

Appointment of Architecture and Planning Board Member Resolution Worksheet

Date: June 18, 2025

Suggested Motion:

"I move to appoint _____ as a member of the Architecture and Planning Board."

2nd:

Summary:

There is one seat available for appointment on the Architecture and Planning Board.

Unit owners Julli Einarsson, Lida Lewis, and Brian Mullins have expressed interest in joining the committee.

Candidate resumes and a letter of interest are included.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Caitlin Counihan				
Lucille Eddy				
Elaine Lawler				
Jeff Lisanick				
Scott Mulrooney				
Mike Rothenberg				
Jim Wicker				

From: [Kjartan Julius Einarsson](#)
To: [Dana Cross](#)
Cc: [Erica Kaster](#)
Subject: Architecture & Planning Board Volunteering
Date: Monday, May 12, 2025 9:40:36 PM

Hello, Dana.

I am writing to express interest in volunteering on the Architecture & Planning Board. I have extensive experience in general contracting, metal work, carpentry, etc. and I recently did a kitchen renovation in our house here in Parkfairfax, including drawing up the kitchen and acquiring/installing the cabinets and tearing down/rebuilding walls and ductwork. I have worked extensively with architects, engineers, contractors, planners, etc. in multiple countries on multiple projects. Currently, I am a Sr. Staff Coordinator, a Chief of Staff type position at the U.S. Department of State so I have experience working and supervising teams, and have extensive experience in project management both in IT and construction contracting. I had my own contracting business when living in Iceland where I built proposals and bids for multiple projects, hired labor, and saw projects through their lifecycle. I was also a Housing Manager at the U.S. Embassy in Kabul, Afghanistan during the civilian surge under Obama from 2008 - 2010 and supervised a team of 72 local staff and managed a housing pool of 1800 permanent and temporary personnel from different Federal Agencies. Additionally, I created Scopes of Work for multiple contracts aiming to re-work and refurbish rental properties so they stood up to US building codes. I am also well versed in researching and interpreting building codes and recognize poorly done work on sites.

As it relates to policy, I am working at a strategy, planning, and policy office where I draft policies based on external sources, such as federal regulations and laws. As Housing Officer in Afghanistan I wrote policies based on leadership decisions, US Codes and regulations, occupancy prioritization, and many other factors. So I have extensive experience in those areas as well.

As you can see, I believe that I have a unique set of skills and knowledge that would be helpful to this board and would be happy to provide advisory assistance to the HOA.

Thanks for your consideration,
Julli Einarsson
1404 Martha Custis Drive

Sent with [Proton Mail](#) secure email.

LIDA KSANA LEWIS

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skills

- Forward thinking and market aware exceptional conceptual, schematic, & design development skills
- Strong leadership, organization, communication, and management drive and expertise
- Cross-disciplinary thinker/strategist/collaborator
- Strong dedication to thought leadership advancement and study of emerging societal trends
- Seasoned public speaker and experienced and capable author of multiple articles
- Strategic thinking mindset—leading contributor of innovative processes, frameworks, and tools to elevate emerging work strategies and steer future development
- Mentor and sponsor to multiple staff and industry members, searching for ways to make every interaction a teaching moment
- Passion for integrative sustainability in footprint (LEED, etc) and handprint (WELL, etc.)
- An avid student of DEI perspectives dedicated to building cultures of psychological safety

select honors and awards

ASID Design Excellence Award for Page DC Expansion, 2022
ASID Design Excellence Best in Show Award for Page DC Expansion, 2022
WELL Advisory Award, 2021
WELL Global Mind Advisory, 2018-Present
IWBI Leadership Award, 2019
ASID "One to Watch" Scholar 2019-2021
ULI (Urban Land Institute) Health Leader. 2018-2019
USGBC-NCR Award of Excellence for Health and Wellness in the Built Environment, 2018
Restroom of the Future Design Contest, Winner, 2018

select software

Revit - Advanced Skill Level
AutoCAD - Expert Skill Level
SketchUp - Expert Skill Level

