplar Point Master Plan, Washington, DC; Burnham Place, Washington, DC; Georgetown Safeway, Washington, DC; Southeast Federal Center Master Plan, Washington, DC

MASTER PLANNING AND REDEVELOPMENT PROJECTS

Mr. Andres has worked on the transportation aspects of overall master planning efforts for several redevelopment projects. 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 and shared parking studies, loading dock maneuverability analyses, and Transportation Demand Management plans.

Sample Projects: Poplar Point Master Plan, Washington, DC; Southwest Waterfront Development, Washington, DC; Boathouse Row, Washington, DC; Bethlehem Baptist Church Planned-Unit Development (PUD), Washington, DC; Takoma Small-Area Plan, 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 as well as data collection for several universities, schools and institutions. In addition, Mr. Andres has worked on numerous federal agency installations throughout the metropolitan Washington, DC area.

Sample Projects: Ohio State University, Columbus, OH; Howard University, Washington, DC; Georgetown University, Washington, DC; Kingsbury Academy, Washington, DC; Washington International School, Washington, DC; Washington National Cathedral, Washington, DC; National Institutes of Health, Bethesda, MD; National Cancer Institute, Fort Detrick, Frederick, MD; NASA Goddard Space Flight Center, Greenbelt, MD; Suitland Federal Center, Suitland, MD; Department of Homeland Security at St. Elizabeth's Campus, Washington, DC; USDOT Headquarters Building, Washington, DC.

Computer Applications and Software Experience

Mr. Andres has significant experience using a variety of transportation engineering software applications including AutoCAD, vehicle maneuvering simulation (AutoTurn), traffic signal timing and coordination (Synchro 7), Highway Capacity Software (HCS+), roadway network micro-simulation (SimTraffic, TSIS/Corsim), trip distribution and assignment (WinTASS), and Microsoft Office applications (Word, Excel, PowerPoint, Access, Outlook, and Visio).

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 in Maryland, and numerous counties in Pennsylvania, New Jersey, New York and Connecticut.

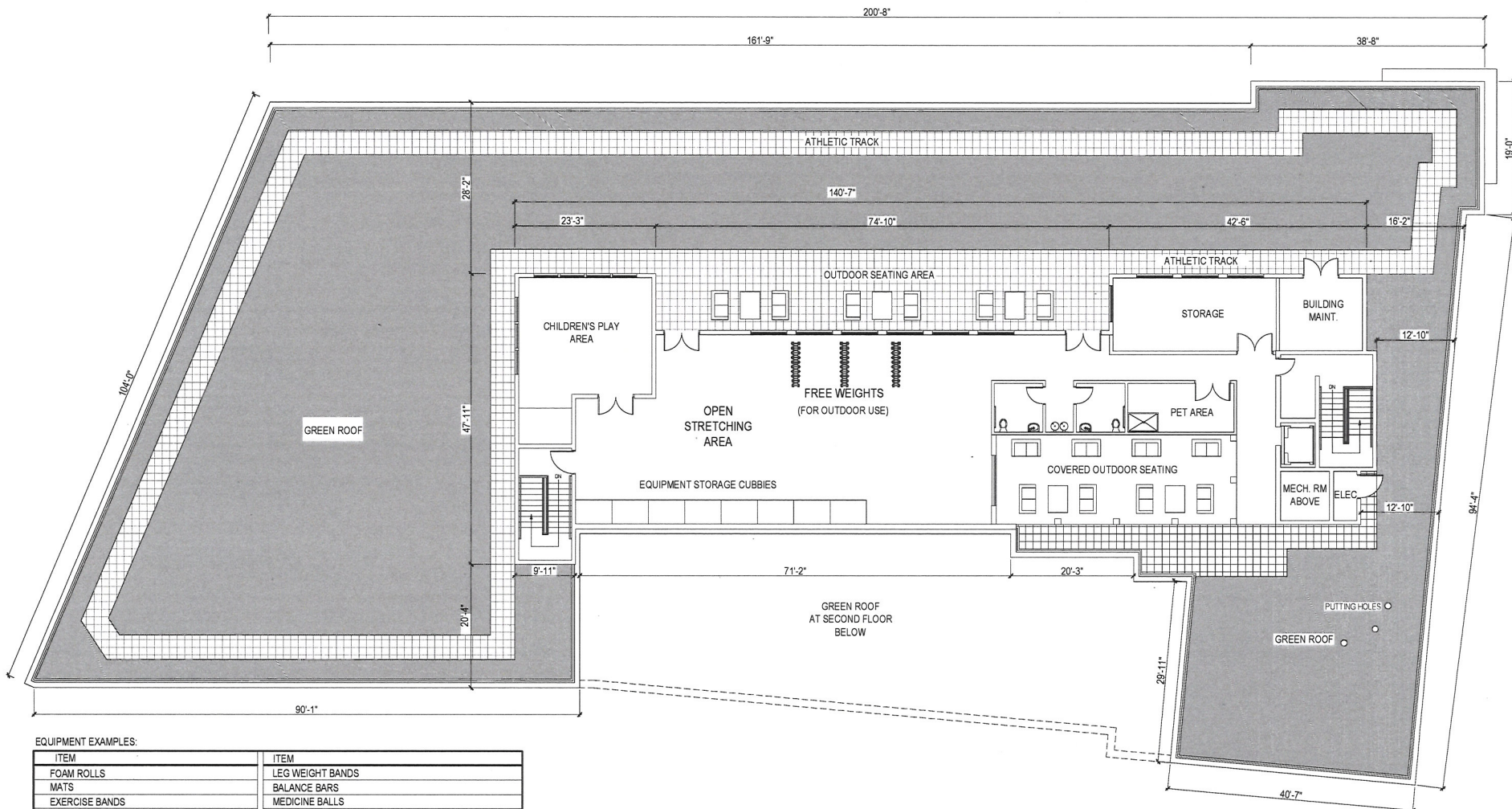
G O R O V E / S L A D E A S S O C I A T E S

