

Statement of Qualifications

Robert A. Graham, IV • Principal / Client Principal

Professional Experience:

Over 40 years of experience in; entitlements, site and civil engineering, urban planning and redevelopment specialist. Proven success directing multi-disciplinary teams on large-scale developments, complex urban revitalization projects including: strategic planning studies; public/private partnerships; property evaluation and development feasibility studies; schematic development plans; and governmental entitlements. Expertise focused on redevelopment and infill projects requiring innovative approaches to urban revitalization.

Extensive experience in land planning design and management of residential, commercial purpose-built land development projects in Montgomery County and Frederick County, Maryland. From the initial conceptual planning process through construction administration and closeout.

Experience in entitlements, as well as, design & permitting for stormwater management, sediment control, water and sewer, storm drainage, transportation corridors, site grading, earthwork, floodplain studies, as well as extensive experience in construction management.



RODGERS CONSULTING • Principal / Client Principal / Team Leader • January 2002 - Present

Responsible for managing and mentoring an integrated design team of engineers, planners, landscape architects and technicians who specialize in complex infill and redevelopment opportunities. Daily activities include; scheduling of projects and staff; project budgeting, contracting and billing; coordination with clients, outside consultants, and sub-consultants; review of internal engineering and planning design for code compliance, general constructability and compatibility of design; for residential, commercial, institutional, specialty and mixed-use projects for all stages of design evaluation.

Additional responsibilities include presentations to governmental bodies, clients and boards, community and special interest group; as well as, representing the firm industry events.

Primary project jurisdictions including Montgomery County and Frederick County Maryland, including local municipalities of Rockville, Gaithersburg, Takoma Park, and Frederick City. Additional Maryland locations have included, Ocean City, Howard and Washington Counties. As well as, projects in Delaware, Georgia, North Carolina, Pennsylvania, Massachusetts, Virginia and West Virginia.

STRATEGIC LEISURE, INC. • Development Director • August 2000 - January 2002

Responsibilities included, directing both internal and external resources in the preparation of concept and development plans, business pro-forma modeling, development and operational budgets, construction / engineering evaluations and scheduling for Theme Based Entertainment, Educational, Cultural and Experiential projects.

United States project locations included: Arizona, California, Florida, Maryland, Minnesota, New Jersey, New York and Tennessee; international project locations including, England, France and Italy.

Additional responsibilities included presentations to governmental bodies, board of directors, and financing sources; as well as, representing the firm and / or project at industry events.

RODGERS CONSULTING

Team Leader • November 1997 – August 2000

Project Manager • March 1995 – November 1997

Senior Designer • July 1994 – March 1995

Responsible for managing an integrated design team of engineers, planners, landscape architects and technicians who specialize in complex infill and redevelopment opportunities. Daily activities include; scheduling of projects and staff; project budgeting, contracting and billing; coordination with clients, outside consultants, and sub-consultants; review of internal engineering and planning design for general constructability and compatibility of design; for residential, commercial, institutional, specialty and mixed-use projects from conceptual design through post construction evaluation. Additional responsibilities include presentations to governmental bodies, clients and boards, community and special interest group; as well as, representing the firm industry events.

Primary project jurisdictions including Montgomery County and Frederick County Maryland, including local municipalities of Rockville, Gaithersburg, and Frederick City.

Dewberry & Davis (Gaithersburg, Maryland)

Project Manager • August 1992-July 1994

Project Engineer • Jan. 1987-July 1992

Engineering Technician • June 1985-Jan. 1987

Intern • January 1985 – June 1985

Responsibilities include: Project budgeting, design of public and private; roadways, storm drain, sediment control / stormwater management facilities, and cost estimating, general construction/engineering consultation for residential and commercial retail projects. Additional responsibilities included, Level I Environmental Site Assessments and established a strategic plan for the utilization of information technology within the Engineering, Planning and Computing departments.

Design jurisdictions included Montgomery, Frederick, Howard, Prince George's and Anne Arundel Counties, and the District of Columbia.

Additional responsibilities included being a member F.E.M.A. Emergency Response Services and Evaluation Teams.