Adobe InDesign - Advanced Skill Level
Adobe Illustrator - Expert Skill Level
Enscape, Lumion, Twinmotion - Beginner Skill Level

certifications

LID - Licensed Interior Designer, DC
NCIDQ
WELL AP - One of the 1st worldwide (the first 100 WELL APs were certified simultaneously)
WELL Faculty - Recognized as an authority above WELL AP status
LEED AP
Fitwel Ambassador

education

Aug 2004 - May 2006
Aug 1997 - May 2001

Masters of Architecture - Graduated first in class **Miami University, Oxford, Ohio**
Bachelor of Architecture - Graduated first in class **Miami University, Oxford, Ohio**

select experience

2020-2024

Page, Washington, DC Interior Design Director, Associate Principal

- Cross-market Design Leader, setting design vision for projects in multiple sectors
- Prime client contact, project director, and design lead on multiple simultaneous projects
- Development and management of project cost summaries and project schedules
- Activating strategic engagement in projects across disciplinary silos
- Initiating and nurturing connections between DC, Texas, Colorado, California, and other office

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locations; as well as graphics, sustainability, MEP, and other in house consulting groups
- Strategic planning for firm growth and thought leadership, co-lead for 27 person interiors studio

2019-2021

Bespoke Design Studios, Washington, DC **Founder**

Independent small scale project design, sustainability design consulting, author, speaker

2018 - 2019

Wingate Hughes, Washington, DC **Director, Senior Designer**

- Collaborate with the managing principals to direct the company's culture and operations, and engage in firm-wide meetings and future planning
- Continually working to establish a base level of quality and sustainability that is part of setting the firm's "standard of care"
- Coach, mentor, and motivate junior staff by developing an understanding of and supporting their strengths and career goals
- Work collaboratively with other designers to ensure our teams develop work with continually increasing design skill and technical proficiency, and lead the design direction simultaneously on multiple projects

2016 - 2018

HKS Architects, Washington, DC **Director of Wellbeing Design**

- Global HKS thought leadership champion for integrating wellbeing design into the firm's practice
- Spearheaded creation from scratch of a plethora of new tools, processes, and procedures
- Presentations, nationally and internationally, to multiple, large scale (~50-100+) audiences
- Working Group Member in the development of the WELL Communities Standard and WELL v2
- Led the development of WELL APs from 0-138 in under 1 year
- Wellbeing Design consulting support for multiple in-house as well as externally focused projects
- Curation of HKS' Global Alliance Partnership with Delos and Founding Membership in the WELL Living Lab in Rochester, MN

2006 - 2016

OTJ Architects, Washington, DC **Director, Senior Designer/Senior Project Manager**

- An active ambassador and recognized leader in the sustainability community
- Spearheaded the development of sustainability standards for all projects firm-wide
- Built and sustained relationships with clients, brokers, vendors, and other partners to ensure client satisfaction and successful team cohesion
- Championed the development of proposal writing templates, standards, and the development of more accurate fee calculation devices
- Mentored and educated junior staff in design trends, sustainability topics, workplace market research, quality project production and management, and career development
- Led both independent and larger team design efforts simultaneously on multiple interiors projects
- Developed firm specifications and multiple office templates, standards, and other quality control devices

2002 - 2004

BHDP Architecture, Cincinnati, Ohio **Architecture/Interior/Graphic Design Staff**

Architectural, interior, and graphic design support and management

select speaking engagements

Resilience Beyond the Headlines: From Isolated Endurance to Iterative Restoration | Invited Speaker, TLC Green Week | October 2021 | ~500 Attendees

Mental Health in the Workplace | Neocon 2021 | Online | 1 Hour | ~600 Attendees

Green Business Summit | Greenbuild 2020 | Online | 1 Hour | ~100 Attendees

Mental Health in the Workplace: Addressing Burnout, Loneliness, & Neurodiversity | NeoCon | 2020 | ~250 Attendees

The Role of Design in Burnout | National Building Museum | November 2019 | ~100 Attendees

Can Managing Acoustic Stimuli In the Workplace Help Reduce Burnout? | NeoCon | 2019

StayGreen 2018 | **Industry Thinktank Panel** | San Francisco, CA | 1 Hour | ~100 Attendees

Displacement Ventilation Workplace Innovation: Improving Indoor Environmental Quality and Occupant Wellbeing | IFMA Facility Fusion 2018 | Chicago, IL | 1.5 Hour | ~100 Attendees

