

BEFORE THE HEARING EXAMINER FOR MONTGOMERY COUNTY, MARYLAND
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Suite 200
Rockville, Maryland 20850

IN THE MATTER OF:)	
CORSO CHEVY CHASE)	
Applicant.)	
)	
Grant Epstein)	
Tim Gary)	
Timothy Hoffman)	
Jane Przygocki)	Zoning Application No. H-148
Keely Lauretti)	
Daniel Park)	
Sarah Alexander)	
Nancy Randall)	
)	
For the Application.)	
)	
Steven A. Robins, Esquire)	
Elizabeth C. Rogers, Esquire)	
Attorneys for the Applicant.)	

APPLICANT'S PRE-HEARING STATEMENT

In accordance with the provisions of Rule 3.4 of the Rules of Procedure for Zoning Cases, the Applicant, CORSO DC, LLC, submits this Pre-Hearing Statement (the "Statement"). The Applicant hereby incorporates by reference its Land Use Report, submitted with the Local Map Amendment Application, which contains additional information in support of the application and justification for the rezoning request.

I. STATEMENT OF GROUNDS UPON WHICH THE CASE IS BASED AND JUSTIFICATION FOR THE REZONING APPLICATION.

The property subject to Local Map Amendment H-148 (the "LMA") is prominently located along Connecticut Avenue, at the southwest corner of the intersection of Connecticut Avenue and Thornapple Street (the "Property"). The Property is more particularly known as Parcel One (1), Block Five (5) in the subdivision known as "Section 4, Chevy Chase" as recorded among the Land Records for Montgomery County, Maryland at Plat No. 9401. The

Property has a net lot area of approximately 535,421 square feet and a gross tract area, including land previously dedicated to public use, of 594,271 square feet.

The Property is currently zoned R-60 and is improved with five large, two- and three-story buildings and associated surface parking, most recently operated as a retreat, hotel, conference center, and office space for the National 4-H Council and its guests. Collectively, the existing buildings comprise approximately 250,000 square feet of gross floor area. The LMA seeks to rezone the Property to the CRNF-1.5, C-0.25, R-1.25, H-70' (Commercial Residential Neighborhood Floating) Zone.

As depicted on the Floating Zone Plan, submitted with the LMA Application, the Applicant seeks approval to allow for redevelopment of the Property with a residential-scaled senior housing development containing up to approximately 700,000 square feet, including a Residential Care Facility (over 16 persons) containing Independent Living, Assisted Living and Memory Care services, and up to 5,000 square feet of commercial/neighborhood-serving retail use (which, while predominately intended for use by Project residents, will be made publically available), along with associated structured and ancillary surface parking, open space, and amenities (the "Project"). The requested rezoning and proposed Project fulfills all of the purposes and requirements of the CRNF Zone (Zoning Ordinance, Section 5.3) and is in substantial conformance with the *1990 Approved and Adopted Bethesda-Chevy Chase Master Plan* (the "Master Plan"). The requested rezoning also satisfies all necessary findings contained in Zoning Ordinance Section 7.2.1.E, for approval of a LMA. Compliance with these requirements is discussed in detail in the Applicant's Land Use Report.

The CRNF Zone and proposed development of the Property will be compatible with the surrounding development. The design of this Project is residential in nature and includes several buildings with heights ranging from four- to five-stories, with the taller heights oriented toward the center of the Property and lower heights adjacent to the perimeter of the site. The Petitioner has strategically designed the Project to maintain much of the existing tree canopy along the northern, southern and western property boundaries to preserve the natural screening that exists today. This natural buffering and the resulting building setbacks (which significantly exceed the minimum setbacks required in the CRNF Zone) will provide extensive screening from the surrounding residential uses and ensure compatibility of the Project with the surrounding neighborhood. While this natural buffer will be generally maintained on three sides, the proposed buildings will be appropriately oriented towards Connecticut Avenue to help activate and define this prominent street frontage.

A Traffic Impact Statement was prepared by the Applicant's traffic consultant, Wells + Associates, and submitted with the Application. Utilizing the updated LATR trip generation methodology, the conclusion of the Traffic Analysis prepared by Wells + Associates was that the proposed development will not exceed the applicable LATR standards. Wells + Associates concluded that the proposed use will reduce the impacts on surrounding transportation network

by generating 121 fewer AM peak hour person trips and 60 fewer PM peak hour person trips than the longstanding National 4-H Conference Center use. As such, from a transportation perspective, the Project will remain compatible with the surrounding neighborhood.

Adequate public facilities and services will be available to serve the Project. The roadway network surrounding the Property and the proposed vehicular and pedestrian circulation are safe, adequate and efficient. Although the Project provides new residential density, the proposed senior living facility use will not generate any new students. Thus, the Project will have no impact on public school capacity. The Property will be served by existing water and sewer mains. Electric, gas and telecommunications services are also available to serve the Property. Other public facilities and services – including police stations, firehouses, and health care facilities – are currently available in the vicinity of the Property and will continue to be sufficient following construction of the Project.

The evidence to be presented will demonstrate: (1) that the subject LMA satisfies the requirements of the CRNF Zone as set forth in Zoning Ordinance Section 59-5.3; (2) that the available public facilities and services will be adequate to serve the proposed development under the Growth and Infrastructure Policy; (3) that the LMA substantially conforms with the recommendations of the Master Plan for the Property and will be compatible with the surrounding area; and (4) that approval of the LMA complies with the required findings contained in Zoning Ordinance Section 59-7.2.1.E.

II. REPORTS INTENDED TO BE INTRODUCED AT THE HEARING

1. Land Use Report; and
2. Traffic Statement prepared by Wells and Associates.

These reports have already been submitted into the record in connection with the LMA Application.

III. SUMMARY OF EXPERT TESTIMONY

At the present time, the Applicant intends to call the following expert witnesses to testify in support of the rezoning application:

1. Timothy Hoffman, Civil Engineer with Soltesz will testify as to among other things the physical characteristics of the Property, the proposed Floating Zone Plan, the proposed storm water strategy for the redevelopment of the Property, and the adequacy of public facilities to serve the Project.
2. Jane Przygocki, Certified Land Planner with Soltesz, will testify as to proposed LMA's substantial conformance with the Master Plan and compliance with the Zoning Ordinance.

3. Daniel Park, Registered Landscape Architect or Keely Lauretti, Landscape Architect, both with Soltesz, will testify as to the Natural Resources Inventory/Forest Stand Delineation Plan of the Property, and the landscaping and open area provided in connection with the proposed LMA.
4. Sarah Alexander, a Registered Architect and Principal Designer with Torti Gallas and Partners will testify regarding the Project's compatibility with surrounding area and the Project's compliance with the applicable standards and requirements of the Zoning Ordinance.
5. Anne (Nancy) Randall, transportation planner with Wells + Associates, will testify as to the Traffic Impact Analysis prepared for the LMA.

