

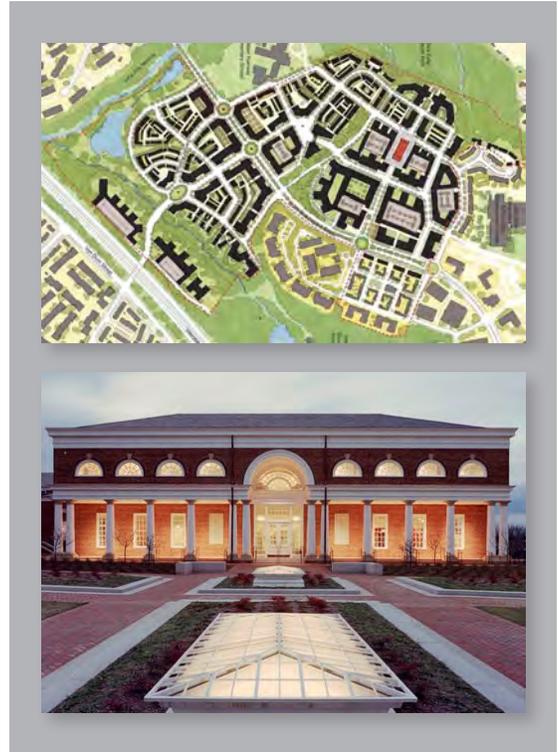
Within the space of a lifetime, the mid-Atlantic region and the Washington Metropolitan DC area in particular has transformed itself.

Since 1945, Walter L. Phillips, Inc. has been centrally involved in this transformation, helping a broad variety of projects come to fruition throughout the Washington DC and Northern Virginia area, including Arlington, Alexandria, Tyson's Corner and many more.

We have a legacy of combining state-of-the-art engineering, creative problem-solving and outstanding customer service for our clients and their stakeholders. In an industry in which change and churn are the norms, we've worked hard to maintain a consistent, dedicated team focused on delivering the best engineering services and value available anywhere.

We offer a full spectrum of land development services, including civil engineering, land surveying, landscape architecture, urban planning and arborist services. We also have extensive expertise in such related services as low impact design, innovative stormwater management, adaptive reuse and site design to meet LEED criteria. Complementing our engineering services, we offer a wide range of related services, such as streetscape and hardscape design, tree services and tree preservation plans, ALTA surveys, construction stakeout services, rezonings and other land entitlements. In short, we're experts at navigating the matrix of technical, economic, regulatory and aesthetic issues in order to develop the optimum solutions for our clients.

Underlying all of our technical knowledge, we are intimately familiar with the many processes and players involved in the region's various municipalities. Our highly effective working relationships with review agencies, combined with our collaborative approach, allows us to ensure that our clients' projects move efficiently through the approval processes. We also maintain one of the region's most extensive libraries of engineering and surveying drawings, giving us unparalleled insight into our clients' challenges and opportunities.





EDUCATION

Bachelor of Science, Civil Engineering, University of Virginia

AFFILIATIONS

City of Falls Church Board of Building and Fire Prevention Code Appeals, Member

Adjunct Professor, University of Virginia

Engineers and Surveyors Institute, Designated Plans Examiner

NAIOP Commercial Real Estate Development Association, Member

Ms. White has over 15 years of extensive experience in land development engineering. Additionally, Ms. White has a great deal of experience in development and redevelopment in the City of Falls Church. This includes technical and supervisory experience in land use planning, zoning entitlements, and detailed site plans for construction. Ms. White's responsibilities include the design and supervision of high-rise residential, commercial, office and mixed-use projects. Ms. White is also responsible for coordination of construction plans with other consultants, including contractors, architects, attorneys, and engineers

RELEVANT EXPERIENCE

The Lincoln at Tinner Hill, Falls Church, VA | Civil Engineer and Surveyor. Karen White was team lead for the LEED Silver project through the Special Exception and Site Plan entitlement process coordinating with the owner, architect, landscape architect and attorney on all plan preparation, submissions, meetings and public hearing associated with the project. 2.2 acre mixed-use development with 224 residential units, 26,000sf grocery store, and 18,000sf additional retail on top of 3 levels of underground parking.

