

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF APPLICANT

- I. Description of Property**
 - A. Background**
 - B. Current use**
 - C. Context**
- II. Proposed Project**
- III. Community Outreach**
- IV. Conclusion**

OUTLINE OF TESTIMONY OF PROJECT ARCHITECT AND ENGINEER

- I. Description of Property**
- II. Overview of Project**
 - a. R-5-A relief**
 - b. Loading**
 - c. Parking**
 - d. Height**
- III. Satisfaction of Variance Standard**
- IV. Satisfaction of Special Exception Standard**
- V. Conclusion**

JEFFERY B. KOZERO, PE

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301.947.2254 • jkzero@k4llc.com

Background Overview: Over 31 years of experience in architectural/engineering design, asset valuation, construction management, construction financing, and business development for residential, commercial and industrial properties in multiple U.S. markets.

Expertise: Licensed Engineer and architect with ability to provide consultation on specific projects, provide in-depth construction management and value engineering cost analysis.

Competencies: Excellent analytical, communications, negotiation and leadership skills.

Additional areas of expertise include:

- | | | |
|-------------------------------|-------------------|-------------------------------|
| - Budget Planning | -Customer Service | -Policy/Procedure Development |
| -Client Relations | -Leadership | -Visionary |
| -Skilled Rainmaker/ Networker | -Public Relations | -Public Speaking |

PROFESSIONAL SYNOPSIS

K4 ASSOCIATES, LLC (*Rockville, Maryland*)

General Contractor/ Construction Company

K4 Associates was formed in 1988. It is designed as an innovative full-service, in-house construction company consisting of architects, engineers, surveyors, construction managers, restoration consultants, custom home builders, excavators, plumbers, electricians, and HVAC technicians.

Managing Member	1988-Present
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- Successfully acquired companies in Maryland, Virginia, Washington DC, Florida and California to broaden the service region and expand service scope.
- Positioned company to become one of the leading designers of broadband cable by designing/developing networks in 20 major cities. Clients included major telecommunications companies (Quest, MFN, Verizon, and Comcast).
- Partnered with BZ Technologies, a veteran owned company providing civil engineering, architectural design, construction management/services to governmental agencies and construction companies.
- Developed effective working relations with governmental/regulatory agencies.
- Sources, evaluates and negotiates new acquisition opportunities via the brokerage community and other external avenues.
- Prepares financial analysis on potential acquisitions and dispositions. Manages due diligence activities; performs portfolio valuations.
- Instrumental in capital raising initiatives by creating presentation materials, participating in presentations, and communicating with potential investors and funding sources. Research and execute new methods of financing and structuring for new developments. Cultivate/maintain excellent connections with acquisition sources, financing sources, and other outside entities. Spearhead all marketing and sales activities.

ANCHOR CAPITAL GROUP (*Annapolis, Maryland*)**Partner****1986-1989**

- Co-managed the acquisition, development and disposition of 350 lots in three Maryland counties.
- Developed and constructed 2 million square feet of retail space and 500K square feet of office space in Calvert and St. Mary's counties.

DEWBERRY AND DAVIS (*Annapolis, Maryland*)**Vice President/ Senior Associate****1984-1986**

- Managed land acquisition to final construction for large client portfolio, including planning, staffing, and budgeting.
- Oversaw a total of 300 engineers and architectural planners. Instrumental in company growth through new business acquisition totaling approximately \$20 million annually.
- Delivered presentations to banks, financial institutions and public hearings.

GREEN HORN AND O'MARA (*Greenbelt, Maryland*)**Project Manager****1980-1984****Project Engineer****1979-1980**

- Organized and oversaw engineering/land development involving supervision of over 30 employees and outside consultants on over 500 residential, commercial and industrial projects.
- Managed land assets for 437 *Land Development Company* overseeing engineering/development, ensuring maximum land value and usage.

EDUCATION

Penn State University
Bachelor of Science

PROFESSIONAL LICENSES

District of Columbia(905720), Georgia(28351), Maryland(21960), North Carolina(27268), New Hampshire(10906), New Jersey(42325), Virginia(034876)

Registered as full member of NCEE (National Council of Engineering Examiners)-22778

CONTRACTORS LICENSES

Pennsylvania – City of Philadelphia - Contractor License – 41762
 - Commercial Activity License - 579996

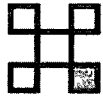
District of Columbia—General Contractor/Construction Manager—27096xxxx-70109539

Maryland—Home Improvement License—MHIC-85777

Virginia—Class A Contractors licenses with additional licensing for concrete, structural steel and home improvement. Land Disturbers Licenses –2705 134410A-VA.

INSPECTION LICENCES

State Of Virginia—Registered Responsible Land Disturber—Certificate 32737
 Montgomery County—Certificate 1462



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Nicole A. White, P.E., PTOE
PRINCIPAL

Ms. White leads the organization's strategic direction with over 16 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 corridor studies and transit analysis, master planning for Federal Campuses and Universities, as well as revitalization and redevelopment studies. Ms. White has significant experience coordinating with project stakeholders and local officials. She is a certified Charrette Planner through the National Charrette Institute. Ms. White has previously been accepted as an expert witness by the Circuit Court of Prince George's County, District of Columbia Zoning Commission, District of Columbia Board of Zoning Adjustment and Montgomery County Hearing Examiner.