The resumes of the above identified expert witnesses are attached. The Applicant reserves the right to call additional expert witnesses if it deems necessary.

IV. OTHER WITNESSES WHO WILL TESTIFY

In addition to the above expert witnesses, the Applicant will also have the following witness testify:

1. Grant Epstein, President of Community Three; and
2. Timothy Gary, CEO, Galerie Living.

V. ESTIMATED TIME REQUIRED FOR PRESENTATION

It is estimated that one (1) full day will be required for the Applicant to present its case in chief. This submission is intended to satisfy the requirement of the Rules of Procedure for Zoning Cases. If it is subsequently determined that new or supplemental information is necessary, the Applicant will make a supplemental submission in a timely fashion.

Respectfully submitted,

By: 
Elizabeth C. Rogers

By: 
Steven A. Robins

Exhibit 1



Timothy Hoffman is highly experienced in site civil engineering, design, and project management. He specializes in water resources management and permitting. His experience includes planning and designing Storm Drain and Paving Plans; Stormwater Management & Sediment Control for ROW Improvements; Floodplain management and permitting; and Streambank Stabilization and Restoration. He has ample project experience within Montgomery County, providing him unique insight in navigating agencies for plan processing and approval. He is extremely familiar with the various jurisdictions and applicable laws and guidelines. Mr. Hoffman's experience spans many market segments including municipal, healthcare, mixed-use, schools, residential communities, retail, and roadway. Mr. Hoffman's previous company experience includes roles with Environmental Quality Resources and the Montgomery County Department of Environmental Protection.

EDUCATION

Bachelor of Science
Civil Engineering,
University of Vermont

REGISTRATIONS

Licensed Professional Engineer
Maryland #49428

YEARS OF EXPERIENCE

22

YEARS WITH SOLTESZ

11

REPRESENTATIVE PROJECTS

Montgomery County Water Quality Improvements P3 Pilot Project

Montgomery County, MD

Project Manager

Supporting Montgomery County in fulfilling the requirements of the Municipal Separate Storm Sewer System (MS4) permitting needs. Under this contract, Soltesz is overseeing two projects securing a total of 174 acre-inches of water quality credit—Avenel TPC Golf Course and B'Nai Israel, where private stormwater management ponds had been constructed providing treatment to large contributing drainage areas. Both ponds were designed per pre-2000 stormwater management criteria and offer opportunities for water quality credits by retrofitting the facilities to meet current standards.

Cabin Branch

Clarksburg, MD

Project Manager

Soltesz continues work on Cabin Branch, a 535-acre development located at Route 121 and I-270. The firm provided water resources engineering, environmental, and surveying services. The project is located in a Special Protection Area and was designed to meet or exceed the 2010 Stormwater Management regulations. Timothy led the Soltesz team in providing hydraulic culvert analysis for existing culverts, dam breach analysis, retrofitting design for replacement of existing culverts, and restoration of a farm pond requiring coordination with the Corps of Engineers. Soltesz also provided design for 13 new stormwater management ponds. This project requires close coordination with WSSC, M-NCPPC, MCPS, MDE, and USACE.

Courts of Clarksburg Senior Living Community

Clarksburg, MD

Project Manager

For this new 55+ active adult community Soltesz provided preliminary planning, civil engineering and surveying tasks to obtain the required regulatory approvals for the construction of 140 single family homes located on a 54 acre site. The development located at intersection of Ridge Road and Brink Road includes community clubhouse, walking trails, grilling areas and is part of the Clarksburg Village boasting great amenities. Soltesz provided site plan applications through final engineering of a Sediment Control Plan, Stormwater Management Plan, Water/Sewer Plans, and Landscape Architectural services.

King Farm

Rockville, MD

Project Manager

The 430-acre King Farm development is comprised of 3,200 residential units, over three million square feet of office and R&D space, and 125,000 square feet of retail,

community and recreational facilities. The housing mix includes single family homes, townhomes, courtyard homes, condominiums, and luxury apartments. King Farm offers a small town atmosphere with a community pool and parks, shopping and services, neighborhood schools, and employment centers within a short drive.

Corso Chevy Chase
Chevy Chase, MD

Project Manager

Soltesz is providing planning, surveying, and engineering for Gallerie Living's proposed senior living center along Connecticut Avenue in Chevy Chase Maryland. Soltesz worked with Montgomery County for approval of the Natural Resources Inventory and is currently coordinating the Forest Conservation Easements, and Tree Save Plan along with the related evaluation of construction impacts to existing trees both on-site and in the public rights-of-way. Soltesz is working with the team to jointly address community and County agency concerns for a successful project. The proposed five-story luxury retirement center will be built into the slope of the property using a lower-level parking garage with residential levels at grade for Connecticut Avenue. The grading and earthwork are coordinated to allow the best access and constructability possible while making use of the property's natural terrain. Soltesz will provide expert testimony for the Office of Zoning and Administrative Hearings (OZAH), process the Site Plan and Certification with M-NCPPC, and permitting with MCDPS. Soltesz will also provide surveying and construction support through project completion and bond close-out.

Village West at Germantown Town Center
Germantown, MD

Project Manager

26.5 acre site development for mixed-use residential community near Germantown Town Center. Soltesz team provided designs and plans for the relocation of the existing high hazard stormwater management facility. The relocation and redesign of the stormwater management facility include approvals from MDE Dam Safety and MC-DPS. Services included hydrologic and hydraulic analysis engineering, site grading studies, earthwork studies, road alignment studies, storm drain design, water and sewer design, offsite sewer outfall studies, and water and sewer alignment studies.

9800, 9900, 9950 Medical Center Drive
Gaithersburg, MD

Project Manager

Soltesz, retained by Alexandria Realty, is supporting the build-out of a Life Sciences Campus including four laboratory and research buildings along with two parking structures across the Life Sciences Center in Montgomery County centered around Shady Grove Hospital. Soltesz continues to work on the 9800 Medical Center Drive and is currently providing planning, engineering and surveying for the construction of a 175,000 SF office building and parking structure with approximately 621 spaces. 9950 Medical Center Drive proposes an 85,000 SF office/laboratory/light manufacturing building. Soltesz is providing planning, civil engineering and surveying services for this project.

Streamside
Clarksburg, MD

Project Engineer

Provided preliminary design and analysis for an arterial roadway including multiple SHA intersections, horizontal and vertical alignments, major utilities within the right-of-way, and environmental protection measures to preserve adjacent forests and wetlands.

Poplar Run
Silver Spring, MD

Project Engineer

Provided design, permitting and coordination for a primary residential road. The project included the creation of a 26' tall road embankment and 60' Con/Span Bridge crossing the stream valley. Performed hydrologic and hydraulic analysis for the 100-year and 500-year floodplain and processed the appropriate MDE, US Army Corps of Engineers and FEMA approvals. Provided streambank stabilization and restoration reviews and consulting for local and regional agencies.

