

## **OUTLINE OF TESTIMONY**

**TRINI RODRIGUEZ/BRIAN BOLEN  
PARKER RODRIGUEZ, INC.**

- I. Introduction and Experience
- II. Description of Landscape Plan and Design Considerations
- III. Conclusions

# TRINI M. RODRIGUEZ

## PRINCIPAL

### EDUCATION

Master of Regional Planning, 1985, University of Pennsylvania  
Master of Appropriate Technology for Development, 1985, University of Pennsylvania  
Certificate of Urban Design, 1984, University of Pennsylvania  
Master of Landscape Architecture, 1983, University of Pennsylvania  
Bachelors of Architecture, 1980, Universidad Central de Venezuela



Prior to establishing PRI in 1996, Trini Rodriguez was principal of the nationally recognized planning and landscape architectural firm of HOH Associates, Inc. Ms. Rodriguez is a LEED certified, Virginia registered landscape architect, certified planner and architect with a variety of experience ranging from building design to small- and large scale urban design, landscape architecture and master planning. She has managed and designed master plans for projects throughout the United States and abroad. She has interdisciplinary expertise that has served a broad spectrum of public agencies, institutions, private developers and corporations. She is fluent in Spanish, French and English. Ms. Rodriguez has worked as an architect in Venezuela, as a designer with EDAW and has taught in the Landscape Design Program at George Washington University, Washington, D.C.

### **North Bethesda Town Center. Bethesda, Maryland**

North Bethesda Center is a suburban infill mixed-use project with millions of square feet of residential, office, and retail space, located adjacent to an existing WMATA Metro station. This urban infill project has put great emphasis on the urban streetscape while still providing private amenity spaces for the residential buildings. The urban massing and streetscape create a vibrant urban edge and a place with strong pedestrian orientation. Landscaping over structure roof terraces and gardens as well as urban plazas were all designed to create a beautiful urbane environment. Services provided by PRI included site planning, public processing and landscape architecture.

### **Constitution Square. Washington, DC**

Located adjacent to the new ATF Headquarters building and the New York Avenue Metro Station in the heart of the new NOMA district of Washington, DC, Constitution Square was one of the first major projects developed within the NOMA district and serves as a catalyst for future development. The complex master plan features three office towers and three residential towers, all over a parking structure that covers an entire city block. A supermarket and a hotel are also included in the project program. A series of roof terraces and gardens on multiple

levels create a green network and oasis between the office and residential towers. Streetscape design is a major component of the project. PRI has developed a dynamic streetscape design conforming to the newly established NOMA district guidelines. Lush plantings of trees are planted in expanded soil volumes using leading edge soil cell technologies. Low impact development basins are included to filter pollutants and sediment from storm water and to reduce water volumes during peak rain events through the use of check dams and plant materials

### **Arbor Row. Tysons Corner, Virginia**

Arbor Row is located in the Tysons Central 123 area of Tysons Corner, on Westpark Drive and Tysons Boulevard. Under the Cityline Partners redevelopment plan the property is poised to transform a row of suburban office buildings into a mix of residential, office, hotel and retail. The office and residential areas will be connected through a series of terraced open areas, including walking paths, sculptures, fountains, and lawn areas all within close proximity to the Tysons Central 123 Metro Station. The end result will be a live, work, play, shop and stay environment. The grand urban plaza will be built over an underground parking structure. It will be an attractive focal point of the development. It will provide a pleasant pedestrian link to the Tysons

Central 123 Metro Station.

### **Washington Adventist Hospital. Silver Spring, Maryland**

The 48 acre hospital campus being developed by Washington Adventist Hospital is a state-of-the-art health care facility that emphasizes the idea of wellness and gracious harmony in its relationship with the surrounding natural environment. The campus provides healing gardens spread over an area of almost 2 acres immediately adjacent to the buildings. In addition the campus includes a 3.3 acre lake and a 2,500 linear feet trail around the lake, becoming a complementary use with additional therapeutic purposes.

### **Takoma Langley Park. Takoma, Maryland**

PRI first started working in this multi-cultural suburb of Washington, DC, to assess the elements needed by the community for a major new service center. PRI's effort required a massive outreach effort that was immensely successful. The County then asked us to become involved in the new Sub-area Master Plan under contract to PB PlaceMaking and to assume the urban design responsibilities. The major issue was to improve community connectivity by proposing new streets and significantly increasing density to accommodate extending the metro rail and to meet with local citizens to build consensus and community support.

