



DONOHUE & STEARNS, PLC

July 25, 2019

VIA IZIS

Chairman Anthony Hood
D.C. Zoning Commission
441 4th Street, N.W., Suite 200S
Washington, D.C. 20001

Re: ZC Case 19-10/Valor Development, LLC/Square 1499
Hearing Date – October 7, 2019

Chairman Hood:

On behalf of our clients, Citizens for Responsible Development (CRD), we request that Stephen Hansen, Curt Westergard, Ryan Schuler and Joe Mehra be recognized by the Zoning Commission as experts. We are asking the Commission to act on the request at its July 29, 2019 meeting.

Mr. Hansen is an expert in District and Federal historic preservation issues and has previously been qualified as an expert in this area by the Mayor's Agent for historic preservation. He was qualified as an expert in ZC Case No. 16-23 regarding this project. Mr. Curt Westergard is an expert in visual impact studies. He has been qualified as an expert witness twice by the Virginia State Corporation Commission and once by Maryland National Capital Park and Planning Commission. Additionally, Mr. Westergard has provided expert testimony before the Montgomery County Board of Appeals¹ on multiple occasions.

We have attached the resumes of all of these experts to this motion.

Thank you for your consideration.

Sincerely,

Edward L. Donohue

¹ Board of Appeals Case No. S-2729; Board of Appeals Case No. S-2706

Enclosures

DISTRICT OF COLUMBIA ZONING COMMISSION

CRD REQUEST FOR EXPERT WITNESS QUALIFICATIONS

Z.C. Case 19-10

CERTIFICATE OF SERVICE

I certify that on July 25, 2019, I emailed a true copy of the foregoing Request for Expert Witness Qualifications to Advisory Neighborhood Commissions 3E and 3D (3E@anc.dc.gov; 3D@anc.dc.gov) and counsel for the Applicant, Norman M. Glasgow, Jr. (norman.glasgowjr@hklaw.com).



Edward L. Donohue
Attorney for
Citizens for Responsible Development

Dated: July 25, 2019

Donohue & Stearns, PLC
117 Oronoco Street
Alexandria, Virginia 22314
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Jawahar (Joe) Mehra, P.E. PTOE

President, MCV Associates, Inc

Education

- MS/1972/Industrial Engineering
- BS/1969/Mechanical Engineering

Registration/Certification

- Professional Engineer: TX, VA, MD, DE
- PTOE

Affiliations

- Fellow, Institute of Transportation Engineers
- Member, Transportation Research Board

Summary

Mr. Mehra has over forty years of experience in the areas of project management, traffic engineering and transportation planning. He has managed numerous traffic engineering/operations studies including traffic analysis, impact studies and data collection. He has managed several traffic engineering studies in the Washington DC including the K Street Busway Study, the EISF preparation for Logan Circle residential development, EIS for PEPCO Project, The Bus rapid Transit Study, TIS for various land uses, traffic data collection projects for DDOT, Klinge Road Traffic Study, Field School Traffic Impact Study, etc. He has testified as an expert witness for several projects in Washington, DC and these include Georgetown University, George Washington University, Hine Jr. High PUD, American University, Shadow Night Club, Skyland Development, Sanctuary 21, St. Patrick School, Edmond Burke School, Field School, Tilden Street Residential Development, etc.

Relevant Experience

Traffic Engineering. He has managed several traffic engineering studies with extensive experience in traffic simulation models such as Synchro, CORSIM and TRANSYT-7F. He managed the traffic analysis study for Fort Meade that used the CORSIM Model to evaluate roadway improvements to accommodate security measures implemented after September 11, 2001. He was also the Project Manager for a three year transportation planning “on-call” contract with VDOT for Region 2. As part of this contract the Tysons Corner area was analyzed using the Synchro model. Approximately 40 signalized intersections were analyzed for the existing conditions and future conditions. CORSIM Model was also used on several other projects to evaluate corridors such as the Route 207 corridor in Caroline County, the Eisenhower Avenue corridor for the Patent and Trademark Office in Alexandria, etc. Other traffic engineering studies that he has managed include the Route 58 (Pennington Gap Bypass) Traffic Engineering Study for VDOT, Route 1/123 Interchange Study, etc.