Maryland Route 121
Clarksburg Road, MD

Project Engineer

Provided storm drain and paving, stormwater management, and sediment control plans for phased road realignment. This project included over 7,000' of 150' Right-of-Way with multiple subdivision entrances, major utilities, and retaining walls to be coordinated for multiple agencies and stakeholders.



Jane brings over 35 years of professional experience in land development projects, providing site analysis and design, zoning, master plan support, and entitlements for commercial, residential, institutional, and mixed-use development. Her work includes feasibility studies, site plans, landscape plans, preliminary plans of subdivision, land planning reports & presentation graphics for zoning map amendments, special exceptions, and project development. She has also worked with public and private entities in the planning and implementation of greenways throughout Maryland and public outreach and civic participation in the planning process. Jane is an expert in Land Use Planning and Site Design, Special Exception and Rezoning Entitlements, Real Property Research, and Feasibility Studies. Jane has provided expert witness testimony in land planning in Montgomery County and the City of Rockville.

EDUCATION

Bachelor of Science
Landscape Architecture,
University of Virginia

REGISTRATIONS

American Institute of
Certified Planners (AICP)

YEARS OF EXPERIENCE

38

YEARS WITH SOLTESZ

5

AFFILIATIONS

American Society of
Landscape Architects (ASLA)

Maryland-National
Capital Building Industry
Association (MNCBIA)

Commercial Real Estate
Women (CREW), Maryland
Suburban Chapter President
2004, Board of Directors
2003-2006, 2015, 2016.

REPRESENTATIVE PROJECTS

Heritage Gardens Senior Living Community Potomac, MD

Technical Director

Heritage Potomac is the first independent living community in the Potomac subregion since the 2002 master plan. Soltesz provided land planning and development for this new 30-acre site. The development consists of 17 estate homes, each with 2-3 independent living residences (44 total residences), a lodge with independent living and assisted living, amenity and dining spaces, as well as a community building with gymnasium, fitness center and social gathering space. The project includes several community parks, a comprehensive network of sidewalks and walking trails. Over 12.5 acres will be preserved and protected by conservation easements. Soltesz provided planning, engineering and surveying for entitlements.

9800, 9900, 9950 Medical Center Drive Gaithersburg, MD

Technical Director

Soltesz, retained by Alexandria Realty, is supporting the build-out of a Life Sciences Campus including four laboratory and research buildings along with two parking structures across the Life Sciences Center in Montgomery County centered around Shady Grove Hospital. Soltesz continues to work on the 9800 Medical Center Drive and is currently providing planning, engineering and surveying for the construction of a 175,000 SF office building and parking structure with approximately 621 spaces. 9950 Medical Center Drive proposes an 85,000 SF office/laboratory/light manufacturing building. Soltesz is providing planning, civil engineering and surveying services for this project.

White Oak Apartments Silver Spring, MD

Technical Director

Redevelopment of a 7.8 acre site with a 5 story apartment style building and 2-over-2 townhouse style multifamily buildings. Complete with park and amenity spaces, the development is a key property in the renewal of the White Oak area and the integration of additional residential living. Soltesz provided planning, civil engineering and surveying services for rezoning, sketch plan, subdivision and site plan entitlements and final engineering.

Shady Grove Medical Center Rockville, MD

Technical Director

Site Plan Amendment for the development of an additional 150,522 square feet of critically needed hospital uses and emergency services. Soltesz provided planning, engineering, and surveying services for entitlements.

Milestone Senior Germantown Germantown, MD Site planning and project management, coordination with county agencies for 111-unit Independent Living for Seniors.	Technical Director
Creekside Townhomes Kensington MD Site Design and Rezoning to TF -12 Townhouse Floating Zone. Infill development of 16 townhouse units on 1.41 acres of land.	Senior Project Manager
Avalon Residential Clarksburg, MD Management of Entitlements for Preliminary Plan and Site Plan for 50-unit residential development on 10.28 acres.	Technical Director
Germantown Town Center Germantown, MD Development Plan Amendment 5.34 acre EuroMotors site in the T-S (Town Sector) zone to provide auto dealership and main street mixed use office/retail.	Senior Planner
Grosvenor Place Rockville, MD Design and Management of Entitlement process for Preliminary Plan and Site Plan for Luxury Townhouse development, 46 units on 4.13 acres in the R-30 zone.	Senior Project Manager
Montgomery Row (Rock Spring Park) Bethesda, MD Design and Management of Entitlement process for Preliminary Plan and Site Plan. Transit-oriented 168-unit Townhouse Development on 44.16 acres in the I-3 Zone. Project received MBIA 2018 Excellence in Community Development Award, for Excellence in Design, Planning and Construction.	Senior Project Manager
Vista Gardens West Bowie, MD Conceptual Site Plan for a mixed-use residential and commercial on 31.34 acres, 115 townhouse units, 29,922 sf Commercial Retail, 14,881 sf Commercial Office, Hotel 103 Rooms (95,000 sf).	Zoning and Subdivision Coordinator
Chevy Chase Center Chevy Chase, MD Participation in Friendship Heights Master Plan, Development Concept for site redevelopment, for 412,000 sq. ft. of office and commercial space and parking structure adjacent to Metro. Rezoning of a portion of site from R-60 to CBD-1.	Project Planner
Normandie Farm Country Inn Potomac, MD Reclassification of 6.53 acres site from RE-2/TDR zone to the C-Inn (Country Inn Zone).	Senior Planner
French International School Bethesda, MD Special Exception for a Private Educational Institution	Project Planner
Humane Society of the United States Gaithersburg MD Development Plan Amendment providing for site circulation and Watkins Mill overpass dedication.	Senior Project Manager



Daniel Park has over 15 years of industry experience with planning, due diligence, entitlements, and landscape architecture. He has an extensive background in all facets of landscape architectural services, with particular design expertise in mixed-use, multi-family residential, parks/recreation, public-use space, and forest conservation. Daniel oversees all aspects of land-use planning, zoning/entitlements, and landscape architectural services. He specializes in urban infill and redevelopment projects for Montgomery County has worked with prominent developers and shareholders, and has worked with numerous local and state agencies. Daniel provides oversight while assisting with the acquisition of permits and approvals required from governmental agencies for land development opportunities.

