

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

IN THE MATTER OF:)
GLENMONT FOREST)
Applicant.)
)
Brian Alford)
Gary Unterberg)
Matt Leakan)
Randall Rentfro) Zoning Application No. H-149
Steven Allison)
Nancy Randall)
)
)
For the Application.)
)
Steven A. Robins, Esquire)
Elizabeth C. Rogers, Esquire)
Attorneys for the Applicant.)

APPLICANT'S PRE-HEARING STATEMENT

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

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

The property subject to Local Map Amendment H-149 (the "LMA") is prominently located in the southeast quadrant of the intersection of Randolph Road and Georgia Avenue (MD-97) in Silver Spring, Maryland. The property is comprised of two parcels including: (1) Part of Parcel A in the "Americana Glenmont" Subdivision as recorded among the Land Records of Montgomery County, Maryland (the "Land Records") at Plat No. 6337 ("Parcel A"); and (2) Part of Parcel B in the "Americana Glenmont Apartments" Subdivision as recorded among the

Land Records at Plat No. 8065 (“Parcel B”) (collectively referred to as the “Property”). As shown on the Floating Zone Plan (the "FZP"), the Property has a combined (net) Lot area of approximately 1,389,461 square feet (or 31.9 acres) and a (gross) Tract area, including prior right-of-way dedications, of approximately 1,518,942 square feet (or 34.87 acres).

The Property is currently zoned R-30 and is improved with a multi-building garden-style apartment complex. Specifically, the Property contains nineteen (19) two-to-three story buildings, with a total of approximately 482 dwelling units known as the Americana Glenmont Forest Apartments. The existing buildings were constructed circa 1962 and as a result, are dated and showing their age. The LMA seeks to rezone the Property to the Commercial Residential Floating Zone ("CRF") - CRF-1.75, C-0.25, R-1.5, H-75' to accommodate the redevelopment of the Property with a mixed-use predominately residential development.

The Project will include up to 5,000 square feet of neighborhood-serving commercial use and up to 2,275 multi-family living units, with associated parking, open space, public benefits and residential amenities (the "Project"). The requested rezoning and proposed Project fulfills all of the purposes and requirements of the CRF Zone (Zoning Ordinance, Section 5.3) and is in substantial conformance with the *2013 Approved and Adopted Glenmont Sector Plan* (the “Sector Plan”). The requested rezoning also satisfies all necessary findings contained in Zoning Ordinance Section 7.2.1.E, for approval of a LMA. Compliance with these requirements is discussed in detail in the Applicant's Land Use Report.

The CRF Zone and proposed development of the Property will be compatible with the surrounding development. The proposed Project facilitates redevelopment of the Property with additional, modern residential housing on this prominent site, which is located within walking distance of the Glenmont Metro Station. The Project responds to its surroundings and has been designed to reflect its transit-oriented nature, while simultaneously promoting the open space character envisioned by the Sector Plan and providing a compatible transition to the adjacent single-family residential neighborhood. The Project will transform this aging garden apartment complex with associated surface parking into a series of smaller blocks organized around an internal street grid that will not only provide additional housing but also promote connectivity within the site and to the surrounding community. The binding elements will limit the height on the eastern portion of the Property to 45 feet, for a distance of 100 feet, to provide a compatible transition to the abutting single-family homes.

Adequate public facilities and services will be available to serve the Project. Since a Preliminary Plan will be filed subsequent to the LMA approval, the Montgomery County Planning Board ("Planning Board") will be responsible for determining whether Adequate Public Facilities ("APF") exist to support the proposed development of the Property at the time of Preliminary Plan. Nonetheless, the Applicant's Land Use Report confirms that the public facilities will be more than adequate to serve the proposed development.

