

**BEFORE THE OFFICE OF ZONING AND
ADMINISTRATIVE HEARINGS OF
MONTGOMERY COUNTY, MARYLAND**

IN THE MATTER OF THE APPLICATION OF :
EDMONSON & GALLAGHER PROPERTY :
SERVICES, LLC (“E&G) : **Conditional Use Application**
FOR A CONDITIONAL USE FOR : **No. CU 20-02**
INDEPENDENT LIVING FACILITY FOR :
SENIORS :

APPLICANT’S PRE-HEARING SUBMISSION

The Applicant in the above-referenced case, Edmonson & Gallagher Property Services, in accordance with Rule 3.4 of the Rules of Procedure for the processing of a conditional use application, submits the following information:

A. Statement of the Grounds for Approval of the Application

As part of its application materials, as amended, the Applicant has submitted an Amended Statement of Justification setting forth the grounds for approval of the application. The Applicant incorporates the information contained in that document herein by reference thereto.

At the OZAH public hearing, the Applicant will present testimony and evidence demonstrating how the proposed use will satisfy the following requirements for the proposed use:

1. That the application satisfies the standards for the granting of a conditional use set forth in Section 59.7.3.1.E of the Zoning Ordinance.
2. That the application satisfies the use standards set forth in Section 59.3.3.2.C.

3. The application satisfies the general development requirements of Section 59.6 of the Zoning Ordinance.
4. That the proposed use is in substantial conformance with the area Master Plan.
5. That the surrounding transportation network is adequate to support this automobile-oriented use.

B. Copies of Reports

There is only one report on which the Applicant will rely which is a Traffic Statement exemption letter dated November 22, 2019.

C. Names of Witnesses and a Summary of their Testimony

1. Jim Edmonson

Jim Edmonson is a principal of E&G. Mr. Edmonson will explain E&G's history and its development portfolio. Mr. Edmonson is intimately familiar with the site selection process for E&G, the design and construction of its buildings, as well as all operating features of the proposed independent seniors living facility and will testify on those subjects.

2. Jane Przygocki

Ms. Przygocki, will qualify as an expert in land planning and design. She will explain how the design of the proposed facility has evolved in response to site features and as guided by reviewers. Mr. Przygocki will demonstrate how the proposed use will satisfy the standards for the granting of a conditional use.

3. Mahmut Agba

Mr. Agba will qualify as an expert in civil engineering. He will testify about how all critical issues of engineering significance, such as stormwater management, utility services

and conformance with the dimensional standards contained in the Zoning Ordinance will be satisfied by the Applicant's proposal.

4. Nicole White

Ms. White will qualify as an expert in traffic engineering and transportation planning. Ms. White will explain why under the LATR Guidelines no traffic report is required in this case. She will testify that the surrounding transportation network is adequate to accommodate the proposed use. She further will testify about how the parking and circulation on-site is safe and efficient to protect the residents, staff and visitors.

5. Michael Wiencek

Mr. Wiencek will qualify as an expert in the field of architecture. Mr. Wiencek will explain how his firm has designed a structure of note that will satisfy the needs of independent senior residents within the context of the site at which it is located.

6. Daniel Park

Mr. Park will qualify as an expert in landscape architecture. He will testify about matters relating to the NRI/FSD, preparation of the preliminary forest conservation plan and the applicant's efforts to preserve on-site vegetation. Mr. Park will also testify about how the proposed landscaping plan satisfies the relevant provisions of the Zoning Ordinance and helps achieve compatibility of the proposed building with its surroundings.

D. Any Other Witnesses

The Applicant reserves the right to call other witnesses after adequate notice, based on information contained in a staff report yet to be published and based on information which might be filed by other parties.

E. Estimated Time for Presentation

The Applicant estimates that it will take five (5) hours to present its case.

Respectfully submitted,

MILLER, MILLER & CANBY

JODY KLINE

Jody S. Kline, Esq.
Sean P. Hughes, Esq.
200-B Monroe Street
Rockville, MD 20850
(301) 762.5212
jskline@mmcanby.com
sphughes@mmcanby.com

*Counsel for Edmonson & Gallagher Property
Services, LLC*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16TH day of April, 2020, a copy of the foregoing Applicant's Pre-Hearing Statement was mailed, first class, postage prepaid, to:

Phillip Estes
Planner Coordinator
MNCPPC
8787 Georgia Avenue, 3rd Fl.
Silver Spring, MD 20910

JODY KLINE

Jody S. Kline

EDUCATION

Bachelor of Science, Landscape Architecture, University of Virginia

REGISTRATIONS

American Institute of Certified Planners (AICP)

YEARS OF EXPERIENCE

35+

YEARS WITH SOLTESZ

3

AFFILIATIONS

American Society of Landscape Architects

Maryland-National Capital Building Industry Association (MNCBIA)

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

AWARDS

American Planning Association, Maryland Chapter

1998 Innovative Site Planning Award – Evolution of the Chevy Chase Center Plan

Ms. Przygocki brings over 35 years of professional experience in land development projects, providing site analysis and design, zoning and 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 the State of Maryland and public outreach and civic participation in the planning process.