EDUCATION

Bachelor of Landscape Architecture, University of Maryland College Park

REGISTRATIONS

Registered Landscape Architect
Maryland #3894
Delaware #S1-0000511

YEARS OF EXPERIENCE

17

YEARS WITH SOLTESZ

4

AFFILIATIONS

American Society of Landscape Architects (ASLA)

Urban Land Institute
(ULI) Washington

Maryland-National Capital Building Industry Association (MNCBIA)

AWARDS/RECOGNITION

2022 State of Maryland Governor's Citation, Koreatown Maryland

2017 ULI Washington Regional Land Use Leadership Institute (Class of 2017)

2014 Maryland ASLA Merit Award, Sibley Memorial Hospital

2012 Potomac ASLA Merit Award, Long Bridge Park

REPRESENTATIVE PROJECTS

Erickson Senior Living, Bethesda Marriott Adaptive Reuse Bethesda, MD

Director of Planning

Planning, engineering, and surveying services for the adaptive reuse of the Marriott headquarters site into a continuing care retirement community. The 33-acre site will be redeveloped for 1,300 independent living units, 210 assisted living and memory care units, and 50 skilled nursing units. The proposed site also includes several amenities open to the larger Bethesda community. Soltesz has been working with local agencies on multiple entitlements that will need to be processed through the Montgomery County agencies: Local Map Amendment (LMA), Sketch Plan, Preliminary Plan, and Site Plan. The LMA process rezoned the property from EOF – 0.75 to CRF 1.5. Soltesz will also prepare final engineering plans and permitting.

The Labs at Belward Campus Shady Grove, MD

Director of Planning

Development of a 1.6 million-square-foot life sciences campus at the Belward Campus of Johns Hopkins University. Soltesz is providing preliminary site plans and civil engineering services for the 20-acre property. The initial phase will include 750,000+ sq. ft. of lab R&D facilities with a bio-discovery campus environment that incorporates amenities, retail space, and structured parking.

The Grove - Shady Grove Neighborhood Development Rockville, MD

Director of Planning

Soltesz is working directly with a private client for the development of the new North Rockville Mixed Use project off Shady Grove Road, near the I-270 intersection. This development includes the transformation of seven office buildings totaling 450,000 sq. ft. into a mixed-use live/work/play center. The site is planned to encompass 1.6 million sq. ft. of residential and retail space, a hotel, offices, and 250 townhouses on 31 acres. Soltesz conducted preliminary due diligence studies, entitlement, concept design, stormwater management, civil engineering and permitting services.

Viva White Oak Montgomery County, MD

Director of Planning

This multi-phase mixed-use development's plans include converting an existing mining operation to a mixed-use world-class bioscience village campus spanning 300 acres and with a total project value estimated at \$500 million plus. The Soltesz team has completed the rezoning efforts and schematic plan process. Daniel has been engaged to help navigate the Preliminary Plan, Forest Conservation Plan, and Site Plan entitlement processes for the Master Planned Roadway and build-out of each land-bay.

Courts of Clarksburg Senior Living Community
Clarksburg, MD

Director of Planning

For this new 55+ active adult community, Soltesz provided preliminary planning, civil engineering, and surveying tasks to obtain the required regulatory approvals for the construction of 140 single-family homes located on a 54-acre site. The development located at the intersection of Ridge Road and Brink Road includes a community clubhouse, walking trails, and grilling areas and is part of the Clarksburg Village boasting great amenities. Soltesz provided site plan applications through the final engineering of a Sediment Control Plan, Stormwater Management Plan, Water/Sewer Plans, and Landscape Architectural services.

Heritage Gardens Senior Living Community
Potomac, MD

Director of Planning

Heritage Gardens is the first independent living community in the Potomac subregion since the 2002 master plan. Soltesz provided land planning and development for this new 30-acre site. The development consists of 20 estate homes each with 2 to 3 independent living residences (51 total residences). The site consists of 23 acres of Green Space, 3.5 acres of buildings, and an additional 4 acres consisting of street trees, roadside grass, sidewalks, and impervious areas. Soltesz provided preliminary planning, civil engineering, concept site plans, stormwater management, permitting, natural resource inventory and preliminary forest conservation plans, review and coordination of NRI/FSD, WSSC hydraulic planning analysis (HPA), and conditional use site and landscape plans. Daniel supported overall project coordination and oversight.

Labs at Watkins Mill Town Center
Gaithersburg, MD

Director of Planning

Survey, planning, and engineering services for the mixed-use development of (2) lab office buildings, retail, and structured parking. The 9-acre site will consist of approximately 700,000+ sq. ft. of office & lab use with 31,000+ sq. ft. of retail. The structured parking garage will accommodate approximately 1,700 parking spaces.

Washington Adventist Hospital Relocation
Takoma Park, MD

Director of Planning

The relocation of the Washington Adventist Hospital involved the application of a special exception and the entitlement process for a 288-bed hospital, three medical office buildings, helipad, two structured garages and fire station and EMS training facility. In order to get approval and funding for the site relocation, Soltesz had to prepare a Certificate of Need (CON) application and create additional exhibits to demonstrate that the current site was not viable for the program requirements. The new hospital, Adventist HealthCare White Oak Medical Center, is located in Silver Spring off Plum Orchard Drive. This new private-room hospital consists of 198 private patient rooms, State-of-the-art equipment and technology, and parking facilities with more than 1,000 parking spaces.

Leling Senior Apartments
Suzhou, China

Landscape Architect

Provided landscape and hardscape designs for Suzhou's first campus dedicated to the growing senior population. This apartment project included a two-story community center, retail, and six high-rise apartment buildings connected by enclosed corridors. Daniel's designs included a gazebo, labyrinth plaza with a fountain, a bocce court, exercise stations, and a children's play area. Challenges included a need for a fire access route around the entire site.

Century Boulevard Mixed-Use Development
Germantown, MD

Senior Planner, Landscape Architect

Daniel was responsible for the Planning/Entitlement, Final Engineering, and Construction Administration for the Century Project for Trammell Crow. Daniel worked with a team of consultants to obtain entitlement approvals for the redevelopment of a suburban corporate campus into an exciting transit-oriented mixed-use community. The overall planning process for this 51.8 acre site included over 2 million square feet of FAR. The team moved forward with Final Engineering and Landscape Architecture of the Phase 1 development, which includes 160 townhouse units, 28 two-over-two units, and 300 multi-family units, 303,000 SF of new office uses, and a 85,000 SF hotel. The design includes several public and private open spaces, and a comprehensive recreation and amenity design. Challenges include incorporating stringent storm water regulations into sustainable design concepts, a multi-phase process, and numerous spatial constraints.

Milestone Town Center
Germantown, MD

Senior Project Manager, Designer

This 66 acre mixed used development will incorporate 3 existing office buildings with 3 residential towers and retail. The ultimate

development plan consists of 1 million square foot office, 1.5 million square foot of residential, 85 square foot of retail and a 225 room hotel. Daniel rose to the challenges including incorporating stringent storm water regulations into sustainable design concepts, and a multi-phase process.