A Traffic Impact Analysis was prepared by the Applicant's traffic consultant, Wells + Associates, which confirms there will be adequate capacity on the surrounding street networks to accommodate the Project. Utilizing the updated LATR trip generation methodology, the Traffic Impact Analysis, submitted with the Application, demonstrates that the proposed re-development will generate 1,257 AM peak hour and 1,017 PM peak hour new person trips and 743 AM peak hour and 601 PM peak hour new vehicle trips. Wells and Associates has concluded that the AM and PM peak hour average vehicle delays for the study intersections within the Orange policy area are operating below the congestion standard of 80 seconds per vehicle. The study intersections within the Red Policy Area are not subject to the Motor Vehicle Test. However, for information purposes only, an analysis was conducted at each of these intersections. Lastly, under future conditions, without and with the proposed Glenmont Forest redevelopment, the study intersections within the Kensington/Wheaton policy area will continue to operate below congestion standard threshold during both the AM and PM peak hours.

The Property is served by Glenallan Elementary School, Odessa Shannon Middle School and John F. Kennedy High School. The current FY 2024 Subdivision Staging Policy Schools Test indicates that all three school levels are operating with adequate capacity.¹ As such, there is adequate school capacity to accommodate the Project and no Utilization Premium Payments are currently required. The Property will be served by existing water and sewer mains. Electric, gas and telecommunications services are also available to serve the Property. Other public facilities and services – including police stations, firehouses, and health care facilities – are currently available in the vicinity of the Property and will continue to be sufficient following construction of the Project.

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

II. REPORTS INTENDED TO BE INTRODUCED AT THE HEARING

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

¹ The projected enrollment for John F. Kennedy High School reflects the impact of CIP P651908, which will reassign students between the Downcounty Consortium, Walter Johnson High School and Woodward High school in 2026.

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

III. SUMMARY OF EXPERT TESTIMONY

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

1. Matt Leakan, Certified Land Planner with Rodgers Consulting will testify as to the proposed LMA's substantial conformance with the Master Plan and compliance with the Zoning Ordinance.
2. Randall Rentfro, Civil Engineer with Rodgers Consulting will testify as to among other things the physical characteristics of the Property, the proposed Floating Zone Plan, the proposed storm water strategy for the redevelopment of the Property, and the adequacy of public facilities to serve the Project.
3. Steven Allison and/or Gary Unterberg, both Registered Landscape Architects with Rodgers Consulting will testify as to the Natural Resources Inventory/Forest Stand Delineation Plan of the Property, the landscaping and open area provided in connection with the proposed LMA, and the Preliminary Forest Conservation Plan.
4. Anne (Nancy) Randall, transportation planner with Wells + Associates, will testify as to the Traffic Impact Analysis prepared for the LMA.

The resumes of the above identified expert witnesses are attached. (*See Exhibit 1*). The Applicant reserves the right to call additional expert witnesses if it deems necessary.

IV. OTHER WITNESSES WHO WILL TESTIFY

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

1. Brian Alford, President and Chairman of the Board for Grady Management, Inc.

V. ESTIMATED TIME REQUIRED FOR PRESENTATION

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

Respectfully submitted,

By: 
Elizabeth C. Rogers

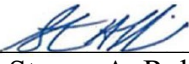
By: 
Steven A. Robins

Exhibit 1

Matthew Leakan, ASLA, AICP

Team Leader / Senior Planning Director

Matthew Leakan is a Principal/Planning Team Leader and has been with Rodgers Consulting since April 2000. He has over twenty-five years of experience in regional and local land planning, including implementation of master plan recommendations related to land use, transportation, environment and community design. He has direct oversight of the design of all projects for multiple jurisdictions for the company, including compliance with various federal, state and local policies and regulations related to land development. His passion is to achieve quality design in land planning. He achieves this through thoughtful discernment and application of contextually appropriate solutions to resemble the highest priority of a community's stated values.

Matt's established geographic areas of practice and expertise are within the unincorporated and municipal areas of Prince George's, Montgomery and Charles Counties. He has been qualified as an expert witness as both land planner and landscape architect in judicial and quasi-judicial proceedings in various jurisdictions. He is involved with assessment, participation and application of environmental regulations, affordable housing policies and regulations, master planning, feasibility studies, analysis of site opportunities and constraints, site planning/design, zoning standards, road code standards and various regulatory analysis and state stormwater management Environmental Site Design regulations.