PROFESSIONAL REGISTRATIONS

Maryland – Professional Engineer
Institute of Transportation Engineers – Professional Traffic Operations Engineer

EDUCATION

Master of Engineering,
Civil Engineering - Transportation
University of Maryland, 2002

Bachelor of Science,
Civil Engineering
University of Maryland, 1996

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers
American Planning Association

TECHNICAL PAPERS & PRESENTATIONS

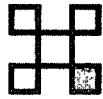
Comparative Analysis of Transportation Impacts of Three Major Urban Universities

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Transportation Planning, Traffic Engineering



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RELEVANT EXPERIENCE

Redevelopment & Revitalization Studies

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
- Bowie MARC Station Sector Plan, Bowie, MD
- Laurel MARC Station, Laurel, MD
- Morgan Boulevard, Largo, MD
- H Street, N.E. Redevelopment Project, Washington, DC
- Georgia Avenue Revitalization, Washington, DC

Schools & Universities

Ms. White has prepared traffic impact studies for schools and other learning institutions. Project experience includes examining pick-up and drop-off activity as well as queuing analyses. Ms. White has helped to develop transportation management and shared parking opportunities for various institutions.

Project experience includes:

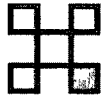
- Lowell School, Washington, DC
- Jewish Primary Day School, Washington, DC
- Washington Episcopal School, Bethesda
- Ballou High School, Washington, DC
- The Heights School, Potomac, MD
- Coppin State University Science and Technology Center
- Frederick Community College Facilities Master Plan
- University of Mary Washington Master Plan
- George Washington University (GWU) Hospital, Washington, DC
- GWU Lerner Health & Wellness Center, Washington, DC
- GWU Pelham Hall Replacement, Washington, DC
- GWU Food Service Facility, Washington, DC
- Gallaudet Campus Plan 2012, Washington, DC
- GWU Campus Plan 2000, Washington, DC
- American University Campus Plan 2000, Washington, DC
- Georgetown University Campus Plan 2000, Washington, DC

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Master Plans & Transportation Management

Ms. White has managed the transportation component of Master Plans for a number of campuses and large scale development projects. Her work on these studies includes projecting and analyzing future transportation and parking conditions based on population and development 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. Ms. White is experienced in developing Transportation Management Plans with travel demand objectives, goals, strategies, and measures of effectiveness. Ms. White also has significant experience presenting to community groups, planning agencies, and zoning boards as part of the Master Planning and Environmental Impact Statement (EIS) processes.

Project experience includes:

- Department of Homeland Security Headquarters Consolidation at St. Elizabeths, Washington, DC
- McMillan Sand Filtration Site Master Plan, Washington, DC
- Surtland Federal Center, Suitland, Maryland

Connectivity/Circulation

Ms. White has experience working on a number of private and public projects that improve connections between neighborhoods and activity centers. She has examined safe and efficient connections for multiple modes of transportation at various scales of development. Ms. White has proposed connectivity solutions at the neighborhood scale by recommending new traffic signals and pedestrian crossings, and also at a larger scale with a proposed highway connection from I-295 to St. Elizabeths West Campus in order to accommodate 14,000 employees.

Ms. White worked on the Mount Vernon Square Transportation Study where she studied impacts associated with changing one-way street operations to two-way in order to improve access and viability of redevelopment. Ms. White also has experience studying the impacts of closing street segments to support redevelopment land parcel needs (Rhode Island Diamond of the District Small Area Plan) and re-opening street segments to support redevelopment (Hine Street Redevelopment).

Project experience includes:

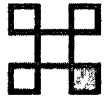
- McMillan Sand Filtration Site Master Plan, Washington, DC
- Rhode Island Avenue Diamond of the District Small Area Plan, Washington, DC
- Department of Homeland Security Headquarters Consolidation at St. Elizabeths, Washington, DC
- Bowie State MARC Station Sector Plan and Sectional Map Amendment, Bowie, MD
- Hine School Redevelopment, Washington, DC
- Gallaudet Campus Plan, Washington, DC
- Coppin State University Science and Technology Center (North Avenue Corridor Improvements), Baltimore, MD

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Access & Modality

The majority of Ms. White's experience with Symmetra Design includes accommodations for multi-modal transportation. Her work on the Mount Vernon Square Transportation Study included preparing a best practices study for inclusion of shared bus/bike lanes. Ms. White examined accommodations for bus/bike facilities nationally and internationally in order to help develop standards that the District could consider for the 7th Street and 9th Street bus/bike lanes and throughout the city. Ms. White has developed curbside management plans for a number of projects that incorporate inclusion of commercial loading zones, retail parking and neighborhood parking.

Project experience includes:

- Mount Vernon Square District Transportation Study, Washington, DC
- Georgia Avenue Revitalization, Washington, DC
- Department of Homeland Security Headquarters Consolidation at St. Elizabeths – Master Plan
- Amendment, Washington, DC
- H Street, N.E. Redevelopment Project, Washington, DC

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