Ms. Przygocki is an expert in Land Use Planning and Site Design, Special Exception and Rezoning Entitlements, Real Property Research, and Feasibility Studies. Ms. Przygocki has provided expert witness testimony in land planning in Montgomery County and the City of Rockville, Maryland.

Ms. Przygocki served as a guest lecturer for the University of Maryland Engineering ENCE 466 Capstone project, presenting on Site Assessment, Preliminary Engineering, Entitlements, and Permitting.

Ms. Przygocki joined Soltesz in 2017. Prior to joining Soltesz, Ms. Przygocki worked for other premier planning and landscape architecture firms in the greater Washington area.

REPRESENTATIVE PROJECTS

MIXED-USE

Confidential Client, Rockville, MD. Technical Director.

Due Diligence for development of commercial office, residential, research and development in the biotech corridor.

Vista Gardens West, Bowie, MD. Zoning and Subdivision Coordinator.

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).

Germantown Town Center, Germantown, MD. Senior Planner.

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.

Dimaio Property, Clarksburg, MD. Project Planner.

Rezoning from R-200 to PD-4 zone, and Development Plan for 374-acre mixed use community of 1300 residential units, 109,000 sf commercial space, school, parks and greenway.

RESIDENTIAL

Avalon Residential, Clarksburg, MD. Technical Director.

Management of Entitlements for Preliminary Plan and Site Plan for 50-unit residential development on 10.28 acres.

Montgomery Row (Rock Spring Park), Bethesda, MD. Senior Project Manager.

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.

Grosvenor Place, Rockville, MD. Senior Project Manager.

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.

Creekside, Kensington MD. Senior Project Manager.

Site Design and Rezoning to TF -12 Townhouse Floating Zone. Infill development of 16 townhouse units on 1.41 acres of land.

SENIOR HOUSING

Erickson Senior Living, Bethesda, MD. Senior Planner.

Site Analysis and Feasibility Report for development of Independent Living for Seniors and a Residential Care Facility.

Heritage Gardens Independent Living for Seniors, Potomac, MD. Technical Director.

Site planning and project management, coordination with county agencies.

Brandywine Senior Living, Potomac, MD. Senior Project Manager.

Conditional Use Application for Residential Care Facility on 4.02 acres in the RE-2 zone for 120 suites for 140 persons.

Butz Property, Clarksburg, MD. Senior Planner.

Rezoning from RE-2 zone to PRC (Planned Retirement Community) zone and site design for 140 age-restricted units on 54.32 acres.

MEDICAL & HEALTHCARE

9900 Medical Center Drive, Rockville, MD. Technical Director.

Site Plan Amendment for biomedical research building and site renovations

Suburban Hospital, Bethesda, MD. Senior Planner.

Special Exception Modification for modernization and expansion of existing hospital. Project involved resubdivision for consolidation of lots, campus design, construction phasing. Development to include 235,000 sf addition, 1125-space parking garage, revised circulation, open space, and therapeutic gardens.

Dr. Camina, M.D., Medical Office, Rockville, MD. Senior Planner.

Special Exception for a Non-resident Professional Office

COMMERCIAL RETAIL & SPECIALTY

Traville Village Center, Rockville, MD. Technical Director.

Planning and feasibility study for retail plaza in Montgomery County, MD. Concept Plan and Site Plan Amendment.

Wedgewood Lot 23, Frederick MD. Senior Planner.

Site Plan Amendment for change in use to Dunkin' Donuts centralized kitchen and distribution center.

Downtown Silver Spring - Purple Line Improvement, Silver Spring, MD. Technical Director.

Analysis of existing parking and redesign to support business and Purple Line Improvements.

Ritchie Station Marketplace, Lanham, MD. Zoning and Subdivision Coordinator.

Preliminary Plan of Subdivision for commercial development.

Stanley Black & Decker, DIY and Collaboration Center, Towson, MD. Principal Planner.