Greenbuild 2017 | **WELL Workshop** | Boston, MA | 8 Hours | ~75 Attendees

Integrative Design | 2017 | Washington, DC | 1 Hour | ~75 Attendees

select publications

Co-Author, "Designs to Boost Employee Satisfaction", 2022
 Author, "Cost-Effective Workplace Designs Support Mental Health, Movement, and Nutrition", 2021
 Co-Author, "Well-Being Design for Any Workplace Budget", 2021
 Author, "Tips for Staying Healthy While Working from Home", 2020
 Author, "What You Can Do About Your Thermal Comfort", 2019
 Co-Author, "The Role of Design in Burnout: Can Managing Acoustic Stimuli in the Workplace Help Reduce Burnout?", 2019
 Podcast Publication Interview, "Dissecting the Gender-Neutral Bathroom Debate", 2018
 Co-Author, "Design Rx - Combating Nature Deficit Disorder with our Schools" (alt title "School Design that Combats Nature Deficit Disorder"), 2017
 Author, "Creating Healthy Work Environments for Tenants - LEED vs WELL", 2016
 Author, "DC Green Code Serves to Raise the Bar", 2016

select volunteering experience

- 2023** *CREW DC Board of Directors Selection Committee*
 Invited juror, one of 6, for the CREW DC Board of Directors selection
- 2023** *ASID National "Focus" Design Awards Juror*
 Invited juror, one of 4, for the ASID's first national "Focus" design awards
- 2021 - Present** *CREW DC Member Services Committee*
 Committee generating and presenting intimate networking events
- 2018 - 2022** *WELL Mind Concept Advisory*
 One of 11 subject experts worldwide steering the development of the WELL Mind Concept
- 2019 - 2022** *WELL Health Equity Advisory*
 Health Equity Advisory movement within the International Well Building Institute
- 2019 - Present** *Animal Foster*
 Volunteer with Lucky Dog Animal Rescue and the Animal Welfare League of Arlington
- 2015 - 2019** *USGBC-NCR Board of Directors*
 Elected to (2) 2 year terms to the Market Advisory Board for the USGBC-NCR Region. Past Board Chair. Multiple committees, multi-year lead juror for the Awards of Excellence.
- 2013 - 2020** *Lead Juror, USGBC NCR Awards of Excellence*
 Starting as a juror in 2012, I quickly moved to leading and reinventing the judging process and criteria for the USGBC-NCR Awards of Excellence. This process is engineered to be highly effective and efficient, has been met with praise by jurors and staff, and reaches beyond certification.
- 2016 - 2018** *Advance SME Reviewer, WELL Community Standard, WELL v2 Standard*
Advance SME Reviewer, WELL AP Exam
 Selected by very limited invitation due to my project experience and work in the sustainability field to review new standards and examination materials for the v1.0 WELL Building Standard WELL AP exam
- 2014 - 2015** *Greenbuild International Conference; Co-Chair, Tours Subcommittee*
- Led the efforts of 20 other volunteers in creating a project application and evaluation process termed "innovative" and revolutionary, locally and nationally
 - Revamped the application form with a seamless web-based RFP application process
 - 120 application submissions, all of which were thoroughly evaluated through a series of on and off-line spreadsheets, applications, and processes I personally developed
 - Culminating in 24 submitted Greenbuild 2015 tours, all of which were unanimously accepted into the Greenbuild 2015 program, and all of which sold out, netting a record 50k+ for the local chapter.

select projects

**Bar and Club at
The Modern**
Austin, TX

5,000 + 8,000 RSF - Located in the Modern Austin Residences, Page's third residential tower in the Rainey Street District. Includes a 5,000 SF ground level bar/café and 9,000 SF basement level nightclub, which serve to replace the 2 bars previously on the site while maintaining Rainey Street's nightlife and rich pedestrian environment.

**One Virginia
Square**
Arlington, VA

12,000 RSF - Lead Designer, Lead Project Manager; Ideation and consultation with real estate team to generate program of desirable amenities for future tenants. Building amenity creation including large conference room with folding partitions, lounge, individual study nooks, wellness center, and hospitality level changing facilities.

**Bacalar
Restaurant**
Austin, TX

5,000 RSF - A 5,000 SF Mexican-inspired restaurant led by Executive Chef Gabe Erales. Bacalar will anchor the ground level of the 44 East Ave Residences, the 460,000 SF, 49- story skyscraper currently under construction on the banks of Lady Bird Lake.