Exhibit B

OUTLINE OF TESTIMONY
ERWIN N. ANDRES
GOROVE/SLADE ASSOCIATES, INC.

- I. Introduction and experience
- II. Project background
- III. Description of studies and meetings/discussions with DDOT
- IV. Assessment and Evaluation
- V. Summary and conclusions

Exhibit C



EQUIPMENT EXAMPLES:

ITEM	ITEM
FOAM ROLLS	LEG WEIGHT BANDS
MATS	BALANCE BARS
EXERCISE BANDS	MEDICINE BALLS
JUMP ROPES	KETTLE BALLS / WEIGHTS
STEPPERS	HULA HOOPS
BALANCE BALLS	ENERGY EFFICIENT

***PENTHOUSE LAYOUT SHOWN FOR GRAPHICAL / ORIENTATIONAL PURPOSES - SUBJECT TO ADJUSTMENT



WHEELER RENAISSANCE - PENTHOUSE PLAN

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SCALE: 0 12' 24'
DATE: 04/16/2014

A-106

14

Exhibit D

From: "LeGrant, Matt (DCRA)" <matthew.legrant@dc.gov>
Date: May 20, 2014 at 10:44:41 AM EDT
To: Meridith Moldenhauer <MMoldenhauer@washlaw.com>
Subject: RE: WHEELER RENAISSANCE - REVISED Penthouse plan

Meridith Moldenhauer-

I am in receipt of your below email, and the attached PDF of the rooftop penthouse floor plan, which illustrates that the indoor space does not contain stand-alone uses, but are in conjunction and supportive of the outdoor rooftop recreation space. By this email response I have determined that I agree with its analysis and conclusions.

Please let me know if you have any further questions.

Best Regards,

Matthew Le Grant

Zoning Administrator
Dept of Consumer and Regulatory Affairs
Government of the District of Columbia
1100 4th St SW - Room 3100
Washington, DC 20024
Phone: 202 442-4652
Email: matt.legrant@dc.gov
Web: <http://dcra.dc.gov/service/zoning-dcra>

From: Meridith Moldenhauer [<mailto:MMoldenhauer@washlaw.com>]
Sent: Tuesday, May 20, 2014 10:39 AM
To: LeGrant, Matt (DCRA)
Subject: FW: WHEELER RENAISSANCE - REVISED Penthouse plan

Matt – Per our discussion on Friday, please see updated penthouse plan. This email is to confirm our discussion on March 20, 2014 and May 16th, concerning use of the enclosed area and outdoor recreation use of the rooftop of a proposed project at the above referenced property as part of ZC Case No. 13-18.

The outdoor space consists of an athletic track, putting green, dog run, and outdoor seating areas. The outdoor seating areas will have a retractable cover or awning that will be open for 182 days a year or less. The indoor space contains uses accessory to the outdoor recreational uses including:

1. Indoor space for a children's play area visible to parents utilizing the track;

2. Storage space for various exercise equipment used to enhance your run or walk around the track (i.e. free weights, kettle bells, resistance bands, and jump ropes);
3. Storage space for the outdoor seating furniture;
4. A pet area to clean and brush off dog, for those who walk their dogs on the dog run; and
5. Building maintenance equipment.

The indoor space does not contain stand-alone uses in the sense that there would be no general desire to utilize the enclosed area unless in conjunction with the outdoor recreation space.

Please let me know if you agree that the indoor space described above constitutes “other enclosed areas, within the area permitted as a roof structure, used for recreational uses accessory to communal rooftop recreation space” as set forth in §411.1 of the Regulations, and otherwise complies with §411.1. If you have any follow up questions or comments please let me know.

Meridith



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