Limited Exemption for building addition and modification to parking. Planning and entitlement services.

Germantown Town Center, Germantown, MD. Senior Planner.

Development Plan Amendment 5.34 acre EuroMotorcars site in the T-S (Town Sector) zone to provide auto dealership and main-street mixed use office/retail.

Chevy Chase Center, Chevy Chase, MD. Project Planner.

Participation in Friendship Heights Master Plan, Development Concept for site redevelopment, for 412,000 sf of office and commercial space and parking structure adjacent to Metro. Rezoning of portion of site from R-60 to CBD-1.

Normandie Farm Country Inn, Potomac, MD. Senior Planner.

Reclassification of 6.53 acres site from RE-2/TDR zone to the C-Inn (Country Inn Zone).

French International School, Bethesda, MD. Project Planner.

Special Exception for a Private Educational Institution.

Humane Society of the United States, Gaithersburg MD. Senior Project Manager.

Development Plan Amendment providing for site circulation and Watkins Mill overpass dedication.

Jewish Community Center, Rockville, MD. Senior Project Manager.

Special Exception Modification for interior and exterior improvements.

First Baptist Church of Glenarden Worship Center. Upper Marlboro, MD. Zoning and Subdivision Coordinator.

Planning for Preliminary Plan of Subdivision, Site Plan Amendment for development of Family Life Center, additional worship space and classrooms, parking and solar farm.

Ganesan, CPA, Silver Spring, MD. Project Planner.

Special Exception for Certified Public Accountant office.

Georgetown Hill Day Care, Rockville, MD. Project Planner.

Special Exception for Day Care.

EDUCATION

Master of Science,
Management Information
Systems, University of
Baltimore

Bachelor of Science, Civil
Engineering, Istanbul University

REGISTRATIONS

Licensed Professional Engineer:
Maryland PE

#44048; Washington DC PE
#921445

YEARS OF EXPERIENCE

18

YEARS WITH SOLTESZ

5

AFFILIATIONS

American Society of Civil
Engineering

Frederick County Building
Industry Association

Mahmut Agba is a Project Manager with over 18 years of experience in the civil engineering industry. He has strong leadership skills, providing direction and supervision to design team members, including project engineers, team engineers, and designers. He has experience in managing projects in all project facets, including project status, reporting, invoicing, contract management, and client relations.

Mr. Agba's civil engineering design background includes roadways, stormwater management, wastewater collection, water distribution systems, erosion, and sediment control. This design experience provides him the necessary qualifications to succeed with his current responsibilities and expertise.

REPRESENTATIVE PROJECTS

RESIDENTIAL & MIXED-USE

Burtonsville Town Square Phase 2 at Pease Property and Restaurant Pad. Burtonsville, MD. Project Manager.

Soltesz provided planning, surveying, design, engineering, and construction administration services for the redevelopment in the northeast corner and center of Burtonsville Town Square near the intersection of Old Columbia Pike and MD Rte-198 in Burtonsville, Maryland. The site is located within the Lower Patuxent River Watershed. The site is currently zoned C-2 and RC. The proposed development includes the redevelopment and expansion of the current existing shopping center and parking lot. Approximately 17,000 sqft of building expansion with use for Assembly (A-2), Mercantile (M), Business (B), and approximately 3,075 sqft of additional parking spaces are proposed in the northeast corner, and 2,000 sqft of building pad expansion with use for General Retail is proposed near the center of the existing shopping center. Easterly access road is extended north curving towards west, and it surrounds the proposed buildings in the northeast of the property. Imperviousness is increased by 0.26 acres. One micro-bioretenion and two planter box facilities are proposed to meet the ESD requirements to the MEP. These practices incorporate natural systems, vegetation, and soils to create a more natural drainage system, promoting runoff reduction and water quality treatment and recharge at the source. Owner: B.F. Saul Company

King Farm F5 & F6 Townhomes. Rockville, MD. Project Manager.

Soltesz provided planning, design, engineering, and construction administration services for the land development, including construction of 76 townhouse units for Parcel F5 and 53 townhouse units for Parcel F6. The project includes approval for Site Plan; Public Improvements Plans including all work proposed within the public rights-of-way for storm drain, paving striping and signing, and maintenance of traffic; Stormwater Management Plans for on-site stormwater management; Sediment Control Plans for all disturbed areas; Private Improvement Plans,

including all work proposed within the private right-of-way and easements of the private road and alleys such as grade establishment, storm drain, paving, striping and signing, and street tree and lighting for approval of City of Rockville; System Extension Plans for approval of Washington Suburban Sanitary Commission (WSSC) for water and sewer. Owner: Streetscape / Michael Harris Homes / Pulte Group

STORMWATER MANAGEMENT

Public-Private Partnership Stormwater Management Retrofit at Prince George's County, Prince George's County, MD. Project Manager.