Transportation Planning/Forecasting. He was the Project Manager for the Dulles Corridor Metrorail Project - Station Traffic Circulation Study For Preliminary Engineering Extension To Dulles Airport / Route 772 to validate the station layouts and the traffic forecasts as they relate to station access issues for the Metrorail Extension. He has conducted statewide, regional, corridor and subarea planning studies in Washington, DC, Fauquier County, Warren County, Fairfax County, Loudoun County (using COG’s Version 2 Model and VIPER that resulted in the County’s Comprehensive transportation plan), Chesterfield County, Richmond area, Hampton Roads, Tri-Cities, Prince William County, etc. in Virginia; Montgomery County, Baltimore County, St. Mary’s County, Charles County, Prince George’s County, Germantown, Silver Spring, etc. in Maryland; York County, Pennsylvania; St. Louis, Missouri; Denver, Colorado; New York City, Connecticut, etc. using MINUTP, TMODEL2, EMME/2 or QRSII. He has managed multimodal planning studies for a broad range of clients. He was the Project Director for the New Approach Study for Integrating Transportation and Development in the National Capital Region using the MINUTP model. He was the Principal Investigator of a FHWA study on Analysis and Use of Trip Generation Rates resulting in S.I.T.E. Handbook and updated NCHRP 187 trip rates. He was MCV’s Project Manager on a multi-disciplinary team to prepare the Georgetown Branch Transitway MIS in Maryland. He managed the Charles Town Circulation Study and the Leesburg Downtown Courts Transportation Study. Corridor EIS, etc.

STEPHEN A. HANSEN

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CAREER SYNOPSIS

Stephen Hansen has over 33 years of experience in historic preservation and cultural resources management. His professional career in historic preservation began in 1985 when he joined the staff of the National Park Service's Cultural Resources Division.

In 2006, Stephen founded Preservation Matters, LLC (originally DC Historic Designs, LLC), where he serves as principal. The firm's work includes: architectural history research, preservation planning, eligibility determinations and nominations for National Landmarks and the National Register of Historic Places, and advising clients on historic preservation policies, restorations, and rehabilitations of historic properties.

Mr. Hansen is an expert in both local and Federal historic preservation matters and has represented clients and organizations before the National Capital Planning Commission, Commission of Fine Arts, DC City Council, Old Georgetown Board, Mayor's Agent for Historic Preservation, DC Historic Preservation Review Board, and the Virginia Department of Historic Resources. Mr. Hansen was been accepted as an expert in historic preservation before the Mayor's Agent for Historic Preservation (September 2017).

PROFESSIONAL EXPERIENCE

Selected Testimony:

- DC City Council, Committee of the Whole. Oversight Hearing for the Office of Planning. On behalf of the Committee of 100 on the Federal City. February 28, 2018
- National Capital Planning Commission (NCPC). Re: Smithsonian South Mall Campus Master Plan. Action Item #630. On behalf of the Committee of 100. January 4, 2018
- DC Historic Preservation Review Board Re: Historic Landmark nomination for West Heating Plant, Georgetown. HPA #17-20. On behalf of the Committee of 100. November 2, 2017
- Mayor's Agent for Historic Preservation. Expert Witness in Remand Hearing on McMillan Park Reservoir. HPA #14-393 and HPA #15-133. On behalf of Friends of McMillan Park. September 11, 2017
- DC Historic Preservation Review Board. Re: Historic Landmark Nomination for "Wardman Flats" (Square 519.) HPA #17-18. On behalf of the Committee of 100. September 28, 2017
- DC Historic Preservation Review Board. Re: 2341 Ashmead Place. HPA #16-055. Testimony prepared on behalf of Ashmead Neighbors. July 28, 2016
- DC Historic Preservation Review Board. Re: Spring Valley Shopping Center, 4866 Massachusetts Avenue NW, HPA #15-283. On behalf of ANC 3D. October 22, 2015
- Old Georgetown Board. Re: Old Alexander Memorial Church at 2709-17 N St., NW. OG #14-227 (HPA #14-432). On behalf of SGA Companies, Inc. June 5, 2014
- DC Historic Preservation Review Board. Re: 1772 Church Street NW, HPA #14-530. On behalf of Church Street Neighbors. October 2, 2014, March 26, 2015, and June 4, 2015
- DC Historic Preservation Review Board. Re: Carnegie and the relocation of the Spy Museum. HPA #14-254. On behalf of the Committee of 100. May and Oct. 2014

- U.S. Commission of Fine Arts. Re: DC’s Historic Heights of Buildings Act.” On behalf of the Alliance to Preserve the Civil War Defenses of Washington. November 2013
- DC City Council, Committee of the Whole Performance Oversight Hearing for the DC Office of Historic Preservation. On behalf of C100. March 2014
- Old Georgetown Board (OGB). Re: Downing-Vaux (Hammond Court) Condominiums, 2910 Q Street, NW. OG #14-085 (HPA #14-160). Development and presentation of restoration plans. On behalf of Downing-Vaux Condominium Association. Feb. 2014
- DC Historic Preservation Review Board. Re: 2012-14 Kalorama Road. HPA #12-625. Jan. 24, 2013
- DC Historic Preservation Review Board. National Register of Historic Places nomination for the Congressional Club, 2001 New Hampshire Avenue, NW. HPA #11-15. Presentation of nomination. July 11, 2011