Relevant Project Experience (with expert testimony)

- Zoning Map Amendment ZMA-2022-003 – Smith Lake Estates R-PD , August 2023 (Prince George's County, Maryland – Zoning Hearing Examiner)
- *Hanson Property* (Planned Development Rezoning), April 2010, Expert witness in land planning, (Montgomery County Hearing Examiner)
- *Bartlett Property* condemnation (Expert witness in land planning, Montgomery Co Circuit Court).
- *Suburban Hospital* Special Exception (Hospital in a Residential Zone), March 2009, Expert witness in Landscape Architecture, (Montgomery County Hearing Examiner)

Other Relevant Project Experience

- *Beltway Plaza* Redevelopment, Greenbelt, MD; Planning Commission Public Hearing testimony,
- *Patuxent Greens* Golf Course Redevelopment, Laurel, MD Mayor and Council Public Hearing testimony
- *Riverfront @ West Hyattsville* Metro, Hyattsville, MD
- *Capital Court* Redevelopment, Largo, MD
- *The Preserve at Westphalia*, Westphalia, MD
- *Heritage Green*, Charles County, MD

Professional Licenses/Certifications

- AICP #107788 (American Institute of Certified Planners) 2008- current
- Registered Landscape Architect #3092 State of Maryland, 2001-Current

Professional/Civic Organizations

- American Planning Association
- American Institute of Certified Planners
- American Society of Landscape Architects
- Congress for the New Urbanism
- Urban Land Institute
- Maryland Building Industry Association
- United States Green Building Council
- Upcounty Citizens Advisory Board
- Authored '*On Edges, Wedges and Corridors*' white paper with presentation to MNCPPC staff August 2018

Professional Experience

- Rodgers Consulting, Inc., Principal / Planning Team Leader, April 2000 – Present
- LandDesign, Inc., Project Manager/Designer, 1999- 2000
- Environmental Concepts, Inc., Planner, 1998-1999

Education

- Bachelor of Science in Landscape Architecture, West Virginia University, 1998

Matthew Leakan, ASLA, AICP

- Registered Landscape Architect #0406-000959
State of Virginia, 2001-Current
- Maryland Qualified Professional Certificate 2002
- LEED AP 2009

RANDALL RENTFRO, PE

Team Leader

Randall Rentfro is a Senior Associate and Team Leader of the Montgomery County Team for Rodgers and joined the firm in 2018. Randall has over ten years of professional experience; a majority of which has been dedicated to serving private land development clients in Montgomery County and the District of Columbia. He began his career as a heavy civil estimator for an international firm. As Team Leader and a professional engineer, Randall is responsible for entitlement and technical components of the land development process, while maintaining a client focus and responsive team, among other responsibilities.

Randall believes that the most critical aspect of the consulting practice is responsiveness and accountability. He prides himself in creating value for the client and getting the right people in the room to promote progress, and therefore the project's, success. Randall is a registered Professional Engineer in Maryland and the District of Columbia, is involved with NAIOP MD|DC, MBIA, ULI, and ISPE, and is chair of a land development panel focusing on the entitlement process in the BioPharma sector. Randall holds a Master's Degree in Project Management and a Bachelor's Degree in Civil Engineering, both from the University of Maryland.

Professional Licenses

- Professional Engineer in Maryland and District of Columbia

Education

- University of Maryland – Project Management ME (2016)
- University of Maryland – Civil Engineering BS (2012)

Professional Organizations

- Maryland Building Industry Association
- Urban Land Institute Member
- Leadership Montgomery Emerging Leaders ('20)
- International Society of Pharmaceutical Engineers
- NAIOP MD|DC Leadership Committee

Professional Experience

- Rodgers Consulting: Senior Associate, Team Leader (2018-Current)
- Dewberry: Project Manager (2013 – 2018)
- Tutor Perini: Engineer (2012 – 2013)

STEVEN R. ALLISON, PLA, ASLA, Senior Project Manager

Steve Allison is a senior member of our in-house environmental team. Working hand in glove with our design teams, our environmental group leverages their deep knowledge to advance complex projects forward. Finding solutions that enhance our client's property and the long-term value to the community is integral to our approach.