Soltesz was engaged by the Cleanwater Partnership formed by Corvias Solutions and the Prince George's County Department of the Environment to treat via Environmental Site Design measures in excess of 2,000-acres of untreated land in Prince George's County. Mr. Agba has provided project management services for Soltesz for this public-private partnership to design permit and construction SWM devices to treat runoff in other areas of the county. Owner: Prince George's County

Governmental Center Regional Stormwater Management Ponds, St. Mary's County, MD. Project Design Engineer.

Provided miscellaneous civil site engineering design, investigations & CAD drafting for the site, grading, erosion & sediment control plans/profiles, details, quantity & cost estimates, specifications for stormwater management ponds. Owner: St. Mary's County DPW

ENERGY & UTILITY

MCDGS Clarksburg Historic District Sanitary Sewer, Clarksburg, MD. Project Manager.

Mr. Agba provided project management for the civil engineering design services for the construction of approximately 4,000 l.f. of 8, 10 and 12-inch sanitary sewer main. Engineering services included preparation of plans, profiles, coordination with geotechnical and underground utility consultants. This is a county priority project to provide public sanitary sewer for the citizens of the Clarksburg Historic District who have had a history of failing septic fields. Includes construction administration services. Owner: Montgomery County

Glen Mill Road Water Main Replacement, Montgomery County, MD. Project Manager.

Mr. Agba provided project management for the design and preparing contract documents (plans and specifications) for bidding and construction of approximately 14,822ft (2.81 miles) of small diameter 4, 10, & 12-inch water main replacement / relocation and water house service reconnections / replacements. Mr. Agba's responsibilities included overseeing the work of survey team, geotechnical engineer, corrosion engineer, and asset control. The project is located in Montgomery County, Maryland. Owner: Washington Suburban Sanitary Commission

PEPCO Capital Grid - Three 69kv Feeders from Sligo to Linden, Silver Spring, MD. Project Manager.

Mr. Agba performed project management for the civil engineering design services for the installation of four new underground transmission 69kV feeders. The feeders will run approximately 1.7 miles between PEPCO's Sligo and Linden Substations in Silver Spring, MD. Includes preparation of horizontal alignments, profiles, coordination of test pits for utility crossings, traffic control plans and coordination of survey construction stakeout and as-builts. Owner: PEPCO – An Exelon Company

Champlain Substation No. 25, Washington, DC. Project Manager.

Soltesz is performing survey and civil engineering services, including stormwater management design and services during construction to replace the existing substation built in 1930, upgrade, and replace aging equipment and infrastructure. The existing substation sits on half an acre on the southeast corner of Champlain St and Old Morgan Pl, NW. Construction of the new facility up to current building codes includes installation of high capacity transformers and connecting the substation and new power distribution network system. Soltesz will provide professional services necessary to advance the design, obtain the required permits, and complete the delivery of the new substation. Construction scheduled to start 2022. Owner: PEPCO – An Exelon Company

COMMERCIAL & SPECIALTY

Public Safety Training Academy (PSTA) at Montgomery County Multi-Agency Service Park (MASP), Gaithersburg, MD. Project Manager.

The PSTA is part of a larger multi-phased project to relocate several county facilities to a new 131-acre site in Gaithersburg. Soltesz is preparing civil construction documents for the site's different phases, as well as full engineering services, including associated roadway infrastructure and other environmental and site elements. Mr. Agba is serving as Project Manager for the Construction Phase of PSTA, which includes an academic building, fire training buildings, vehicle training buildings, and fuel facility. The combined spaces total over 185,000 square feet. Owner: Montgomery County Department of General Service

Nicole A. White, P.E., PTOE

Principal
Symmetra Design



Education:

Master of Engineering, Civil
Engineering - Transportation,
University of Maryland

Bachelor of Science, Civil
Engineering, University of
Maryland

Registrations:

Professional Engineer
MD #25867

Professional Traffic
Operations Engineer

Professional Affiliations:

Institute of Transportation
Engineers

Lambda Alpha
International – Land
Economics Honorary
Society

Technical Panels & Outreach:

Urban Land Institute –
Technical Assistance Panel -
Annapolis City Dock

American Planning
Association – Planning
Assistance Team -
Buzzard Point

Ms. White has close to 25 years of experience in transportation planning and traffic engineering projects. She brings extensive management skills and expertise ranging from intersection safety and operational studies to parking studies and Transportation Management Plans. Ms. White specializes in Traffic Impact Studies, master planning and transportation management for Federal Campuses, educational facilities and redevelopment studies.