Founders Row, Falls Church, Virginia | Civil Engineer. Since 2012, Karen White has provided master planning and engineering, services for this planned mixed-use development at the intersection of West Broad Street, North West Street, and Park Avenue in the City of Falls Church. The project has received Special Exception approval and is currently under site plan review which involves utility undergrounding and offsite improvements in the public streets and WO&D trail. Karen lead the SE process and is now coordinating with the architect, traffic engineer, private utility designer and owner on the detailed site plan including the on and offsite improvements. The 4.3 acre mixed use development includes approximately 400 residential units, 5,000sf of office, an 800-seat movie theater and 60,000sf of retail.

City Hall Building Addition, Falls Church, Virginia | Civil Engineer. Renovation to the 2.9 acre City Hall property including a 5,000 sf building addition with green roof and a secure parking garage. The firm has been working on this property since the previous addition in 1981. This project involved coordination with the architect, MEP and city staff on a site plan amendment with a very aggressive timeline. The site plan was approved and construction begun in early 2018.

The Kensington, Falls Church, Virginia | Civil Engineer. Civil Engineer and Project Manager for Special Exception and .78-acre Site Plan for this 5-story senior living facility.

Relevant Experience

As well as being located in the City of Falls Church for more than 60 years, Walter L. Phillips, Inc. has a broad range of land development engineering experience in the City since 1945. This includes by-right projects, Special Exceptions, Special Use Permits, subdivisions and rezoning projects. Walter L. Phillips is currently part of the design team on the City Hall renovation project. The following is a brief listing of several of our more recent Falls Church projects:

- **Northgate**
Mixed-use project requiring a rezoning and special exception. First project to incorporate the Falls Church North Washington Street Streetscape Guidelines which include bio-retention planters and porous pavers in the public streetscape. Project opened in the spring of 2014.
- **706 West Broad Street – Hilton Garden Inn**
Hotel project requiring a special exception and site plan approval. Hotel opened in the summer of 2014.
- **The Reserve at Tinner Hill**
Mixed-use project containing residential units, small retail and a grocery store. Project required a special exception approval by the City Council. The project opened in the fall of 2016.
- **The Kensington**
Senior living facility located in downtown Falls Church. Contained a first floor café and art space. Project required a special exception which was approved in the spring of 2014. The project opened in the winter of 2017.



Project Name: Mason Row

Project Size: 1.15 Acres

Project Type: Mixed Use Project requiring rezoning and Special Exception

Services Provided: Survey, Planning, Engineering

Date: The rezoning application and special exception have been approved and the site plan is currently under review.

Client: Spectrum Development and Millcreek Residential



Project Name: 24 Hour Fitness

Project Size: 3.18 Acres

Project Type: Commercial Development

Services Provided: Survey, Planning, Engineering

Date: Completed September 2012

Client: 24 Hour Fitness

We are a respected and highly responsive firm offering **landscape architecture, urban design, and planning services**. Based in Washington, DC, our practice offers 26 years of experience in serving public, private, and nonprofit entities locally and internationally. Lee and Associates' experience includes work at The Wharf, Reston Station, and the University of the District of Columbia. Our ability to lead and coordinate multidisciplinary teams is realized through the firm's numerous Awards for Design Excellence.



Our approach to landscape architecture focuses on the successful integration of natural systems with the built environment. We strive to combine innovative technology with environmentally-sensitive designs to meet our client's goals, budgets, and schedules.



Our designs are based on a thorough understanding and respect for the user experience in the outdoor environment, and a passion to create exceptional spaces. These designs vary from the ordered and sensible patterns of a large scale site, to the detailed compositions of intimate gardens.

We envision a world in which one's connection to the natural world is enhanced as one travels through the landscape.



Sustainable Design

Our commitment to sustainable landscapes is witnessed in our regenerative solutions to provide governments and communities—big and small—with new values and benefits: environmentally, economically, and socially. Streetscape beautification projects have evolved into redefining the urban infrastructure of entire neighborhoods, combining natural and man-made technologies to capture and treat stormwater runoff before it pollutes the surrounding's ecosystems. Green roofs have become high-designed garden spaces that accommodate people in ecologically-responsive landscapes where the water is collected, stored, and reused.

From the smallest of parks and rain gardens, to large green infrastructure projects that produce new cities as living laboratories for renewable energy and sustainable technologies, all scales of design are interconnected, creating natural systems that provide long term environmental health.