Park Potomac
Potomac, MD

Project Manager, Designer

The landscape design of this premier Montgomery County project includes central open space and incorporates a stepped, linear passageway juxtaposed by a curvilinear, accessible pathway that transcends through beds of lush plantings. Daniel was responsible for overseeing the landscape design of this project from beginning to end including the planting design, and design documentation through construction. This project was awarded a MDASLA Honor Award.

COMMERCIAL OFFICE

Tysons Tower

Tysons Corner, VA

Senior Project Manager, Senior Designer

This six acre site was rezoned to allow for office and hotel use. Daniel worked through the design process in close collaboration with the architect and owner to craft a unique landscape, appropriate for the major tenants in a corporate setting. Site features include a reflection pool, an extensive paved driveway and stone seat walls.

Lockheed Martin Campus
Bethesda, MD

Project Manager, Designer

In an effort to promote employee fitness and while addressing campus security, a sustainable jogging trail, fitness stations, and security boulders/berms, were proposed for this 26.5 acre campus. Daniel focused on Trail Design, Security Design, and Innovation in Sustainability by proposing a completely permeable trail surface material; the first of its kind to be used in the area. All phases of work were well received by users and the model has been replicated on other Lockheed Martin campuses.

500 North Capital Street
Washington, DC

Project Manager, Designer

Daniel worked closely with Gensler as the Project Manager for Landscape Architectural services for a renovation of 230,860 SF office space. He provided very detailed hardscape and planting designs for the streetscape and parking garage areas to provide corporate setting. Challenges included coordination of DDOT on relocation of utilities and coordination of SWM facilities within the streetscape. Washington Gas Springfield Operations Center. Washington Gas. Designer. Daniel worked with Fox Architects to provide 190,000 SF office and a 75,000 SF technology center for 800 employees on a 20 acre brownfield site. Daniel provided unique amenity and hardscape designs for the campus despite value engineering during construction.

Reston Crescent
Reston, VA

Designer

Daniel provided creative site layouts for Brookefield's premier office campus and worked through many design iterations to address comments from the Reston DRB. Concerns regarding buffering and planting on garage structures were addressed by Daniel's illustrative and technical drawings.

MULTIFAMILY/RESIDENTIAL

South Bethesda
Bethesda, MD

Senior Planner, Landscape Architect

In response to the 2017 Bethesda Downtown Master Plan and imminent density cap, Daniel oversaw a team, working with the Brown Family on the redevelopment of 8 properties in Bethesda. The landscape and planning team was charged with Placemaking/Project Vision for these properties, leading a team of consultants, including 4 architects.

Reston Signature
Reston, VA

Project Manager, Senior Designer

Reston Block 4 was the last undeveloped piece of the Town Center master plan originally envisioned by the late Robert E. Simon. Daniel worked closely with Shalom Baranes Architects to create spaces that reflect the not only the material character of the building, but an active modern lifestyle. Responsible for the landscape architecture, Daniel was most focused on the Water Feature Design/Amenity Deck Design. A Lawrence Halprin inspired cascading waterfall emerges from the courtyard, while the roof deck provides many

seating opportunities for leisure and outdoor dining. A long lap pool, outdoor bar, and pergola, were some of the design elements that combine function and comfort within the spaces.

Huntington Metro
Alexandria, VA

Project Manager, Landscape Architect

Daniel worked closely with SKI& Architects to implement the design development, including Amenity Design, Lighting Design, and construction of this mid-rise apartment development. The site is directly adjacent to the Huntington Avenue Metro Station. Challenges included providing buffer plantings in an existing RPA and fire access around a large building footprint. The client's desire to provide popular amenities, and comfortable ambiance were met with focus on outdoor living spaces and lighting opportunities.

Carlin Springs
Arlington, VA

Project Manager, Designer

This one acre site will provide affordable housing on the outskirts of Ballston and also serve as APAH's new office. The proposed design includes: outdoor seating and grill areas, dynamic paving patterns, and rain gardens over structured parking. Challenges included a 51 "Willow Oak tree to be preserved, while allowing for play structures in limited areas.

Fellowship Square
Reston, VA

Senior Project Manager, Designer

This six-acre development is a joint venture between Novus and Suncal. Market rate units are planned along with the relocation of the Fellowship Apartments on site. Daniel's challenges included intense reviews with the Reston municipalities and translating the client's desire for a wild and 'untamed' design.

1219 First Street
Alexandria, VA

Project Manager, Senior Designer

Green Roof/Amenity Deck Design. Located in the Braddock Neighborhood of Alexandria, this 12 story apartment site is a critical piece of the proposed Braddock Gateway Plan. The design process involved investigating historical records of the site, and a planting scheme reminiscent of the Victorian era. While the ground level may have been traditional, the roof amenity offered contemporary spaces such a pool deck, pergola, water feature, and outdoor fireplace. Challenges included designing an extensive green roof over structure with weight limitations.

The Peninsula
Millsboro, DE

Senior Designer

Daniel was responsible for aspects of Themed Landscape Design and Land Planning for this 800 acre private luxury residential golf resort community included extensive outdoor recreation areas, a nature center, an interpretative center, a multi-use path system including a nature trail and boardwalk component, and a Jack Nicklaus signature golf course. Environmentally sensitive design challenges included integrated landscaped bio-retention areas, preservation of sensitive wetland areas, and beach restoration.

PARKS AND RECREATION

Congressional Country Club - Blue Course
Bethesda, MD

Director of Planning

Soltesz supported the complete overhaul of their legendary Blue Course that has been home to three US Opens and a PGA Championship. Soltesz supported the architect specializing in golf and turf design during a proactive planning process, that addressed potential design constraints such as heavy soil, tree overgrowth, greenside mounding, and low spots that trapped water. Soltesz provided innovative civil engineering design, landscape architecture, and stormwater management for the course. Soltesz supported the permitting process of securing permits that included water quality stormwater management, erosion and sediment control, and tree mitigation per local mandates. Soltesz also provided unique design features for the concerns about potential runoff water, by designing retention basins strategically placed along the course. Five basins are approximately an acre each in size and three half-acre basins.

Poolesville Winery
Poolesville, MD

Project Manager, Senior Planner, Landscape Architect

As part of an economic development initiative in the Upcounty region, Daniel worked directly with the CEO of MCRA to navigate conceptual plans through the Mandatory Referral process (M-NCPPC) for a custom grape crush facility and clubhouse on the site of an existing public golf course.

Long Bridge Park
Arlington, VA

Project Manager, Senior Designer

This 46-acre-brownfield site was transformed into Arlington's premier recreation facility. The project included complex detailing and grading challenges for three synthetic infill turf fields, a raised esplanade, rain gardens, boardwalks, unique seating opportunities, and parking facilities. Daniel was responsible for the unique detailing and grading of this park, seeing it through construction.