She has significant experience coordinating with project stakeholders and local officials. She is a certified Charrette Planner through the National Charrette Institute. Ms. White has been accepted as an expert witness by the Circuit Court of Prince George's County, Prince George's County Planning Board, District of Columbia Zoning Commission, District of Columbia Board of Zoning Adjustment and Montgomery County Hearing Examiner.

Ms. White is an award recipient of the "Leadership and Excellence Award" from the Minority Enterprise Advocate Magazine and the "Top 100 Minority Business Enterprise Award" for minority and woman-owned businesses in the Mid-Atlantic region.

RELEVANT EXPERIENCE

Expert Testimony

Ms. White has provided expert testimony before the Court of Prince George's County, Prince George's County Planning Board, District of Columbia Zoning Commission, District of Columbia Board of Zoning Adjustment and Montgomery County Hearing Examiner associated with transportation planning and traffic engineering projects. Project experience includes:

- Meadow Green Courts – Washington, DC – DC Board of Zoning Adjustment
- Park Morton, Washington, DC – DC Zoning Commission
- West End Parcel Square 37, Washington, DC – DC Zoning Commission
- Washington Episcopal School, Bethesda, MD – Montgomery County Hearing Examiner
- Sycamore Hill, Mitchellville, MD – Prince George's County Hearing Examiner
- University View, College Park, MD – Court of Prince George's County

Traffic Impact Studies

Ms. White has directed a significant number of Traffic Impact Studies for various jurisdictions in the Baltimore-Washington Metropolitan area. Traffic studies have been prepared for various land-use types ranging from commercial and mixed-use to federal government and institutional. Studies have ranged in size and scope from 2 intersections to greater than 20 intersections. Analyses for traffic studies include the following methodology: Critical Lane Volume, Highway Capacity Manual, and SYNCHRO. Traffic Impact Studies also include assessment of pedestrian, bicycle, parking, transit and loading conditions. Project experience includes:

- Villas at Laurel, Laurel, MD
- Villages at Peppermill, Capitol Heights, MD
- West End Parcel Square 37, Washington, DC
- Coppin State University Science and Technology Center, Baltimore, MD
- Washington Episcopal School, Bethesda, MD
- McMillan Sand Filtration Site Redevelopment, Washington, DC
- A.V. Bryan Courthouse, Alexandria, VA

Accessibility & Mobility

Ms. White has significant experience developing solutions that improve accessibility and mobility in urban areas. Accessibility improvements include development of an enhanced transportation network with consideration for improved connections for vehicles, shorter walking distances for pedestrians, and recommendations for improved transit services. Ms. White has also developed a significant number of solutions that improve the quality of transportation including roadway and operational improvements that reduce traffic congestion. Accessibility and mobility plans have been included as part of overall redevelopment studies with economic development enhancements and consideration for access to key amenities and services for communities. Project experience includes:

- Department of Homeland Security Headquarters Consolidation at St. Elizabeths, Washington, DC
- Suitland Transportation and Streetscape Study, Suitland, MD
- Mid-City East Small Area and Livability Study, Washington, DC
- Mount Vernon Square District Transit Study, Washington, DC
- Rhode Island Avenue Great Streets Initiative, Washington, DC
- Eastern Boulevard/MD64, Washington County, Maryland

Redevelopment & Revitalization

Ms. White has directed a number of redevelopment and revitalization studies where she has gained significant experience developing transportation concepts by working with consultant planning teams, local agencies, and community groups. Her experience includes balancing the competing needs of various modes of transportation, including transit and pedestrian facilities. Project experience includes:

- Mount Vernon Square District Transit Study, Washington, DC
- Rhode Island Avenue Great Streets Initiative, Washington, DC
- Laurel MARC Station, Laurel, MD
- Morgan Boulevard, Largo, MD
- H Street, N.E. Redevelopment Project, Washington, DC
- Georgia Avenue Revitalization, Washington, DC
- Port Towns Peace Cross Revitalization Study, Bladensburg, MD

Transportation Demand Management (TDM)

Ms. White has managed and developed Transportation Demand Management plans for a number of uses including commercial, federal and institutional. The TDM's include travel demand objectives, goals, strategies, and measures of effectiveness. One of the key starting points of a TDM is to outline existing conditions considering existing traffic data, parking utilization, vehicle occupancy and travel mode split data. Employee and patron surveys are often a tool used to establish base conditions. Ms. White has also conducted follow up surveys to monitor the success of TDM's. Project experience includes:

- Department of Homeland Security Headquarters Consolidation at St. Elizabeths Transportation Management Program, Washington, DC
- Jewish Primary Day School, Washington, DC
- Lowell School, Washington, DC
- National Institutes of Health Monitoring Reports, Bethesda, MD
- Hine School Redevelopment, Washington, DC
- McMillan Sand Filtration Site Master Plan, Washington, DC
- Suitland Federal Center, Suitland, Maryland
- Goddard Space Flight Center, Greenbelt, MD

Transportation Safety

Ms. White has directed a number of projects that address transportation safety issues at problem locations. Studies include assessing crash data, developing collision diagrams, determining potential causal factors based on assessment of collision diagrams and field conditions, and developing crash countermeasures in accordance with industry guidelines. Ms. White is also experienced at developing and analyzing context sensitive solutions given the diverse transportation needs of urban areas. Project experience includes:

- District Department of Transportation Highway Safety Improvement Program, Washington, DC
- DDOT Speed Limit and Safety Nexus for Automated Enforcement Location, Washington, DC
- Mid-City East Livability Study, Washington, DC
- Barry Farm Master Plan, Washington, DC

Small Area Studies & Master Plans

Ms. White has experience managing the transportation component of Small Area Studies and Master Plans required for campuses and large scale development projects. Her work on these studies includes projecting and analyzing future transportation and parking conditions based on population and land-use growth, and recommending necessary improvements to transportation and parking systems. A key component of these projects includes developing a circulation system within the campus and access to adjacent land uses for multiple modes of transportation. Project experience includes:

- Bowie State MARC Station Sector Plan and Sectional Map Amendment, Bowie, MD
- Rhode Island Avenue Diamond of the District Small Area Plan, Washington, DC
- Department of Homeland Security Headquarters Consolidation at St. Elizabeths, Washington, DC
- McMillan Sand Filtration Site Master Plan, Washington, DC
- Suitland Federal Center, Suitland, Maryland
- H Street, N.E. Redevelopment Project, Washington, DC
- Mount Vernon Square District Transportation Study, Washington, DC
- Georgia Avenue Revitalization, Washington, DC



Michael A. Wiencek, Jr.

FAIA, NCARB, LEED AP BD+C
President

Experience

EDUCATION:

Bachelor of Architecture, 1978
(summa cum laude)
Bachelor of Science, 1977, Urban
Design (summa cum laude)

REGISTRATIONS:

Maryland, District of Columbia,
Virginia, Delaware, Pennsylvania,
New Jersey, North Carolina, Florida
and Texas
LEED Accredited Professional BD+C

AFFILIATIONS:

National & District of Columbia
Chapters of the AIA
Urban Land Institute
Urban Land Institute Affordable
Housing Committee
Coalition for Nonprofit Housing and
Economic Development
National Trust for Historic
Preservation
DC Historic Preservation Office
Maryland Historic Trust
District of Columbia, Green Building
Task Force
Metropolitan Washington Council of
Governments Panel
City of Gaithersburg Historic
Preservation Advisory Committee
(Past Vice-Chairman)
Board of the Maryland Association of
Historic District Commissions
Open Door Housing Fund Finance
Committee
Housing Opportunities Commission
of Montgomery County, MD

**Mr. Wiencek was elected to the AIA
Fellowship Program in 2016 - "The FAIA
recognizes the achievements of the architect
as an individual, but also honors before the
public and the profession a model architect
who has made a significant contribution to
architecture and society on a national level."**

Mr. Wiencek is a recognized expert in master planning and designing complex, urban multifamily, community, and supportive services projects in tight settings. These have often involved integration of new building elements with the existing built environment. Working on a vast array of project types over the last 40+ years, he has successfully navigated projects through all phases of planning, design, and construction, including site investigations, programming, planning, design, construction documents, specifications, bid document development, permitting, and construction administration. His philosophy is one of team building and success for all involved. This approach has allowed him and his firm to maintain strong working relationships with public agencies, clients, contractors, consultants, and stakeholders, many of whom have worked with the firm throughout its existence.

His firms' 33+ years of successes are a direct result of his ability to combine expertise and attention to detail without sacrificing the quality of service he provides to his clients within the increasingly strict demands of schedule, regulations, and cost.