### **8300 Wisconsin Avenue. Bethesda, Maryland**

This residential high rise above a full size grocery will feature a public sculpture garden bisecting the building to connect the adjacent park space to the primary residential and retail entrances. In addition to Art, a fountain represents a stylized stream flowing through the outdoor gallery spaces and under the transparent bridges linking the galleries. The high roof amenity spaces, including a pool, outdoor kitchen, sky terrace and large green roof, overlook the sculpture garden. Nearly all the water on the site is filtered through a series of green roofs and large bio-filter retention cells that terrace down through an intricate and highly coordinated series of weirs over the garage ramp.

### **Studio Plaza. Silver Spring, Maryland**

Located in the heart of Silver Spring, this one-block long, mixed-use project contributes a significant public green space to the community. The design of the space takes advantage of grade changes across the site by creating terraced

seating that overlooks an open lawn area that could be used for play, sunning, or performances. This main space is connected to Georgia via a pedestrian promenade that is enlivened with textured plantings, sculpture and festive lighting. PRI collaborated with local sculptor Dan Steinhilber to design integrated sculptural site furnishings, which received compliments from the public art panel.

### **Silver Spring Library. Silver Spring, Maryland**

The Silver Spring Library & Art Center located in downtown Silver Spring features a 63,000 SF Library, a 20,000 SF Arts Center to be operated by a private non-profit art education organization, and 30,000 SF of County office space. A future Purple Line Light Rail Station will be integrated at the ground floor level of the building. The streetscape and public spaces are greatly influenced by the final Purple Line Light Rail design as it runs diagonally through the library site. A public plaza defined by Fenton Street and the Purple Line embraces the iconic architecture of the library. This complex

project will serve as a cultural landmark and become a significant anchor within downtown Silver Spring. This project is committed to achieve a LEED Silver rating.

### **AWARDS**

Tree Conservation Award for Outstanding Commitment to Tree Planting at The Falls at Flint Hill, Fairfax County, Virginia, 2012  
Puerto Rico NAHB Award for Planning, Parque Escorial, San Juan, 2001  
Virginia NAHB Community of the Year, Farrcroft, Fairfax, 2001  
American Planning Association Merit Award NEAC, Prince William County Context, Issues and Strategies, 1995  
American Planning Association Merit Award, VA Chapter, 1989  
Thesis Project Design Award, Lansdowne, Loudoun County Virginia, 1980

### **MEMBERSHIPS**

American Institute of Architects (AIA)  
American Institute of Certified Planners (AICP)  
American Society of Landscape Architects (ASLA)  
Urban Land Institute (ULA)

# BRIAN BOLEN, PLA

## PROJECT MANAGER

### EDUCATION

Masters of Landscape Architecture, 2008  
Virginia Polytechnic Institute & State University  
Landscape Graduate Design Certificate, George Washington University  
Bachelor of Science in Plant Sciences and Landscape Systems, 2004  
The University of Tennessee, Knoxville



With an extensive range of industry positions and multiple degrees in the landscape field, Mr. Bolen provides over fifteen years of working experience in the area of landscape development. During his ten years at PRI Mr. Bolen has been actively involved with many phases of project development from conceptual design to construction administration. He has acted as project manager for various mixed use developments advocating and implementing sustainable approaches to design in the urban environment. Prior to his employment in the Washington DC metropolitan area he worked in varying landscape industries providing a broad amount of knowledge and experience in the areas of environmental restoration, arboriculture, horticulture, water feature design, construction and landscape design.

### Fort Totten Square Washington, DC

Fort Totten Square is a mixed-use development constructed near the Fort Totten Metro Station in Washington DC. PRI completed landscape architectural services for the streetscape design and residential amenity courtyards for 350 rental apartment homes. Work included permitting assistance for public space design approval and visioning for amenity programming. Mr Bolen acted as project manager from design development to finished construction. The amenity spaces include two highly designed courtyards that incorporate multiple activities for residents including a two tiered resort style pool, an outdoor kitchen, firepits, indoor/outdoor yoga rooms encompassed within lush gardens and greenery.

### The Tellus Arlington, Virginia

Opened in Spring 2014, The Tellus is a LEED Gold certified 16-story mixed-use building and plaza located in the heart of the vibrant Courthouse neighborhood of Arlington, Virginia within walking distance of Arlington's government center, the Metro, shops and restaurants. Assisted in conceptual plans and county approval process and later project managed through construction documentation and administration. The project features many sustainable approaches through the use of renewable energy sources,

energy efficient materials and sustainable landscaping practices including rain water harvesting to irrigate a lushly planted and highly designed plaza built over a parking structure. Includes the design of a multi-level water feature flowing from the public space to the private, a constellation wall and various social spaces. Connections have also been provided to gardens adjacent to the site. Preservation of views through the site to the Capitol Dome and the Washington Monument were key considerations in the development of the plan. The project design team worked closely with County agencies and boards to successfully navigate an extensive public review process.