Clemijontri Playground
McLean, VA

Designer

Clemijontri Park is a unique playground where children of all abilities can play side-by-side. It's a 2 acre inclusionary playground includes 4 outdoor rooms, over 20 play structures, 1 million dollars in rubber surfacing, picnic pavilions and a carousel as its centerpiece. Daniel, working with Grace Fielder on the Construction Documentation for this incredible playground, assisted with inclusionary play/universally accessible design.

Seneca Crossing Local Park
Germantown, MD

Designer

Daniel worked to refine a number of design schemes and site features as a result of comments received from the local community and input from applicable review agencies into a Recommended Facility Plan. Daniel designed layout alternatives and created numerous grading options to incorporate parking lots, ball fields and storm water management facilities. Additionally, he worked with M-NCPPC Staff to craft language and prepare exhibits, and cost estimates for the Facility Plan Report and Planning Board hearing.

Wheatley Cole
Washington, DC

Project Manager, Designer

Daniel worked on the park design to serve the recreational needs of the Trinidad community and Wheatley Elementary School. Program elements include playing field for group sports, a playground for ages 5 - 12, a tot lot for ages 2 - 5, a spray ground, a picnic area, a community-gathering place, and a walking loop.

SENIOR HOUSING

Ashby Ponds
Virginia

Landscape Designer

Participated in the thematic landscape design and construction documentation for three neighborhoods of the Ashby Ponds Master Plan. Executed planting plans, hardscape detailing, site furnishing specification, lighting design, and paving layouts for various areas of the campus.

Lewinsville Senior Center
Virginia

Landscape Designer

This project incorporated independent living with adult daycare and child care on a single site in Fairfax County. Daniel designed initial layouts and planting plans for courtyards which included a dining patio, a wander garden, garden plots, and children's playground. Small courtyards provide opportunities for intimate seating areas and spaces, but planting challenges due to solar coverage/orientation.

Oak Crest
Maryland

Project Manager

Daniel worked with Hord Coplan Macht on preliminary designs for dining terrace and open spaces associated with the renovation of this existing facility. Features included a putting green, gazebo, horseshoe area, garden seating areas, and passive recreation green. Challenges included retaining existing trees and providing ADA routes on steep slopes.



Keely has over 25 years of experience, providing landscape architecture and planning solutions for various projects. Her daily responsibilities include coordinating the project efforts of the Project Manager, Project Engineer, and CAD support staff and meeting with clients and jurisdictional review officials to assure client's needs are satisfied and the jurisdiction's requirements are met. Ms. Laretti has significant project experience in Montgomery County, with expert knowledge of local regulations, agencies, and review processes. Her work includes due diligence, project management, environmental analysis, concept and site planning, landscape and lighting design, and graphic illustration.

EDUCATION

Bachelor of Science,
Landscape Architecture
Cornell University

YEARS OF EXPERIENCE

26

YEARS WITH SOLTESZ

17

AFFILIATIONS

LEED Accredited
Professional, 2009

SELECT PROJECT EXPERIENCE

Upper Rock District Rockville, MD

Landscape Architect

Keely assisted with the development plan, forest conservation plan, and phase three site plan for the Upper Rock Development. This 20-acre project includes 844 multi-family units (including approximately 126 live/work units), 238,000 square feet of office, 7,000 square feet of retail (dedicated to the development of small, first-time businesses), 9,000 square feet of restaurant space, and parking garages. Green roofs are used to mitigate impacts due to development.

North Bethesda Center White Flint, MD

Landscape Architect

Soltesz provided site planning and engineering for this 6-block, 32-acre development adjacent to the White Flint Metro. Keely assisted in obtaining regulatory approvals for the client to build a 313 unit residential tower with a two story grocery store below, a 328 unit residential tower with outdoor plazas and pool, a central community open space with underground stormwater management, two retail blocks with commercial office tower and a hotel, and improvements to the existing metro station.

Village West at Germantown Town Center Germantown, MD

Landscape Architect

26.5 acre site development for mixed-use residential community near Germantown Town Center. Soltesz team provided designs and plans for the relocation of the existing high hazard stormwater management facility. The relocation and redesign of the stormwater management facility include approvals from MDE Dam Safety and MC-DPS. Services included hydrologic and hydraulic analysis engineering, site grading studies, earthwork studies, road alignment studies, storm drain design, water and sewer design, offsite sewer outfall studies, and water and sewer alignment studies. Keely provided project plans, preliminary plans, site plans, landscape plans, and forest conservation plans.

King Farm Rockville, MD

Landscape Architect

The 430-acre King Farm development is comprised of 3,200 residential units, over three million square feet of office and R&D space, and 125,000 square feet of retail, community, and recreational facilities. The housing mix includes single-family homes, townhomes, courtyard homes, condominiums, and luxury apartments. King Farm offers a small-town atmosphere with a community pool and parks, shopping, and services, neighborhood schools, and employment centers within a short drive.

Downtown Silver Spring Redevelopment

Silver Spring, MD

Landscape Architect

Revitalization reconstruction project of approximately 20 acres of Downtown Silver Spring. The project contains approximately 160 condo/apartment units, over 700,000 SF of high-end retail, office, civic center, hotel space, and two structured parking facilities.

Wilgus Tract

North Bethesda, MD

Landscape Architect

Strategically located along Montrose Parkway between E. Jefferson and Hoya Street, the Wilgus Tract property offers walkable access to the retail and amenities present at several growing North Bethesda districts. These areas include Pike & Rose, the employment base present along Executive Boulevard and Rockville Pike, and the White Flint Metro Station with Red Line access direct to downtown Washington, D.C.

Courts at Clarksburg

Clarksburg, MD

Landscape Architect

Soltesz continues work on the Courts at Clarksburg project, which includes the development of 140 age-restricted single-family homes. The 54-acre site is located in the northeast quadrant of Ridge Road and Brink Road. The scope of services includes the preparation of a preliminary plan, site plan, and final engineering documents. Keely provided site development, landscape architecture, and forest conservation.

Bowie Mill Property Public-Private Partnership

Olney, MD

Landscape Architect

This Public-Private Partnership project with Montgomery County's Housing Opportunities Commission (HOC) was for approximately 32.7 acres of land and located south of Bowie Mill Road between Cashell Road and Laytonsville Road. The Soltesz team provided concept designs for stormwater management and water quality facilities. Keely prepared the approval of site and forest conservation plans for the project.

Ingleside at King Farm

City of Rockville, MD

Landscape Architect

Ingleside at King Farm is a not-for-profit continuing care retirement community dedicated to providing an active, comfortable lifestyle for seniors, coupled with high-quality, long-term health care, all available at a good value. Soltesz provided civil/site engineering, stormwater management, planning, landscape architecture, and surveying. The scope included: an innovative stormwater management system, forest and tree conservation plans, sediment control, easements and easement abandonment sketches, and earthwork analysis. Keely and the Soltesz team incorporated landscaping components with drought resistant vegetation along with use of local and recycled materials and coordinated grading of the site.