Mr. Wiencek is sought after on complex projects, where others see only blight. He has the unique ability to recognize problems and challenges and envisions the small-scale movements and large-scale master planning gestures that will have the greatest impact. He has lead teams on the design of over 85,000 multi-family housing units in approximately 500 projects, earning over 150 awards. Numerous of these being affordable or historic projects involving Low-Income Tax Credits requiring the approval of local, state and Federal authorities.

A short list of his recent projects includes:

- Carl F West, Washington, DC - A new 180-unit independent senior community that includes 10,000 SF of commercial office and 90 spaces of underground parking. The 240,000 GSF project will meet Enterprise Green Communities.
- The Sheridan at Severna, Severna Park, MD - a new 68,000 GSF community with 84 Assisted Living and 18 Memory Care units.
- SOME Conway Center, Washington, DC - A new 202-unit mixed use community that features affordable housing for homeless, families in transition and permanent homes for very low-income families, a medical & dental center, employment training center, and offices. The 320,000 GSF project is LEED Gold certified.
- Lewinsville Senior Housing, McLean, VA - A new independent, active senior housing apartment community includes a mixture of one- and two-bedroom units with a grand entry area and amenity filled common spaces, as well as beautiful outdoor walking path and gardens..
- Eager Street, Baltimore, MD - 246-units of market-rate housing consisting of 218 units in a 6-story mid-rise and 28 stacked townhomes.
- Reid Senior Housing, Glenn Dale, MD - A new affordable 252-unit independent senior housing community with a 10,000 SF community center situated on 10 acres wooded lot.
- SkyHouse, Washington, DC - Adaptive reuse of two 12-story office buildings, gutted and completely reskinned, transformed into amenity rich, luxury flats for the urban professional. Wonderful open lobbies, world class gym and high-energy interactive spaces, swimming pool on each roof, rolling kitchen islands, wood barn doors, turning SkyHouse into the one of the City's most fashionable addresses.



Wiencek + Associates Architects + Planners DC, LLP
1100 Vermont Avenue, NW
Eighth Floor
Washington, DC 20005
+1 202 349 0742

Design Empowering People.

wiencek-associates.com

WIENCEK + ASSOCIATES ARCHITECTS + PLANNERS FIRM PROFILE



Founded in 1986
DC Office Opened in 2007
District of Columbia CBE
Size: 23 employees; 11 registered architects

OVERVIEW

Since 1986, Wienczek + Associates has conducted work on a broad range of project types especially multi-family housing, senior housing, community, supportive housing, institutional, public and master planning projects. We have established a strong reputation in the award-winning master planning and development of mixed-use, mixed income, large scale projects that required diligent planning, thoughtful relocation plans and exceptional partnering skills with residents, neighborhood groups, local agencies and key stakeholders. We possess a great depth of experience in understanding and transforming key historic structures, creative adaptive reuse and thoughtful visioning and master planning of large urban sites. We are recognized for urban place-making, integrating existing and new structures, open spaces, paths, nodes, landmarks, and a sense of place to create successful communities of opportunity.

SERVICES OFFERED | AREAS OF SPECIALTY & CONCENTRATION

Wienczek + Associates is a full-service architectural firm that is well known for our ability to handle complex and challenging projects while meeting the planning, design, budget, and scheduling needs of our clients.

Our services include:

- Feasibility Studies
- Master Planning
- Design
- Adaptive Reuse
- Historic Preservation
- Interiors
- Forensics

Areas of concentration include:

- Master Planning + Test Fitting
- Multifamily | Affordable & Market Rate
- Senior Living
- Community + Religious
- Mixed Use

We are especially skilled in managing the complexities of Affordable, LIHTC or HUD funded multifamily and senior housing communities, while developing strong working relationships with State and Local Agencies to ensure high quality standards are met.

We are a leader in demonstrating how sustainable, energy savings and healthy design solutions empowers and benefits vulnerable residents. Mr. Wienczek was selected for the District of



Columbia Working Group that established the DC Green Building Act. He mentors clients' understanding of how life cycle cost reductions, investment in innovative technologies, and well-thought design solutions greatly assist owners and residents, providing lower operations/maintenance costs, while reducing utility costs, freeing resident's income for other important uses.

SUMMARY OF ACHIEVEMENTS

Wiencek + Associates is a nationally recognized practice focused on a philosophy that high-quality architecture, design, and planning are catalytic in any community, but are especially impactful in large, disadvantaged urban tracts complicit in the historical pattern of segregation by demographics, race, economic status and education. Our philosophy and design excellence over 30+ years has earned significant recognition with over 150 national and local awards, including Awards of Excellence, Awards for Best Deal of the Year, Awards for Best Project in Maryland, DC and Virginia, and Awards for Vision (Maryland Smart Growth Award).