Jeff Lee, FASLA

DIRECTOR OF URBAN PLANNER AND ENGINEERING



EDUCATION

Bachelor of Science in Landscape Architecture, University of Virginia

AFFILIATIONS

Mr. Lee currently serves on the Advisory Board to The A-School at UVA, and boasts membership to the Dean’s Forum. His most recent alumnus honor was his appointment to the UVA Alumni Association’s Board of Managers. In 2005, Jeff was awarded the Excellence in Arts Award by the US Pan Asian American Chamber of Commerce (USPAACC), the largest Asian American business organization in the USA. He formally served as the President of The American Society of Landscape Architects (ASLA), Potomac Chapter; and in 2007 was inducted into the Council of Fellows of ASLA for exceptional achievement for completed work in the profession.

As a founding principal of leeandassociatesinc (lai), Jeff Lee holds primary responsibilities in all phases of planning, urban design, and landscape architectural design. His most prominent projects include new cities; public plazas; memorials; new master plans for parks; open space systems; new communities; resort and recreational development; campuses and waterfront development. He is widely recognized for his specialty in green infrastructure and sustainable city design; security sensitive site planning—and is a frequent speaker and panelist on these topics. His focus on design excellence is recognized by his peers and institutions, and he has served on numerous Design Award Juries.

RELEVANT EXPERIENCE IN WASHINGTON, DC REGION

National Capital Greenway Plan, Greater Washington Metro Area

City Center DC, Washington, DC

The Millennium Gift (GSA/The White House), Washington, DC

“The Yards” at the former South East Federal Center, Washington, DC

New District on the Anacostia River Waterfront, Washington, DC

The Wharf, Washington, DC

The Old Post Office: Trump Hotel, Washington, DC

Pentagon 9-11 Memorial, Arlington, VA

Thomas Jefferson Memorial Perimeter Security Plan, Washington, DC

Lovejoy Park, Washington, DC

King Greenleaf Recreation Center, Washington, DC

Ronald Reagan Building & International Trade Center, Washington, DC

US Department of Transportation Headquarters, Washington, DC

Pepco Headquarters, Washington, DC

For 30 years Lee and Associates, Inc. has provided design services in landscape architecture, urban design and land planning. By combining innovative technology with forward thinking environmentally sensitive approaches, we exceed our client's expectations. We think the best way to achieve successful designs is by collaborating with creative teams, listening carefully to all players, and by putting all stakeholders together at the start of the design process.

The University of the District of Columbia Student Center

The University of the District of Columbia's Student Center showcases the teamwork associated with creating a USGBC LEED Platinum project. Lee and Associates, Inc designed engaging outdoor spaces for UDC students and the Van Ness community of DC providing a new street face to the university. Sustainable strategies in the site design highlight low impact development details, a lushly planted rain garden, harvested storm water re-use and green roofs. **ASLA POTOMAC CHAPTER MERIT AWARD WINNING PROJECT 2017**



Waterfront Park at The Wharf

3.5-acre neighborhood park at the \$2B redevelopment of the southwest waterfront in Washington, DC. The park provides the development and the district with green space and public amenity for everyone to enjoy.



Capitol Crossings

7.5-acre site spanning over the I-395 freeway. The development reconnects a neighborhood divided by the highway and transforms empty space into a new neighborhood destination



Reston Station: Aperture

425-unit luxury apartment building with approximately 2,000sf of ground floor retail.





WELLS + ASSOCIATES



Wells + Associates offers professional traffic, transportation, transit, parking, pedestrian, and bicycle planning and engineering services to private real estate developers, public agencies, corporations, and institutions nationwide.

Their offices are located in Tysons, Leesburg, and Manassas, Virginia, and Silver Spring, Maryland, but W+A conduct a nationwide practice. In the past 20 years, they have worked in 34 states, the District of Columbia, and four foreign countries.

Traffic and transport studies

Wells + Associates offers comprehensive transportation planning; pedestrian impact statements; traffic impact studies; travel demand management; travel demand forecasting; highway planning/design; loading management plans, parking policy, needs, feasibility, and design; traffic signal warrant analysis and design; transit service planning; transit terminal planning and design services.