Testimony and Presented to Numerous Forums Including:

City of Frederick Planning Commissions

City of Rockville Mayor and City Council

City of Rockville Planning Commission

Frederick County Planning Commission

Montgomery County Board of Appeals

Montgomery County Planning Board

Montgomery County Sign Review Board

Sussex County (Delaware) Planning & Zoning Commission

Town of Ocean City (Maryland) Planning & Zoning Commission

Town of Milton (Delaware) Planning & Zoning Commission

Town of New Market (Maryland) Mayor & Council

Town of New Market (Maryland) Planning & Zoning

Bicycle Panel Expert (SMTA review of Montgomery County Bikeway Master Plan)

Professional Organizations and Committees:

Montgomery County "GIP – Transportation Advisory Group" (GIP-TAG)

Montgomery County "Transportation in Development Work Group" (TIDWG) • August 2022 - Present

Montgomery County Department of Permitting Service Advisory Board, Member • January 2019 - 2021

Montgomery County Road Codes Committee (ROCOCO), Member • June 2013 - Present

Congress for New Urbanism (CNU), Accreditation 2010

Congress for New Urbanism (CNU), Charrette Planner 2007

International Council of Shopping Centers (ICSC), Member

State of Maryland: Green Card – Sediment Control Certification

Additional Professional Experience:

Town of Manchester Planning & Zoning Commission

Planning Commission Member • February 2009 - Present

Responsibilities including, preparation of long-range comprehensive planning and master plans, property zoning and categorization, zoning code amendments, review and approval of site specific development plans, attendance at Planning Commissions and Town Council meetings

Maryland Planning Commissioners Association Training May 2010.

Major Projects in Montgomery County Include the Following:

Elizabeth Square • *Silver Spring, Maryland*

Team Leader for Site, Civil Engineering and Surveying for the Elizabeth Square, private-public partnership for the redevelopment and infill of the 3-acre square block in downtown Silver Spring, Maryland approximately 750' from the Silver Spring Metro Station. Elizabeth Square will be a mixed-use, multi-aged, multi-income community; comprised of 907 dwellings (862,595 sf), 6,000 sf commercial, and 127,514 sf of public use / amenity space in three buildings. Early activities will see the existing 16-story Alexander House being renovated to provide 1st floor public use and amenity space; as well as, improvements to the remaining existing dwellings. Elizabeth House III will be the first all new construction; this 15-story senior building will include 267 multi-income dwellings; 54,000 sf 1st and 2nd floor public use and amenity space featuring a public recreation center with a pool, a bistro, and a senior wellness center; additionally, residents will be able to enjoy the space on the 11th floor rooftop plaza with available outdoor garden space. The final building phase is Elizabeth House IV, a 19-story 330 dwelling mixed-use building with 1st floor public use and amenity space; as well as commercial spaces. When complete the buildings will frame the approximately 35,000 sf highly programmed and amenitized central plaza. New parking will be below grade (and below the central plaza) and will include connects to the existing underground Alexander House parking.

Fillmore • *Silver Spring, Maryland*

Rodgers Consulting Inc., in concert with Lee Development Group, Montgomery County and the State of Maryland, has helped realize the vision of a major entertainment venue to anchor revitalization on the north side of Colesville Road in downtown Silver Spring. The original historic façade of J.C. Penney's a building that has been vacant for almost 20 years, will remain as the Fillmore Music Hall brings arts and entertainment to this specific section of Silver Spring's revitalization to meld with the ongoing efforts begun by the establishment of the AFI Silver Theater and Discovery Communications. Rodgers Consulting had the responsibility for simultaneous preparation and submission of the project plan and preliminary plan of subdivision on a time track second to none. The design and engineering team at Rodgers helped spearhead a radical departure from typical development sequencing in the optional method of development, given that the public use space and amenity – the Fillmore-will be the first phase of the project; the office, retail and hotel will come in later phases. The Rodgers engineering team led the coordination of the consultant team engaged in the effort. This key role has allowed the Fillmore project to become an envied model for expeditious review and approval in Montgomery County. The project is planned as a single mixed-use development to be constructed in multiple phases; The Music center and the LDG Office/Hotel complex will be recorded as three separate lots. Dividing the project into three stand-alone buildings reduces the mass of the structure and creates shorter more pleasing building facades. The project solidifies the neighborhood's reputation as a pedestrian focused arts and entertainment district that will bring residents, workers and hotel visitors together.