Holy Cross Hospital

Silver Spring, MD

Landscape Architect

Soltesz provided site planning and landscape architecture for a 220,000 g.s.f. hospital addition and parking garage addition. Keely assisted with the special exception approval for the project. The new building will have a green roof that will be used to mitigate water quality and quantity impacts. Greenscreen and a native landscape buffer are proposed to replace the current scenic buffer plantings and screen the new garage from the adjacent park.

Parcel P146 Shady Grove Metro

Rockville, MD

Landscape Architect

Keely and the landscape team provided planning, landscape architecture, and environmental services for a 3-acre site containing 156 multifamily, townhouse, and single family units adjacent to the Shady Grove Metro. Keely also coordinated with agencies during the re-zoning, preliminary, and site plan approval process. The multi-family building includes an intensive green roof above the underground garage.

Poplar Run

Silver Spring, MD

Assistant Project Manager

310-acre site containing 773 single family and townhouse units with community center. Keely and the Soltesz team revised the layout to address environmental and traffic concerns from the neighboring community. The Soltesz team provided entitlement assistance and final engineering from Preliminary Plan through construction.

Norwood School
Potomac, MD

Project Planner, Landscape Architect

Additions to the Norwood School including a performing arts center, classroom building, indoor pool facility, carriage house, and roadway widening to alleviate current and proposed circulation issues. Keely provided assistance with the preparation of preliminary site plans, landscape and paving plan, and supporting plans and documents for special exception approval.

Ivymount School Annex
Rockville, MD

Assistant Project Manager

Site planning and landscape architecture work on the Ivymount Annex for building permit and special exception approval. Keely and the Soltesz team prepared site and landscape plans and testified during special exception hearing.

Halsey Field House
Annapolis, MD

Landscape Architect

This design/build project includes a 2-story academic facility at the U.S. Naval Academy totaling 55,000 SF. The project included a new entry sequence, walkways, exterior envelope, and renovation to the Admissions Department, including the development of museum quality exhibit space in the Quarterdeck Bubble presented during candidate recruitment. Soltesz provided landscape architecture, civil engineering and surveying services that include site development improvements, sediment and erosion control, paving plans, tree replacement, utility connections, and coordination with MDE.

Germantown Town Center
Germantown, MD

Landscape Architect

Keely and the Soltesz team provided preliminary and final engineering services for this mixed-use project, which consists of single-family attached units, garden apartments, commercial/retail space, and civic space. The retail, restaurant and service component totals 108,000 SF.

Burtonsville Town Square
Burtonsville, MD

Landscape Architect

Burtonsville Town Square is located in Montgomery County within the Little Paint Branch Watershed at Route 198 and Old Columbia Pike. Developed by BMC Property Group, the shopping center is situated on almost 28 acres and was redeveloped and expanded on the site of the 1960s-era Burtonsville Shopping Center. Forest conservation efforts on site were led by Soltesz. Acres of trees were preserved in Soltesz's design and additional trees and plants were added to the site. Keely and the Soltesz team designed the landscape components to be drought tolerant; only minimal areas require watering which aids water conservation efforts. The landscape design includes open pedestrians to traverse throughout the site without the use of a vehicle. And, if a customer chooses to travel the town square in their vehicle, parking preferential treatment is given to drivers of hybrid cars with designated parking spaces. Keely also prepared amendment plans for additional shopping and restaurant use including open space areas.

DarCars
Silver Spring, MD

Landscape Architect

Soltesz provided services to the DarCars lots, a car dealership to be located within the Montgomery Auto Sales Park. The scope of services for the 38-acre project includes the preparation of a preliminary plan, site plan and final engineering design for construction. The building development consists of a 30,000-square-foot showroom/offices, 50-bay service area and a 3-story parking deck. Keely provided entitlement plants for the auto dealerships and landscape coordination.



Education

- Masters of Architecture, University of Notre Dame, 2003
- Bachelor of Science in Architecture, University of Maryland at College Park, 2001

Registration

- Registered Architect, DC, 2007; also MD, VA
- LEED Accredited Professional, 2007



The Avec



Park Van Ness



Eckington Place

Ms. Alexander is a Principal Designer involved in numerous project types, including residential, mixed-use, neighborhood revitalization, and international new town projects. Ms. Alexander has extensive experience in the crafting of complex mixed-use urban infill projects through all phases of design. Ms. Alexander is a leader in the firm’s entitlement work, specializing in creating value for the client through innovative design solutions that maximize the allowable density for the site. Her projects have received numerous national awards, attesting to her ability to craft beautiful buildings that weave seamlessly into their context.

Selected Project Experience

The Avec, Washington, DC – Following the District of Columbia’s investment of a streetcar system running along H Street, this new mixed-use development features 384 residential units, 52,000 sf of retail, and 405 below grade parking spaces, bringing vibrancy to the H Street corridor. The H Street façade has been carefully designed and articulated to be consistent with the character and fabric of the H Street corridor.

Brooks and Vale, The Parks at Walter Reed, Washington, DC – This new mixed-use building is located adjacent to two historic buildings at the north side of the site and a historic Fire Station to the west. The building contains 301 apartments, 18,000 sf of ground floor retail, and a connected 89-unit condominium building that is connected via a below-grade 2-level garage. The project is designed to achieve LEED Silver certification.

Press House, Washington, DC – A collaboration between Torti Gallas and the New York design firms AA Studio and Rockwell Group, this mixed-use complex brings upscale sophistication to within walking distance of Washington’s Union Station. The project includes 367 rental units, a 175-room hotel, 25,000 SF of office, 25,000 SF of retail, below grade parking and 230 bicycle parking spaces, as well as state-of-the-art amenities.

West End Blocks E and G, Alexandria, VA – Torti Gallas is working with Foulger Pratt on the redevelopment of two parcels of the former Landmark Mall site. Two new multifamily buildings provide 390 residential units, parking and amenities.

360° H Street, Washington, DC – A new residential project that has transformed a vacant site into a vibrant mixed use development along the City’s re-emerging H Street Corridor. The new building includes 212 residential units over a 41,000 sf grocery store and 5,000 sf of other retail, 270 below grade parking spaces. Amenities include a large landscaped courtyard and a roof terrace with views of the Capitol.

Block A/B, Park Potomac, MD – A new gateway residential project with 307 residential units infilling in one of the last empty parcels at the vibrant mixed use Park Potomac neighborhood.

10Eleven, Washington, DC – Bringing new vitality to the blighted corner of 11th and M Streets in the Mt. Vernon Square neighborhood, this small infill, mixed-use project replaced an existing parking lot. Located blocks from the DC Convention Center Metro station the new building has 71 condominium units, 4,000 sf of retail, below grade parking, and supports a multi-modal, urban lifestyle.