As a Senior Project Manager, Steve brings over a decade of experience providing project management, design, and environmental consulting to the team. As both a Landscape Architect and an ISA Certified Arborist, Steve has the opportunity to put his extensive knowledge of native plant ecosystems and sustainable design into practice. Trained in arboriculture, ecology and wetland environments, Steve has the experience to bring an environmentally complete, sensitive approach to land planning and development projects.

As the Senior Project Manager in the Prince Georges County office for the Environmental Team, Steve is responsible for ensuring that all project coordination and production is executed according to the needs of our clients and our expectations for project success.

Professional Licenses

- Licensed Landscape Architect (Maryland) 3845
- ISA Certified Arborist MA-5691A
- ISA Tree Risk Assessment Qualification (TRAQ)
- LEED Green Associate
- MDE Green Card – Certification RPC010221
- Wetland Delineation Training (40 hr. course)

Education

- Bachelor of Science of Landscape Architecture, West Virginia University, 2008

Professional Organizations

- Society for Ecological Restoration (SER) - Member
- United States Green Building Council (USGBC) Maryland Chapter o International Society of Arboriculture (ISA) Professional Member o Chesapeake Stormwater Network – Member
- Maryland Native Plant Society – Member

Professional Experience

- Rodgers Consulting, Environmental Team, Senior Project Manager
- NMP Engineering Consultants, Inc, Supervising Landscape Architect
- Floura Teeter Landscape Architects, Associate Project Manager

Relevant Project Experience

- Beltway Plaza Redevelopment, Greenbelt, MD
- Riverfront @ West Hyattsville Metro, Hyattsville, MD
- Patuxent Greens Golf Course Redevelopment, Laurel, MD
- The Preserve at Westphalia, Westphalia, MD

Statement of Qualifications

Gary F. Unterberg, RLA, ASLA, LEED AP BD+C
Senior Vice President / Senior Principal

Education:

University of Illinois, Urbana, Illinois, BLA, 1983
Primary Field of Concentration: Landscape Architecture/Land Planning

Professional Licenses/Accreditations:

Registered Landscape Architect: Maryland, 1989, #889
LEED AP BD+C
CNU-A (Congress for the New Urbanism Accreditation)

Professional Experience:

Rodgers Consulting, Inc.
Senior Vice President/ Senior Principal
1999 - Present

Responsible for supervision and execution of development services provided by Rodgers Consulting, Inc. These services include all aspects of land development design, engineering, land planning, zoning, landscape architecture, environmental analysis, stormwater management studies, expert testimony and general consulting services.

Greenhorne & O'Mara, Inc.
Sr. Project Manager
1987 - 1999

Responsible for project management of land development, zoning, land planning, landscape architecture & site planning.

Rolf C. Campbell & Associates, Inc.
Landscape Architect/Planner
1983 - 1987

Areas of Expertise:

Mr. Unterberg has diverse experience in many facets of town planning, landscape architecture and land development. His experience includes conceptual design, final design, presentation graphics, forest conservation, budget estimating, specifications, contract drawings, and site supervision. Mr. Unterberg is also capable in many aspects of land planning including new urbanism, transit oriented development, planned unit development, land use plans, and zoning.

Recent Major Projects Include the Following:

Glenmont Metro Center:

Approximately 30-acre site, approved maximum density 2,500,000 sq. ft. to be developed with mix of uses up to 1,550 residential units with 90,000 sq. ft. of retail. Includes Preliminary Plan, various Site Plans, Landscape Plan and Site Engineering for multiphased project adjacent to the Glenmont Metro Station.