National Register of Historic Places Nominations:

- National Register Nomination: Commanding General’s Quarters, Quantico, VA. Listed July 17, 2009
- National Register Nomination: Congressional Club, 2001 New Hampshire Avenue, NW, Washington, DC. Listed October 2011
- Architectural survey for Historic District Nomination for East Cleveland, Cleveland, OH (2011)

Selected Preservation Projects:

- Ft. Meyer Veterinary Clinic Restoration and Rehabilitation, Joint Base Meyer-Henderson, Washington, DC. Provided technical support including: consulting on compliance with Section 106, review of construction documents, coordination with the Army Corps of Engineers, Virginia Department of Cultural Resources, implementing and monitoring compliance with the Historic Structure Report (HSR), the Secretary of the Interior’s Standards for the Treatment of Historic Properties, National Park Service Technical Briefs for Treatments for Historic Masonry Buildings. Client: Kirlin Builders, LLC. (2018)
- Restoration and rehabilitation designs of selected storefronts in the Anacostia Historic District, Washington, DC. Client: Arch Development Corporation. (2011-14)
- Downing and Vaux Condominiums, 2914 Q Street, NW, Washington, DC. Restoration plan for windows, doors, and other architectural details. Presented before and approved by the Old Georgetown Board. Client: Downing and Vaux Condominium Association. (2013)
- Park Tower Condominium Building, 2440 16th Street, NW. Lobby restoration and rehabilitation. Client: Park Tower Condominium Association. (2012-13)
- Congressional Club, Washington, DC. Preservation plan that addressed replacement of historic copper roof, interior elevator, and ADA accessibility for a National Register listed building. Client: The Congressional Club. (2012)
- Eber Dudley Howe House, Westlake, OH. Architectural plans for the restoration of an 1840’s Greek Revival house. Client: Steven McQuillin & Associates, Vermillion, OH. (2010)
- Holt House, Washington, DC. Historic structure report, use study, and conceptual designs for the rehabilitation of the Smithsonian Institution’s historic Holt House on the grounds of the National Zoological Park, Washington, DC. Client: Smithsonian Institution. (2009)
- Commanding General’s Quarters, Quantico Marine Base, Quantico, VA. Wrote National Register of Historic Places Nomination and advised on additional Section 106 compliance for privatization of Commanding General’s Quarters. Client: Clark Builders Group. (2009)

SELECTED PRESENTATIONS

- “Just North of Boundary Street: Living and Working on the Edge.” Panel presentation at the D.C. History Conference, Washington, DC. November 2, 2018.
- C-SPAN/Book TV: Anderson House, Washington, DC. Book talk on *A History of Dupont Circle*. January 13, 2015
- U.S. Capitol Historical Society. War of 1812 Lecture: “The Virtual Archaeology of Three Washington D.C. War of 1812 Sites.” April 2013
- “Virtual Architectural Archaeology – Recreating Washington’s Lost (or Nearly Lost) Built Environment.” Washington Historical Studies Conference. October 2012
- “The History of Kalorama Triangle.” Friends of the Washingtoniana Division, DC Public Library. March 2012
- “Options for the Restoration and Rehabilitation of Holt House.” A presentation of an adaptive reuse study to the director of the National Zoological Park, the board of the Friends of the National Zoo (FONZ), and Smithsonian staff. October 2010
- “Restoring Holt House: Removing the Layers of Time.” National Trust for Historic Preservation. May 2010

PUBLICATIONS

- “Developers Take Aim at the Comprehensive Plan in Arguments for Affordable Housing.” *The InTowner* newspaper. March 2017. Vol. 48, No. 9.
- Dupont Circle: Center of High Society in the Capital. The History Press: London & Charleston. 2014.
- Kalorama Triangle: The History of a Capitol Neighborhood. The History Press: London & Charleston. 2011.
- *What Once Was in Washington, DC*. Monthly column for *The InTowner* newspaper. 2012 to 2015.
- *Historic Homes*. Monthly historic preservation column for *Georgetown Patch*. 2010-11.
- “Reconstructing Historic Holt House.” *The InTowner* newspaper. March 2010.