Daniel Park, RLA

Landscape Architect/Director of Planning

EDUCATION

Bachelor of Landscape Architecture (BLA), University of Maryland

LICENSES/REGISTRATIONS

Registered Landscape Architect #3894 State of Maryland, 2016 – Current

Registered Landscape Architect #S1-0000511 State of Delaware, 2007 – Current

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

YEARS OF EXPERIENCE

14

YEARS WITH SOLTESZ

1

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects (ASLA)

Urban Land Institute (ULI) Washington

Maryland-National Capital Building Industry Association (MNCBIA)

AWARDS

2018 Maryland ASLA Honor Award – Park Potomac;

2017 Viridiant Sustainable Leadership Award – Carlin Springs;

2014 Maryland ASLA Merit Award - Sibley Memorial Hospital

2012 Potomac ASLA Merit Award - Long Bridge

Park

2008 Maryland ASLA Honor Award – Janelia Farm Research Campus

2007 Maryland ASLA Honor Award – Clemler Park; Project Designer

Daniel Park, RLA has joined Soltesz, bringing 15 years of industry experience with planning, due diligence, entitlements, and landscape architecture. He has extensive experience in all facets of landscape architectural services, with particular design expertise in mixed-use, multi-family residential, parks/recreation, playground, and retail streetscape design.

Additionally, he brings technical planning and design experience for urban infill projects in Montgomery County, Maryland as it relates to entitlement/zoning through county agencies. Daniel has worked for premier area firms including Rodgers Consulting, Inc., LSG Landscape Architecture, and G.E. Fielder & Associates.

Daniel has previously testified as a Landscape Architect in Montgomery County in Maryland and in Arlington Fairfax Counties in Virginia.

REPRESENTATIVE PROJECTS

MIXED-USE

Shady Grove Neighborhood Center. Gaithersburg, MD. Director of Planning.

Soltesz is working directly with a private client for the development of the new North Rockville Mixed Use Project on Shady Grove Road. This development includes the transformation of seven office buildings totaling 450,000 SF into a mixed-use live/work/play center totaling 2,700,000 SF. Daniel is leading the Soltesz team through the Final Site Plan entitlement process.

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.

Century, Germantown, Maryland, Trammell Crow Company. 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 design includes several public and private open spaces, and a comprehensive recreation and amenity design.

Milestone Town Center, Germantown, MD. Matan, OVA Architects. 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.

MULTIFAMILY/RESIDENTIAL

Park Potomac, Potomac, MD, Foulger-Pratt. 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.

South Bethesda, Bethesda, Maryland. Brown Development, LLC (Aldon Management). 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, Boston Properties. 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, Virginia. MRP Realty. 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, Virginia. APAH. 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. Novus Residences, LLC. 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. Trammel Crow Companies. 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.

PLANNED COMMUNITY

The Peninsula, Millsboro, Delaware. Odyssey Development. 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.

SENIOR HOUSING

Ashby Ponds, Virginia (SD-CD) - 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 (SD) – 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 provided opportunities for intimate seating areas and spaces, but planting challenges due to solar coverage/orientation.

Leling Senior Apartments, Suzhou, China (SD-DD) – 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 worked on designs for gazebo, a 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.

Oak Crest, Maryland (SD/DD) - 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 provide ADA routes on steep slopes.

PARKS AND RECREATION

Poolesville Winery, Poolesville, Maryland. Montgomery County Revenue Authority (MCRA) Department of General Services (DGS). 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, Arlington County, 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 field, 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, Fairfax County. 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. Maryland-National Capital Park and Planning Commission, Montgomery County Department of Parks. 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. District of Columbia Department of General Services. 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.

COMMERCIAL OFFICE

Tysons Tower, Tysons Corner, VA. MRP Realty/Gensler. 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. Lockheed Martin. 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.

Suzhou I-Park, Suzhou, Jiansu, China. Genway. Project Manager, Designer.

Part of the 288-square kilometer Suzhou Industrial Park, this 115,000 square meter mixed-use development was a public joint venture of China and Singapore. Daniel provided environmentally conscious, low maintenance designs which were key in creating memorable outdoor spaces for Fortune 500 tenants. Daniel noted that understanding scale and use of foreign plant and hardscape materials where great lessons learned on the project.

500 North Capital Street, Washington, DC. Boston Properties. 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. Brookefield. 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.