Glenmont, Maryland

Clarksburg Premium Outlets at Cabin Branch:

Approximately 80-acre site; a 450,000 sq. ft. retail outlet center, within the overall Cabin Branch Community. Design services include: Zoning/Master Plan conformance, Preliminary Plan, Site Plan, Landscape Architecture and Engineering.
Clarksburg, Maryland

WMAL Property Bethesda/Amalyn Bethesda:

Approximately 75-acre site with 309 residential units and elementary school site. Design services include: Master Plan conformance, Forest Conservation, Preliminary Plan, Site Plan, Landscape Architecture, Land Planning and Engineering.
Bethesda, Maryland

The Courts at Clarksburg:

Approximately 54-acre site to be developed with 140, age-restricted, single family homes in the P-R-C Zone. Included expert testimony regarding Clarksburg Master Plan and land planning for Application G-881. Approved by Montgomery County, Spring 2013.
Clarksburg, Maryland

The Shops at Seneca Meadows:

A 20± acre site within the overall Seneca Meadows Corporate Center, with 206,570 sq. ft. of "Commercial Mixed Use", including office/retail space, with a Wegman's grocery store, in the TMX-2 Zone. Design services include: Zoning/Master Plan conformance, Preliminary Plan, Site Plan, Landscape Plan, town planning & engineering.
Germantown, Maryland

Cabin Branch:

Approximately 535 acres, 1886 units and ±2.4 million sq. ft. of mixed use (MXPD), employment, office and retail. Design services include: Town Planning, Zoning, Development Plan, Environmental, Civil Engineering and Surveying.
Clarksburg, Maryland

Kentlands:

1850 unit, 350-acre mixed-use, nationally recognized, neo-traditional development. Responsible for design and approvals of Midtown and Market Square sections and associated development from 1999 to present. Design services include: Charrette, Town Planning, Zoning, Schematic Development Plan, Environmental, Civil Engineering and Surveying.
Gaithersburg, Maryland

Lakelands:

1650 unit, 350 acre mixed use neo-traditional development. Responsible for design and approvals of zoning, schematic development plans, site plans and construction documents. Includes design of 20-acre Lakelands Regional Park. Design services include: Charrette, Town Planning, Zoning, Schematic Development Plan, Environmental, Civil Engineering and Surveying.
Gaithersburg, Maryland.

Watkins Mill Town Center / The Parklands:

Approximately 125-acres, 1066 units, 1.2 million sq. ft. of mixed use, restaurant, hotel, office and retail. Design services include: Charrette, Town Planning, Zoning, Landscape Architecture, Site Plan, Environmental, Civil Engineering and Surveying.
Gaithersburg, Maryland

The Spectrum at Watkins Mill:

Approximately 40-acre, 400 units and 250,000 sq. ft. mixed use restaurant, office and retail. Design services include: Town Planning, Zoning, Schematic Development Plan, Environmental, Civil Engineering and Surveying.
Gaithersburg, Maryland

Crown Property:

Approximately 178-acre, 2250 units, (single family, townhouse, stacked townhouse, multi-family units) 320,000 sq. ft. Commercial mixed use, High School site, Transit Station, and City Park. Annexed August 2006, Schematic Development Plan approved 2007. Design service include: Charrette, Town Planning, Zoning, Schematic Development Plan, Environmental, Civil Engineering and Surveying.
Gaithersburg, Maryland

Testimony as Expert Witness:

City of Gaithersburg Planning Commission
City of Gaithersburg Mayor and Council
Montgomery County Planning Board
Montgomery County Hearing Examiner
Montgomery County Board of Appeals
Town of New Market
Town of Poolesville
Frederick County Planning Commission
City of Frederick Planning Commission
City of Frederick Mayor and Aldermen

Professional Organizations:

American Society of Landscape Architects (ASLA)
Urban Land Institute (ULI)
Suburban Maryland Builders Industry Association (BIA)
The Congress for New Urbanism (CNU)
NAIOP, the Commercial Real Estate Development Association (NAIOP)

Other Activities:

Commercial Architectural Control Committee, Montgomery Village, Vice Chair
Gaithersburg Germantown Chamber of Commerce (GGCC), Board of Directors



ANNE (NANCY) M. RANDALL, AICP
Consultant

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

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

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

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



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

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

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

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

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

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

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

EMPLOYMENT HISTORY:

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

Traffic Analyst

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