Century • *Germantown, Maryland*

Team Leader for Site Planning, Civil Engineering, Landscape Architecture and Surveying for the 2.1 m square foot redevelopment of the Fairchild site into a mixed-use development; located between I-270 and Century Boulevard in the heart of Germantown's emerging technology corridor, approximately a 1/4-mile from existing Town Center, this redevelopment of a suburban corporate campus into an exciting transit-oriented mixed-use development was unique in several ways. With a Corridor Cities Transitway station at the sites front door, Century Boulevard was designed in detail to accommodate the future transit infrastructure which may not be realized for another decade. Designed so that the buildings will provide focal elements along I-270 and begin to form a street wall along Century Boulevard with structures such as terraces, steps and walls mitigating the setback from the street, accommodating the grade change and most importantly, welcoming pedestrian access to the site. Century Boulevard at the intersection of Cloverleaf Center Drive is the first step in a multi-phased effort that will, at full build-out, develop a vibrant, efficient mixed use area for this emerging portion of Germantown.

Suburban Hospital Expansion • *Bethesda Maryland*

Team Leader for Site Planning, Civil Engineering and Landscape Architecture for the proposed 253,597 square foot expansion of Suburban Hospital. Located in an existing residential community, strong concerns by neighbors dictated careful attention to detail for a concept plans call for the abandonment of a public street and consolidation of a two-block campus to update the aging hospital to current day standards and accommodate the new buildings and parking facilities. Rodgers Consulting, in conjunction with a team of experts, participated in preparation of the Special Exception review and approval by the Montgomery County Board of Appeals for the expansion of the existing health care facility serving Montgomery County residents for many years in Bethesda on Old Georgetown Road.

White Flint • *White Flint, Maryland*

Team Leader for Site, Civil Engineering and Surveying for the redevelopment of the White Flint Mall to transform an aging retail shopping mall into a lively, mixed-use development complete with exciting public amenities and green spaces, and an expanded road network that creates walkable blocks. The new White Flint will be developed with a network of sidewalks and streets to encourage people to leave their cars and walk as they enjoy new park amenities, restaurants, and shops. At the heart of the redevelopment is a 2-acre central plaza. The proposed development to transform the existing 45.3-acre single-use White Flint Mall and an office building into a vertical 5.22-million square foot mixed-use destination. Key elements of the plan are the new street network, public amenities, public use space, and a park dedication. The existing White Flint Mall consisted of acres of surface parking, a structured parking deck/garage, and the enclosed commercial mall structure. The proposed plan recommends redevelopment of the property with new vertically mixed residential and non-residential uses that are compatible with the surrounding community, new public amenities and facilities, new public use spaces, and utilization of the WMATA tunnel easement for a pedestrian promenade.

Battery District • *Bethesda, Maryland*

Team Leader for Site Planning, Civil Engineering, Landscape Architecture and Surveying for the renewal of six aging underutilized properties originally developed in the 1950 and still owned by ALDON (Brown Development) located at the northern edge of Bethesda Downtown area which represents only a portion of their properties in the Downtown Bethesda area. The plan proposes to replace 477 dwelling units with 1,530 dwellings units including 306 MPDU's and 12,000 sf of ancillary retail to be brought online over 10 -15 years. This project represents the re-investment and commitment to the Bethesda Downtown by ALDON (Brown Development) along Battery Lane is grounded in the Project Vision as great neighborhoods are not created by coincidence but by intentional and meaningful connections. The Project proposes to build on the existing assets of Battery Lane and seamlessly knit modern apartment buildings with easy-living open spaces into the existing non-cohesive building-scape of Battery Lane, and connect old and new with a beautiful, walkable/cyclable public realm and new community hubs. The Project will significantly add to the creation of the Battery District as a "place" that fosters community and a distinct urban-edge residential neighborhood identity, provides gathering spaces where neighbors can meet neighbors, encourages easy access and use of passive and active recreational opportunities for a healthy lifestyle, and offers a wider variety of housing choices. A neighborhood where multi-income, multi-generational residents can set down roots and become part of the Bethesda community. The Project proposes to deliver "Connectivity / Neighborhood Identity / Livability" with major enhancement to the width, use, and features of the North Bethesda Trail through-block connection that connects Battery Lane Urban Park to the Bethesda Trolley Trail on NIH; as well as, two new pedestrian / bicycle through-block connections between Battery Lane and the Woodmont Triangle. The project proposes the creation of a new distinctive streetscape for Battery Lane with the inclusion of and a landscaped median separated cycle track on the south-side to begin the transformation of Battery Lane with improvement of the pedestrian experience with double-sided buffered sidewalks, setback with landscaped panels away from the curb-edge, and from building faces with welcoming front yards. And the replacement of acres of asphalt surface parking with on-site structured parking and loading; and upgrade of stormwater management network and increase in tree canopy and urban landscape structure.