Wells + Associates qualifications include:

- Established relationships with local agency staff, state highway officials, planning boards, locally-elected officials, and the development community.
- Thoroughly familiar with local agency review processes and transportation study guidelines.
- Familiar with the latest and best techniques for solving traffic, parking, transit, pedestrian, and bicycle problems in fulfillment requirements.
- Continually up-to-date on what's going on in our community and around the country. W+A knows what has worked (and not worked) in other communities.
- Full staff of project managers, engineers, and field personnel equipped with the latest hardware, software, local standards, and reference materials.



MICHAEL J. WORKOSKY, PTP, TOPS, TSOS

President

Mr. Workosky has over 25 years of experience in traffic, parking, and transportation planning and engineering. He is a registered Professional Transportation Planner (PTP), Traffic Operations Practitioner Specialist (TOPS), and Traffic Signal Operations Specialist (TSOS) and has worked for both private real estate developers and public sector clients. His experience includes site traffic impact studies, shared parking and design studies, town center studies and design, master plan design and evaluation, feasibility analyses and site assessments, preparation of Transportation Demand Management plans, transit, pedestrian, and bicycle analyses, and transportation analyses of large-scale mixed-use developments. He has testified as an expert witness before numerous boards and commissions.



MICHAEL R. PINKOSKE, PTP

Senior Associate

Mr. Pinkoske has 17 years of experience in the transportation engineering and planning field. He is currently responsible for managing and overseeing a variety of projects including traffic impact studies, parking studies, capacity analyses, micro-simulation analyses, directional distribution analyses, and the preparation of technical reports. Mr. Pinkoske has conducted numerous traffic impact studies and parking demand studies for large and small residential, commercial, institutional, and mixed-use projects in every major jurisdiction in the Washington metropolitan area including the City of Falls Church. Mr. Pinkoske received a Bachelor of Science in Industrial Technology from the California University of Pennsylvania. He is a member of Institute of Transportation Engineers, Urban Land Institute, American Society of Highway Engineers, and American Planning Association International Council of Shopping Centers.

They are creative problem-solvers who know how to identify problems, pinpoint alternative solutions, evaluate those solutions, and deliver the best solution for all stakeholders.



**Mary Ellen Henderson Middle School and George Mason High School
| City of Falls Church, Virginia**

W+A assessed on- and off-site traffic circulation and the adequacy of the existing turn lanes on the adjacent Route 7 and Haycock Road. W+A conducted extensive on- and off-campus traffic counts, observed on-site traffic operations, and projected future traffic volumes for the increased student enrollment and campus plan.

W+A worked with the schools, architects, and site civil engineers to develop a campus plan that included: adequate faculty/staff, student, and visitor parking; a separate school bus loop; separate student drop-off/pick-up lanes; driveway use restrictions; and appropriate pavement markings, signs, and gate controls. W+A recommended new and improved turn lanes on Route 7 and Haycock Road and that the high school and middle school start times be offset by at least 30 minutes in order to reduce peak traffic demands and improve circulation.



Reston Town Center | Fairfax County, Virginia

Reston Town Center is a downtown for the 21st century. It is widely recognized as the first and best example of a compact, mixed-use Town Center rather than just a high-density suburban center. It is not surprising that Reston Town Center commands the highest office rents in suburban Washington.

W+A has conducted numerous traffic and parking studies of Reston Town Center, including: transportation impact studies of project plans for specific sections; trip and parking generation studies; shared parking studies; parking garage operation studies; and parking management studies. These studies were conducted, over the years, for Reston Land Corporation, Westerra Reston, Terrabrook, Equity Office, Boston Properties, The JBG Companies, KSI Services, Brookfield Properties, and MRP Realty.

W+A found that Reston Town Center generates 24% fewer AM peak hour trips and 10% fewer PM peak hour trips than would otherwise be estimated based on standard Institute of Transportation Engineers (ITE) trip generation rates for the individual uses. Reston Town Center requires 15 to 42 percent fewer parking spaces due to shared parking among its diverse mix of uses.

