

Camilo Bearman, AIA, LEED AP, BD+C Project Designer



Camilo Bearman is a natural design leader with 14 years of experience collaborating with educators, administrators, teachers, students, and consultants. His projects have consistently embodied the owner's project needs and institutional identities, while striving to attain expressive designs. His approach has garnered many recent peer awards from the American Institute of Architects, who have regularly commented on his ability to create exceptional architecture on limited and realistic budgets. Camilo's relaxed and inclusive design approach has also forged strong relationships and resulted in repeat work with many satisfied clients.

EDUCATION |

Master of Architecture
Virginia Polytechnic Institute &
State University
2000

Bachelor of Arts with Honors in
English Literature and Rhetoric
Binghamton University
1994

REGISTRATIONS |

Registered Architect VA
#13087

LEED Accredited Professional

YEARS PRACTICING ARCHITECTURE |

16

YEARS WITH SHW GROUP |

2

CITY OF RESIDENCE |

Charlottesville, VA

AFFILIATIONS |

American Institute of Architects

RELEVANT EXPERIENCE

K-12

ARLINGTON COUNTY, VA

Feasibility Studies
Ashlawn Elementary School

FALLS CHURCH, VA

Thomas Jefferson Elementary School

MONTGOMERY COUNTY, MD

Green Acres School*
German School of Washington*

DISTRICT OF COLUMBIA

The Lab School of Washington
Gonzaga College High School*

HIGHER EDUCATION

OLD DOMINION UNIVERSITY

College of Education

THE CATHOLIC UNIVERSITY OF
AMERICA*

MICHAEL J. WORKOSKY, PTP, TOPS, TSOS
VICE PRESIDENT

PROFILE:

Mr Workosky has over 20 years of experience in traffic, parking, and transportation planning and engineering. He is a registered Professional Transportation Planner (PTP), Traffic Operations Practitioner Specialist (TOPS), and Traffic Signal Operations Specialist (TSOS), and has worked for both private real estate developers and public sector clients. This experience includes site traffic impact studies, retail site assessments, transportation analyses of large-scale mixed-use developments, shared parking analyses, parking design and needs studies, and feasibility analyses.

EXPERIENCE:

Traffic Impact Studies. Conducted numerous traffic impact studies for large and small residential, commercial, and mixed-use projects in every major jurisdiction in the Washington metropolitan area and in over 10 other states. This includes preparation of analyses and reports in support of rezoning, subdivisions, site plan approvals, special exceptions, annexations and comprehensive plan and proffered condition amendments.

Downtown/Mixed-Use Traffic and Shared Parking Studies.

Prepared and assisted in the preparation of traffic impact and parking demand studies, internal roadway analyses and design, phased parking and traffic studies, and parking facility location and design for multi-use projects across the United States. These projects include: Twinbrook Commons, Rockville, Maryland; The Village at Shirlington, Arlington, Virginia; Santana Row, San Jose, California; Miracle Mile, Coral Gables, Florida; Crocker Park, Westlake, Ohio; University Village, Seattle, Washington; Easton Town Center, Columbus, Ohio; Newport on the Levee, Newport, Kentucky; CityPlace, West Palm Beach, Florida; Park Place, Leawood, Kansas; The Village at Valley Forge, Valley Forge, Pennsylvania; National Harbor, Prince Georges County, Maryland, and Westport Waterfront, Baltimore, Maryland.

Retail Traffic and Parking Studies. Prepared traffic and parking studies for regional shopping centers including Fair Oaks Mall, Fairfax, Virginia; Potomac Mills Mall, Dale City, Virginia; Broad Street, Henrico County, Virginia; The Park at Stony Point, Richmond, Virginia; Gurnee Mills Mall, Gurnee, Illinois; Franklin Mills Mall, Philadelphia, Pennsylvania; Springfield Mall, Fairfax County, Virginia; Plymouth Meeting Mall, Philadelphia, Pennsylvania; Randhurst Shopping Center, Chicago, Illinois;

Johnson City Mall, Johnson City, Tennessee, Northglenn Mall, Northglenn, Colorado; Ridgedale Shopping Center, Minneapolis, Minnesota; Grapevine Mills Mall, Dallas, Texas, Ontario Mills Mall, Ontario, California, The Block at Orange, Orange, California; North Barrington Collection, North Barrington, Illinois, Opry Mills, Nashville, Tennessee, Concord Mills, Charlotte, North Carolina, Katy Mills, Houston, Texas, Georgetown Park, Washington, D.C.