EDUCATION

- B.A., Anthropology, Oberlin College (1984)
- M.A., Anthropology (Concentration in Archaeology), The George Washington University (1988)
 - Graduate teaching assistant. 1985-87
 - George Washington University Fellow. 1985-87
- Professional Certificate in Historic Preservation, Goucher College, Towson, MD (2008)

ORGANIZATIONAL POSITIONS

- Committee of 100 on the Federal City:
 - Chair (2017-)
 - Historic Preservation Subcommittee (2013 to present)
- Advisory Council, Woodrow Wilson House, Washington, DC (National Trust site) (2015)
- DC Historical Studies Conference. Program Committee (2011 – 2014)

Resumes:

Curt Westergard

President /Director of Research

Curt Westergard is a licensed landscape architect, aerial photographer, illustrator, educator, and President of Digital Design & Imaging Service, Inc. He has designed, built, and tested various custom surveillance balloons, launch trailers, optics platforms, used to support drones and aerostats. His long term research focus has been on design and building equipment for time lapse aerial visualizations of tall engineering projects. He has 26 years experience creating visual impact simulations of proposed water tanks, skyscrapers, noise walls, landscape screening berms, power lines, and cell towers in the US & Europe. Curt has taught landscape design at Michigan and Morgan Universities, given guest critiques and a professional development course at Harvard University, a photography seminar at Yale, and design visualization courses in Belgium, Germany, and Switzerland. He is a member of the Explorers Club and former Chairman of the American Institute of Aeronautics and Astronomics Lighter than Air Technical committee. He enjoys free time with his wife, Inge, and two sons. His hobbies are drawing, studying Flemish and French, playing with sling shots and balloon powered sailing.

Education: BA—Ithaca College, Masters in Landscape Architecture from Cornell University, & Ph.D. (coursework only) in the perception of 3D Visualizations from the University of Michigan.

Ryan Shuler

Project Manager | Lead Photographer | Aerial Image Analyst

Brief

Ryan is a professional project manager, lead image analyst and photographer with experience in advancing the goals of an organization in the areas of (a) Remote aerial photography and thermography, (b) image analysis, (c) visual impact and viewshed analysis, (d) photojournalism, (e) multimedia design, (f) marketing, (g) print/web design, development, and publication. He has extensive experience in project development, implementation, administration, and management, Skill sets include oversight of technical photographic work, airspace safety and security, management and documentation of visual impact / viewshed studies, crowd analysis, photographic sales, gallery design, and web design.

Education

M.F.A. Imaging Arts, Rochester Institute of Technology, Rochester, New York, 2007-2009

B.F.A. Photojournalism, Corcoran College of Art + Design, Washington, DC - 2002-2006

Administrative and Management Experience

Project Manager | Aerostat Launch Safety Officer | Gov. Accounts
Digital Design & Imaging Service, Inc., Falls Church, VA

Jan. 2010 – Current

- Manage projects including visual impact studies, viewshed analysis, crowd size analysis, building envelope IR surveys, balloon tests, and infrastructure growth simulations, mitigation Studies, and expert witness support.
 - Water tank visual impact, growth and mitigation studies for Loudoun Water, Michael Baker Intl, Denning, Hatchmott Macdonald, and Urban-LTD, Verizon Wireless, Dewberry.
 - Powerline and infrastructure visual impact, growth and mitigation studies for Dominion VA Power, PHI, James City County. These included Expert Witness Support
 - Cell tower visual impact, growth and mitigation studies for Verizon, Milestone, Santell Solutions.
 - Other major infrastructure visual impact, growth and mitigation studies for Dominion Cove Point LNG, Flour Federal Services, AECOM, and Michael Baker Intl.

- Secure and maintain private and government contracts, conduct hazard assessments, design and implement site-specific plans for safe operations, acquire legal access (insurance, safety/security ground-airspace access) capture, analyze and process data, production, and delivery.
- Manage airspace safety-security communications for aerostat flights.

Photography, Image Analysis, and Design Experience

Lead Photographer | Aerial Image Analyst

2007 – Current

Digital Design & Imaging Service, Inc.

- Specializing in capturing visible spectrum and infrared (IR) imagery utilizing remote aerial tethered systems. Position requires in-depth experience in: aerial and ground visible spectrum and IR image analysis, visual impact & viewshed analysis, Crowd size/density analysis, photo editing, post-processing, stitching, production of 360° aerial spherical and cylindrical immersive multimedia, production of orthorectified photo-tiling mosaics, 3D model development, photorealistic simulations, and management of a 15+ terabyte photographic archive server.
- Communications and media management including: all graphic & web design, SEO, Social Media management, company website redesign and migration from Flash to HTML5, Wordpress website design and management, administration of online web server, FTP Client portals, protected Client galleries, as well as production of press releases, marketing material, etc.