Park Van Ness, Washington, DC – A new 272 unit mixed-use development which has become a catalyst for revitalization in the Van Ness neighborhood. 11 stories of prime view residential units on the back overlook Rock Creek Park, while 6 stories on the front maintain a sensitivity to the character of Connecticut Avenue. The project also includes 220 below grade parking spaces and 10,000 sf of neighborhood friendly retail.

Eckington Place, Washington, DC – a new mixed-use development in Northeast Washington, DC offering a mix of 328 studio, 1- and 2-bedroom apartments with state-of-the-art amenities and 8,300 sf of ground level retail. The building also includes 9 two-story artists’ lofts in recognition of the displacement of local artists as more industrial parts of the city have been redeveloped. These lofts are offered to artists earning less than 60% of the area median income. The project is designed to achieve USGBC LEED Gold level certification.



ANNE (NANCY) M. RANDALL, AICP
Consultant

PROFILE: Ms. Randall has over 40 years of experience in the traffic and transportation planning fields for both private and public-sector clients. This experience includes conducting and overseeing the preparation of traffic impact studies, corridor studies, signal warrant analyses, Traffic Demand Management programs, site circulation reviews, parking policy and needs studies, and feasibility analyses.

EXPERIENCE: **Traffic Impact Studies.** Conducted numerous traffic impact studies for residential, retail, commercial, industrial, institutional, and mixed-use properties in Maryland, Virginia, and Washington D.C. This includes analysis of data, preparation of reports, and expert testimony in support of rezoning, special exception/use permits, and site plan/subdivision plat approvals.

Large Scale Mixed-Use & Multi-Modal Developments. Conducted multi-modal transportation studies for a number of large residential, office, and retail projects, including: North Bethesda Town Center (White Flint Metro Station), White Flint Mall, and Mid-Pike Plaza in White Flint, Maryland; Twinbrook Commons and Twinbrook Station at the Twinbrook Metro Station in Rockville, Maryland; Geico Headquarters in Friendship Heights, Maryland; Bethesda Theater in Bethesda, Maryland; Riverdale Park Station-Cafritz, Riverdale Park Maryland; West Hyattsville Metro Station, Largo Town Center at the Largo Metro Station, Town Center at Camp Springs at the Branch Avenue Metro Station, and Fairwood in Prince George's County, Maryland; and Russett Center, Parole Town Center and Anne Arundel Medical Center in Anne Arundel County, Maryland.

Transportation Master Plans and Corridor Studies. Preparation of Transportation Master Plans for the City of Annapolis and Anne Arundel County Maryland. Preparation of the transportation elements for several Sector Plan and Sectional Map Amendment Plans for several sub-region zones within Prince George's County Maryland, including: Sub-Region I Route I Corridor Master Plan, Bladensburg Master Plan, Branch Avenue Master Plan and Port Towns Master Plan. Provided the analysis



and recommendations for the Transportation Master Plan for Fort Meade, Maryland. Conducted corridor studies in the city of Annapolis, Prince George's County, Historic District of the City of Fairfax, Virginia and MD Route 32/NSA for the MD State Highway Administration.

Feasibility Analysis. Prepared site assessments for projects in Montgomery, Anne Arundel, Prince George's, Howard, Charles, Calvert, Kent, St. Mary's, Allegany, Frederick, Carroll, Talbot and Baltimore Counties, Maryland and the City of Alexandria and Fairfax County, Virginia.

Parking Studies. Conducted parking policy, size requirements, needs, feasibility, and shared-use studies for private developers and for public agencies, including the City of Annapolis, Anne Arundel County, Anne Arundel Medical Center, Centex, CentreMark Properties, Lerner Enterprises, LCOR, Federal Realty Investment Trust and Archstone Smith.

Expert Witness Testimony. Qualified as an expert witness in Federal District Court, and Circuit Court in Anne Arundel County in Maryland; Qualified in Maryland before District Council, MNCPPC Planning Board and Zoning Hearing Officer in both Montgomery County and Prince Georges County; Planning Board and City Council in City of Rockville: Hearing Officer/Zoning Hearing Commissioner in Baltimore County; Zoning Hearing Officer and Board of Appeals in Anne Arundel County: Planning Board, Board of Appeals and City Council in City of Annapolis; Board of Appeals in Charles County; Anne Arundel County Board of Appeals, County Commissioner and Planning Commission in St. Mary's and Calvert Counties; City Council in the City of Greenbelt; Planning Board in the City of Laurel; Planning Advisory Board, and the City Council of Bowie; and the Planning Commission in Carroll County.

Special Event Transportation Planning. Designed and coordinated traffic operations for special events in the City of Annapolis, Maryland, including U.S. Boat Shows, 1984 Summer Olympic Trials and NATO conferences.

EDUCATION: Bachelor of Arts, Behavioral and Social Sciences, University of Maryland, College Park, 1975.

AFFILIATIONS: Member of the Institute of Transportation Engineers
American Planning Association
Member of the American Institute of Certified Planners (AICP)

EMPLOYMENT HISTORY:

- 1995 – Present** **Wells + Associates, Inc.**
McLean, Virginia
Principal
Branch Manager of Wells & Associates, Inc. Silver Spring Office, responsible for business development, management of professional, technical, and clerical staff, project management for transportation planning studies, including technical analysis, report preparation, public presentation, and expert testimony.
- 1989-1995** **The Traffic Group, Inc.**
Towson, Maryland
Senior Associate
Responsible for the transportation planning studies, project management, technical analysis, management of technical staff, business development, documentation, and expert testimony.
- 1986-1989** **Greenhorn & O'Mara, Inc.**
Greenbelt, Maryland
Responsibilities included transportation planning studies, technical analysis, documentation, business development, administration, and management of technical staff, and expert testimony.
- 1981-1986** **City of Annapolis**
Department of Public Works
Annapolis, Maryland
Engineering Analyst
Provided transportation planning and traffic engineering services for the City of Annapolis, including; review of subdivision, zoning, and development plans for compliance with the City Code, review of traffic impact studies, special event planning, technical review of transportation plans, city wide traffic control design and implementation.
- 1979-1980** **Development Facilitators, Inc.**
Severna Park, Maryland
Engineering Analyst
Responsible for business development, management of technical staff, technical analysis, and preparation of traffic engineering reports and plans.
- 1976-1979** **Anne Arundel County**
Department of Public Works
Traffic Engineering Division

Traffic Analyst

Responsible for review of subdivision zoning and development plans for compliance with County Code requirements, parking lot layout, street design and street lighting. Review of impact studies submitted for subdivision and rezoning applications. Prepared and drafted portions of the 1978 transportation text of the Adequate Public Facilities Ordinance for Anne Arundel County, Maryland.