**Global DC
Showroom**
Washington, DC

10,000 RSF - LEED Silver; LIDA Silver; Senior Project Designer and Senior Project Manager; Showroom for Global Total Office furniture group. Design to highlight both the history and future of product and workplace design. Design management, LEED and sustainability management, client consultation and team direction.

CMTA
Various Locations
in Austin, TX

Size(s) TBD - Development of a suite of standards for workplace and operations facilities for the Capital Metro Transit Authority of Austin, TX. CMTA, currently experiencing and additionally anticipating future exponential growth in a rapidly expanding metropolitan area, required the development of facility standards for their anticipated facilities. The project work spanned a variety of standard types, from spaces to sustainability. Additionally, this work required ongoing iterative strategic thinking and was critical in navigating a repositioning of their cultural identity and transition to a hybrid workforce.

Cumby Group
Austin, TX

70,000 RSF - Remote leadership of a multi-office-site and multidisciplinary design team in the renovation of a previously vacant building for the new Cumby Group (a local multifamily developer) headquarters. Strong, positive relationship management through a continuously revising and shifting project scope. Design and concept lead on all elements of design, and project direction steering through multiple regulatory hurdles, newly established jurisdictional IBC and IECC requirements. Concept ideation, team motivation, regulatory research, and proactive strategic planning.

Akridge
1101 15th NW, 4th
Washington, DC

10,000 RSF - Manager; Design and renovation of multiple speculative office suites on the 4th floor of a Class A building. Intricate details, mix of open and closed office intensive layouts. Multiple finish palettes with memorable, unique finishes to gain market traction, one suite leased even before permit issue for construction.

**Federal
Retirement Thrift
Investment Board**
Washington, DC

90,000 RSF - Multiple stage, multiple year repeat client interior-fit out of three full floors of office space in NE DC. Initial renovation relocated facility from CBD location to a new more secure facility in offices sharing space with the IRS. That and subsequent build outs have included a ~1200 SF data center, formal boardroom facilities, three way divisible training facilities, large lunchroom facilities, and three floor interconnecting monumental stair in a post-tensioned construction building.

**Community
Preservation
Development
Corporation**
Silver Spring, MD

18,000 GSF - Opened and exposed expansive views for all workers on the 11th floor of a high rise building directly adjacent to metro. The staff of CPDC, previously tenants in a second floor Class C office building, can now enjoy a plethora of natural light from their window line workstations, or interior offices with glass fronts. Selective areas of exposed ceiling in corridors, reception, and the new lunchroom open up the maximum amount of vertical space, and the space's design takes heavy influence from the company's brand theme, "Grow and Thrive".

**National Older
Worker Career
Center**
Arlington, VA

14,000 GSF - The renovation of this space involved multiple phases to accommodate the tenant in the existing space during construction. The conference rooms, lunchroom, and reception areas were heavily renovated, while all spaces received a minimum of a replacement of all finishes. Careful orchestration of construction paths, safe egress, and access to sufficient facilities to ensure the organization's daily schedule was not overly disrupted.

**Winrock
International
Arlington, VA**

27,000 RSF - LEED ID+C Gold interior fit out of a new DC headquarters includes multiple conference rooms of varying sizes and openness, pantry and coffee area hearths, and several small relaxation and private phone conversations. The workspaces are a dense mixture of open workstations and semi-enclosed offices with a multitude of glass surfaces to ensure expansive views are available to all employees.

**Page Offices
Washington, DC
Richmond, VA
Austin, TX**

23-60,000 RSF - New builds and major expansions and renovations of multiple new and existing market offices. Work within challenging budgets to add monumental stairs; reception, conferencing, and lunchroom areas; relocation and expansion of materials libraries; expansion of officing spaces. Lead designer and project manager and sole WELL AP on the projects. Educated in house and out of house staff on WELL processes. Visioning, implementation, and management of design elements such as advanced air purification; water filtration; circadian lighting system with high CRI and intense focus on glare control; advanced acoustic engineering (without an acoustic consultant). Integration of specialty secure areas, targeting WELL Silver to Platinum certifications (pending HR and Operations advancements and policy implementations).