Other Select Major Projects Include the Following:

Avenel • *Potomac, Maryland*

Project Manager / Engineer for the design of roads, water, sewer, storm drains, stormwater management, and site master planning on the 1,000-acre residential development containing 850 high-end residential units and custom homes, a 275-acre PGA Tournament Golf Course.

Cannery Village • *Milton, Delaware*

Cannery Village is a development that redefines the notion of community. Located on the former site of the King Cole Vegetable Canning Plant on the southeast side of Milton, a small town of 1,400 residents, the design reflects the historical aspects of Milton while providing modern amenities. The developers called upon Rodgers Consulting to amend their master plan and assist with entitlements. As a result of this effort, the product mix changed from only 19% single-family detached homes to one that features 52% single-family detached homes. Additional services included negotiations with the town to establish a set of revised design standards to be utilized within the community and establishing a Community Pattern Book and Coding Plans to regulate requirements of the builders; along with coordinating design intent to the site engineers and preparation of detailed Landscape and Urban Design Plans. The State of Delaware has stated, "This mixed-use project exemplifies Livable Delaware because it blends in with the town, redevelops a blighted and abandoned industrial site, features a mixture of housing styles and offers an array of commercial uses including Dogfish Head Brewery and WBOC studios."

Fieldcrest Road • *Laytonsville, Maryland*

Design Engineer for the 1.8 mile arterial road including, preparation of horizontal and vertical alignments, grading, storm drain and sediment control documents.

Longmead Crossing • *Aspen Hill, Maryland*

Project Engineer on 265-acre project which is part of the non-age restricted portion of the PRC (Planned Retirement Community) zoned Rossmoor Leisure World Community in Silver Spring, Maryland. Ultimately containing 1,891 market rate and moderately priced dwellings, the project mixed single-family detached, townhouses, garden apartments, and active and passive open space on a severely constrained site.

Milestone & Milestone Power Center • *Germantown, Maryland*

A major mixed-use project of approximately 700 acres in Germantown, Maryland, adjacent to I-270. Providing planning, engineering on the project since its inception. Worked with the client through early master planning, zoning, preliminary plans, and site planning. Environmental issues of stream, forest, and state rare plant species protection have been critical. Approved elements include approximately 700 single family units, 750,000 s.f. regional shopping, 110,000 s.f. of neighborhood retail, 1.1 million s.f. office, and 1,200 apartments.

Sunset Island • *Ocean City, Maryland*

Creation of a beach community reminiscent of those along the mid-Atlantic coast in the 1920s was the goal for this traditional waterfront neighborhood. Natelli Communities retained Rodgers Consulting to document this vision. The result is a community where streets run perpendicular to the water and buildings are stepped further back from the street as they approach the bay, opening up views of the water deep into the neighborhood. A large central pond and canal also provide water views to units in the center of the island. Proof that more is not always better, the island was entitled by right to up to 2,500 high-rise condo units. Instead, a bayside village with a variety of dwelling types totaling just 590 units, street-scale condominiums, townhomes, and cottages proved to be the preferred alternative.

Villages of Urbana • *Urbana, Maryland*

Planned as a major regional growth center the Villages of Urbana is comprised of over 2,000 acres in southern Frederick County, Maryland along I-270. The project will include a mix of approximately 3,500 residential units and over 2.5 million s.f. of office and retail development.

Washingtonian Center • *Gaithersburg, Maryland*

Project Engineer for a \$380 million high intensity, mixed-use, planned development on the site of the former Washingtonian Country Club located between Rockville and Gaithersburg, Maryland, on I-270. Work included master planning, feasibility studies, urban design, site / civil engineering. While the Washingtonian Center has an urban mixed-use core it also features parkland setting of lakes and pedestrian and bike paths, the project will contain between three and four million square feet of office space, 1,500 multi-family residential units, and an 800-room hotel and convention center when complete. This outdoor destination has been ranked among the Washington Business Journal's top shopping centers. Rodgers Consulting was a member of the design and development team led by The Peterson Companies of Fairfax, Virginia. The retail portion of the center includes over 500,000 square feet of space designed around a "Main Street" concept that wraps around the edge of Washingtonian Lake. Main Street then extends across the lake via a pedestrian-only arched bridge, linking it with an office and restaurant core.