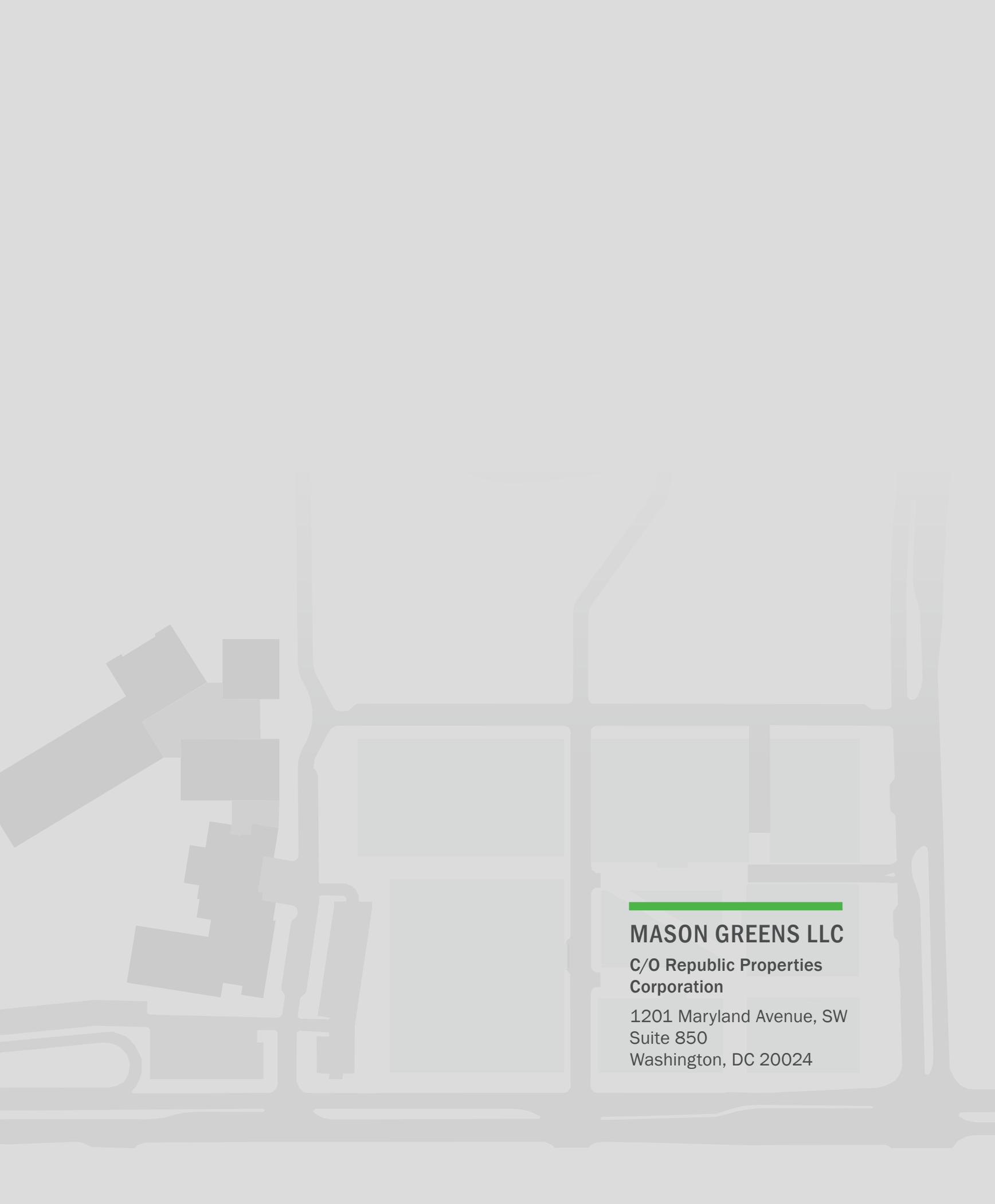


North Bethesda Center | Montgomery County, Maryland

This is the largest joint-development project ever approved by WMATA. It will create 5,400 new jobs and add 6,500 daily commuters on Metro. W+A was prepared a Trip Reduction Program to achieve and maintain the 50 percent vehicle-trip reduction. W+A also prepared a comprehensive Local Area Transportation Review of 22 intersections in the County and the neighboring Rockville that identified road improvements that could be included in the County's Capital Improvement Program and funded by impact fees.

An aerial architectural rendering of a city block, showing a grid of streets, multi-story buildings, and rows of trees. The entire image is overlaid with a semi-transparent green filter. The text is positioned in the upper left quadrant.

**“ TRANSFORMING WEST
FALLS CHURCH INTO
A MORE VIBRANT,
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