Hospital Traffic and Parking Studies. Prepared and assisted in the preparation of traffic impact and parking demand studies, internal roadway analyses and design, phased parking and traffic studies, and parking facility location and design for several hospitals within the Washington, D.C. metropolitan area. These projects include: Washington Adventist Hospital, Shady Grove Adventist Hospital, Fairfax Hospital, and Fair Oaks Hospital

Residential Traffic and Parking Studies. Prepared and assisted in the preparation of traffic analyses, parking studies, and internal roadway studies for major residential projects in the greater Washington Metropolitan area. These include: Stone Ridge, Loudoun County, Virginia, Cameron Station, Alexandria, Virginia, Huntfield, Charlestown, West Virginia, Villages of Urbana, Frederick County, Maryland.

Roundabout Analysis and Design. Prepared analyses and design plans for the installation of three roundabouts in the State of Maryland. The design activities included the preparation of detailed signing and marking plans for implementation

Interchange Justification Studies. Conducted studies for modifying existing interchanges and for new interchanges on Interstate highways in Virginia, Michigan, Texas, North Carolina and California.

Retail Feasibility Studies. Prepared and assisted in the preparation of several site feasibility studies for potential retail locations throughout the United States, Canada, and Japan. These analyses were conducted for both small and large-scale shopping centers, and identified potential infrastructure improvements and parking needs assessments

Parking Studies and Design. Conducted parking needs, feasibility, and shared-use studies for major mixed-use developments and private real estate developers. Designed parking facilities for over 20 shopping centers in the Maryland, Virginia, New Jersey, and Pennsylvania, including

a functional parking garage design for the New Jersey State House in Trenton, New Jersey

EDUCATION: Bachelor of Science, Industrial Technology, California University of Pennsylvania, California, Pennsylvania, December 1987.

AFFILIATIONS: Institute of Transportation Engineers
American Society of Highway Engineers
American Planning Association
International Council of Shopping Centers
The Urban Land Institute

PUBLICATIONS: Member, Institute of Transportation Engineers Traffic Engineering Council A technical committee responsible for evaluating and making recommendations for all aspects of traffic engineering.

Member, Urban Land Institute Washington District Council Technical Assistance Panel Served as an expert on a multi-disciplined panel that reviewed development options for the New Carrollton Station Metrorail Area.

PUBLIC TESTIMONY

District of Columbia (Zoning Commission and Board of Zoning Adjustment)
Montgomery County, Maryland (Board of Appeals)
Montgomery County, Maryland (Planning Board)
City of Rockville, Maryland
Frederick County, Maryland
City of Frederick, Maryland
City of Gaithersburg, Maryland
Howard County, Maryland
Arlington County, Virginia
City of Falls Church, Virginia
City of Alexandria, Virginia
Loudoun County, Virginia
Frederick County, Virginia
State of New Jersey
State of Illinois
State of West Virginia
State of California
State of Ohio

EMPLOYMENT HISTORY

1994 - Present **Wells + Associates, Inc.**
McLean, Virginia
Vice President

Responsible for project administration, management of technical staff, technical analyses, design, quality control, documentation, and expert testimony

1988 - 1994 **Gorove/Slade Associates, Inc.**
Washington, D.C.
Associate

Responsibilities included management of technical and clerical staff, transportation planning and traffic engineering analyses

OUTLINE OF WITNESS TESTIMONY

Katherine Schantz, Head of School

- A Background regarding zoning relief for School
- B Brief overview of need for expansion
- C School's commitment to minimizing impact on neighbors
- D Community Outreach

Camilo Bearman, Project Architect

- A Overview of Plans
- B Discussion of zoning parameters

Michael Workosky, Transportation Consultant

- A Review of Transportation Report
- B Review of Transportation Report Recommendations and Conclusions
- C Traffic Management Plan