### Westpark Tyson's Corner, Virginia

Westpark, a transit oriented, mixed-use development, is conveniently located on a 19.32 acre site in close proximity to the proposed Tyson's Central Metro Station. Expansive green connections are established through a large Urban Park over structure where grade transitions between the Urban Park and the Urban Plaza are achieved through the implementation of a grand staircase, gently sloping ramps and an elevator pavilion. The character of the streetscape is contemporary with scored concrete and special paving materials such as precast concrete pavers or stone used as accent bands or in plazas and will be reinforced through the use of

Low Impact Development features such as permeable paving in the landscape amenity zones and LID basins within the landscape amenity zones and the "bump outs" at intersections.

### Mosaic Modera Fairfax, VA

PRI completed landscape architectural services for the newly opened Modera Mosaic located in Fairfax County, VA. The building and landscape are an urban example of contemporary design and compliments the eclectic character of the highly successful Mosaic District, a 31-acre urban mixed use development. PRI was hired by Mill Creek Residential to design the amenity courtyards for 250 luxury apartments residents living above 30,000sf of retail space. The two courtyard designs offer residents multiple activities including a pool deck with great views of the park and surrounding retail as well as the outdoor movie screen at the Angelica Theater. Custom screen panels with backlit LED's were designed as a signature element to a more social courtyard. Outdoor kitchens and bars with TV's were incorporated within lounge spaces to enhance communal gathering opportunities. A garden courtyard lush with planting, fire pit and demonstration kitchen provides an ambient setting for residents wanting to unwind.

### **Fort Belvoir Family Housing. Fort Belvoir, VA**

Awarded LEED Platinum status for the design of a butterfly garden and sustainable landscape surrounding the Fairfax Village neighborhood center. Designed and prepared construction documentation for the project which also included the incorporation of a wildflower garden, rain harvesting, educational signage, and active recreation spaces that include basketball courts and playgrounds and swimming facilities. Also worked as a designer for several new officer housing villages and the renovation of some of the bases historic homes.

### **The Smithsonian/George Mason University Conservation Research Center. Front Royal, VA**

The Smithsonian/George Mason University Conservation Research Center is located on a 5.6 acre site in Front Royal Virginia. The most striking aspect of the project site is the naturally rolling topography and the agrarian character of the landscape and campus architecture. The main focal point to the site is the bio-retention swale in the form of a dry stream bed that will serve as a sensitive way to accommodate storm water within the site by reducing water velocity during storm events through the implementation of a series of concrete weirs. Water will slowly infiltrate through amended soils, fieldstone boulders and river wash gravel meandering through the site will continuously redirect flow and slow the speed of the water, and wetland vegetation that will further filter the water running through the channel. A permeable paving system is proposed for all parking areas to further aid in reducing storm water runoff.

### **Bethesda Commerce. Bethesda, Maryland**

Bethesda Commerce is a new apartment high-rise located at the corner of Old Georgetown Road and Commerce Lane in Bethesda will feature street level retail and a contemporary entry plaza. The entry plaza will serve as an intimate vest pocket park in the urban landscape and will include a highly designed plaza pavilion. Storm water from the plaza will be directed toward the ground level

bioretention planters. Excess storm water from the roof and penthouse that are not intercepted by green roof will be redirected to the plaza and day-lighted to a rain ladder channeled into a vegetated storm water filtration planter.

A roof terrace located on the roof level provides amenities for the building residents such as a linear fire element and an outdoor grilling area as well as opportunities for outdoor seating and gathering. A strong indoor/outdoor relationship has been created between the roof terrace club room and the outdoor terrace rooms.

### **621 Payne Street Alexandria, VA**

621 Payne Street is a mixed-use development occupying an entire city block in historic Old Town Alexandria, Virginia. The project is comprised of two buildings separated by an interior driveway that is located over the parking garage structure that it serves. The building masses are sealed to respond to adjacent development. The landscape features a large public plaza that includes two paved terraces. One terrace serves a future retail space and the other serves the needs of the building residents. At the center and focal point of the public plaza is a vertical fountain that will draw people into the space and provide ambient water noise to mask sounds from the street. Three roof terrace gardens are also included in the project. These amenities are provided for the use and enjoyment of the building residents and feature outdoor seating areas as well as gourmet grills and a firepit. 621 Payne Street has been designed for LEED Certification.

### **MEMBERSHIPS**

American Society of Landscape Architects (ASLA)

Registered Landscape Architect: Virginia