**HKS Offices
London, UK
Miami, FL
Chicago, IL
etc.**

16,000-20,000 RSF - New Offices for HKS in multiple locations. Ranging from old historic office space to new first generation tenant spaces, these projects were the inaugural steps into WELL certification for WELL certification and general wellbeing design for the firm. Created entirely new project processes, forms, and design strategies from the ground up. Pursuit of BREEAM or LEED v4 ID+C in addition to WELL v1 certification for London, Miami, and Chicago, and wellbeing design principles for all. Focus on biophilia, acoustics, active design, air and water filtration, etc.

**Save The Children
Fairfield, CT**

60,000 RSF - Construction of one full floor of interior renovation, and three-quarters of an additional floor of full demolition and build out. Consolidation of client's multiple location into a single facility for the region, with cultural move from primarily enclosed to completely open office environment. Remote coordination with local engineering and construction teams, regular remote meetings as well as on site visits for construction supervision and team communication.

**Endocrine Society
Washington, DC**

33,000 GSF - This interior build-out of a shell condominium office space, LEED ID+C Gold certified. A strong focus on eliminating exposure to endocrine disruptors was a strong driver for the project. Researched products for the presence of phthalates, BPA, and other disruptors. Gathered and provided to the team research papers from the World Health Organization, the Silent Spring Institute, and the relatively newly operational Pharos website to educate re: materials disruptive to reproductive and other endocrine systems—particularly those with three or more studies supporting their inclusion on the TEDX List of Potential Endocrine Disruptors.

**National Parks
Conservation
Association
Washington, DC**

33,000 RSF - LEED ID+C Gold space on two floors of a first-generation Chinatown building. Fostering a sense of connection of staff to both the NPCA brand and the mission of the organization, and to achieve the early design directive of making an office space which would make staff and visitors feel they had "walked right into" NPCA's award-winning National Parks magazine. Materials that evoke a memory of the rich textures of the parks, as well as strong, positive environmental stories dominate throughout, all while reducing energy consumption and maintaining employee comfort.

**The Chicago
School of
Professional
Psychology
Washington, DC
Irvine, CA
Chicago, IL**

RSF Varies - New campus locations with multiple large-scale, integrated technology classrooms, internal divisible event spaces, student amenity spaces, and faculty administration areas. Design challenges that included short construction schedules, reuse of existing on site materials, design to tie to existing campus, and development of school standards. Construction completed on time and ~40% under budget of comparably sized and scoped original DC campus. Renovation and re-branding of a street-level 2-story window line retail-style exposure into a space with branded elements coordinated with the Chicago TCSP marketing department, and student amenity lounge and study capacity. Remote management and coordination of architect of record and construction team on site, as well as contributing TCSP staff in LA and Chicago, and changing staff in the real estate and facilities departments of TCSP.

**FDMH (Howard
University)
Washington, DC**

120,000 RSF - Design-build renovation of the Frederick Douglass Memorial Hall at Howard University. Fast-paced pivot from previous Page team mid-construction amid changing budgets, supply chain issues, changing priorities and strategies. Complete redesign of lighting strategy with limited resources and restrictive budget. Proactive strategic negotiation with GC and client, as well as management of consultants and design team, to meet shifting project goals mid-pandemic.

Brian Mullins
3720 Holmes Lane
Alexandria Va 22302
703-568-8260

LETTER OF INTEREST

DATE: DEC 17 2024

TO: Dana Cross

RE: ARCHITECTURE AND PLANNING BOARD VOLUNTEER NEEDED

Hello Dana,

I have a great interest in being part of this committee. As a resident here of almost 10 years and being a licensed electrician and general contractor for 27 years as well as working in the trades since 1985, I can bring a lot to the table. And as mentioned, living here for almost 10 years and working here in the community for almost that and now every day, All of my work is here in the community. I do a lot of electrical work here, I replace 150 to 200 wall ac units per year, I work on several remodeling projects every year here, upgrade the old panels in the owners/tenants units. I am also working with HVAC contractors here in the community on the mini split installations. As you know I am also a sub contractor for parkfairfax. I tackle or assist the maintenance staff with electrical projects and outdoor lighting, as well as upgrading the panel boxes in our laundry rooms and boiler rooms, I have my hands full here and know these buildings like the back of my hand. That said I feel I can be a bonus to this committee. Thanks to you and or whoever will be reviewing or considering this.

Thanks, Brian Mullins