

Expert Witness List and Resumes

1. Elizabeth Ridenour
Atelier Architects
1003 K Street NW, Suite 830
Washington, DC 20001

Elizabeth Ridenour is expected to testify as to the design and structure of the building and the compliance of the proposed project with the zoning regulations and building code and any other architectural matters.

2. Wes Guckert
The Traffic Group
9900 Franklin Square Drive, Suite H
Baltimore, Maryland 21236

Wes Guckert is expected to testify as to the impact of the project on traffic.

3. William D. Hume
Gelberg AEC
6511 Chillum Place, NW
Washington, D.C. 20012

William D. Hume is expected to testify as to site design issues.

4. Zachary Lette
LPDA Associates
21515 Ridgetop Circle, Suite 310
Sterling, Virginia 20166

Zachary Lette is expected to testify as to the green area calculations and landscape plan.

OVERVIEW

Elizabeth Stough Ridenour is a Project Manager with Atelier Architects, Inc. (Atelier).

AREAS OF EXPERTISE

Ridenour has over eleven (11) years of experience in the design of end-user buildings and renovation projects for both private and public clients. Ridenour provides project management for all phases of full service design projects including surveys, design documents, contract documents and contract administration. Ms. Ridenour is a registered architect.

DUTIES AND RESPONSIBILITIES

- Oversees full service design projects
- Works with project teams to develop design concepts, schedules, budgets and procedures
- Communicates information among clients, end users, consultants, building contractors and the entire design team to successfully complete projects
- Manages multiple projects and directs teams of architects, engineers and planners in complex multi-disciplinary projects

EXPERIENCE AND YEARS IN PRACTICE

Ridenour joined Atelier Architects part time in 2004 as an Intern and as a full time staff architect upon graduating with a degree in Architecture in 2006. Ridenour has over eleven (11) years of experience in architectural design services for renovation and new construction projects for base buildings, multi-family housing, building façade development, office build-outs, libraries, skilled nursing facilities, and interior design. Ridenour has worked closely with DC Government agencies on a wide variety of project types, such as shelters, tenant build-outs and libraries.

RELEVANT PROJECT EXPERIENCE

American University, Washington, DC

Projects: Butler Coffee Bar, Mary Graydon One Card Center

Howard University, Washington, DC

Projects: Undergraduate Library Design and Permitting, Blackburn Office Renovation

Change All Souls, Washington DC

Projects: 4000 Kansas Ave Apartment Renovation

EDUCATION / TRAINING

- *Bachelor of Architecture*
University of Tennessee, Knoxville, TN



WES GUCKERT, PTP
President & CEO



Merging Innovation and Excellence®

“A Leader in Sustainable Transportation Solutions”

Wes Guckert is a certified Professional Transportation Planner (PTP), a Fellow with the Institute of Transportation Engineers, and a member of the American Planning Association. He served in a leadership position for a National Product Council with Urban Land Institute (ULI) and is a member of the Texas A&M Transportation Technology Advisory Council, whose purpose is to advise Texas A&M Engineering on connected and automated transportation research; RELIS Campus development for transportation technology research and testing; and Texas A&M Campus Transportation Technology Initiative deployment.

Wes served in the United States Air Force where he had mastered Vietnamese, served on a flight crew, and as a defense intelligence officer, flew over 110 combat missions during an 18-month deployment in Southeast Asia.

Mr. Guckert is an expert in traffic engineering and transportation planning. He is a technical adviser in traffic impact analysis, traffic signal design, traffic circulation, access studies, and transit planning. He has played a major role in more than 6,000 projects in urban and suburban areas in the mid-Atlantic and has consulted on projects throughout the United States and internationally. As president of The Traffic Group, Inc. -- a traffic engineering and transportation planning specialty firm he founded in 1985 after working five years in the Maryland State Highway Administration's Traffic Division -- he has positioned his firm as a leading expert in automated parking and Bus Rapid Transit (BRT). The Traffic Group has conducted more than 200 miles of BRT concept plans for the public and private sectors in Maryland alone, while speaking on the topic and automated parking at numerous conferences and workshops nationally.

Mr. Guckert has provided consultation on projects throughout the United States and internationally, from Canada, Mexico, and the Bahamas, to Indonesia, Dubai, South Africa, Turkey, Saudi Arabia, and China.

Early in his career, Mr. Guckert served for five years with the Maryland State Highway Administration Traffic Division (OOTS). Prior to founding The Traffic Group, Inc., Mr. Guckert served as a traffic engineering consultant for eight years.

Mr. Guckert has provided consultation on dozens of mixed-use projects and Transit Oriented Developments (TOD/TAD); each containing from one to four million square feet of development.

Since founding The Traffic Group, Inc., a Service Disabled Veteran-Owned Small Business, Mr. Guckert has been responsible for providing a variety of traffic engineering services to both the public and private sector. He has directed the design and implementation of traffic access systems for regional projects such as the National Business Park, Belcrest Center Metro Station, University of Maryland East Campus, Woodmore Towne Centre at Glenarden, Maple Lawn Farms, Annapolis Town Center at Parole, Westphalia Town Center, Owings Mills Metro Station, Konterra Town Center, Traville, Fallsgrove, King Farm, Westphalia Town Center, Johns Hopkins Belward and Bayview Campus, and Washington Adventist Hospital. Mr. Guckert has undertaken Traffic and Transportation Studies for national retailers including, Wegman's, Macy's, Wal*Mart, Target, Lowe's, Best Buy, Costco, and Home Depot.

In addition to Mr. Guckert's technical expertise, as a renowned expert in the field, he is often asked to serve as an expert witness, testifying before County and Municipal Boards, Local and Federal District Courts, and Planning Commissions on traffic engineering and transportation planning issues.

Mr. Guckert is sought after to provide presentations to various community and government associations. He travels throughout the U.S. speaking on the topics of self-driving vehicles, Bus Rapid Transit (BRT) systems, traffic calming measures and automated/mechanical parking systems.

WES GUCKERT, PTP

President & CEO

Job History

1985 - Present

President, The Traffic Group, Inc.

1977-1985

Traffic and Transportation Planning Consultant

1972-1977

Assistant Regional Traffic Engineer

Maryland State Highway Administration-Traffic Division

Educational Background

- *Bachelor of Science*
University of the State of New York
- *Civil Engineering Preparation*
Johns Hopkins University
Towson State University
Essex Community College
- *Traffic Engineering Preparation*
Northwestern University Traffic Institute
University of Tennessee Transportation Center
University of Maryland

Certifications

- Professional Transportation Planner (PTP)

Affiliations – Past & Present Membership

- American Planning Association (A.P.A.)
- Baltimore County Economic Development Commission (BCEDC) - Commissioner
- Essex Community College Foundation
Former Board of Directors and President
- Carson Scholars Fund – Chairman, VP, Secretary
- Community Ambassadors' Program – Member
- Mad Hatter's Charity Foundation – Co-chair
- Wounded Warriors in Action Foundation – Member
- Maryland Building Industry Association (MBIA)
- Institute of Transportation Engineers (I.T.E.) - Fellow
- International Council of Shopping Centers (ICSC)
- Subcommittee on Planning of the Smart Growth Comm.
appointed by Governor Parris N. Glendening
- Suburban Maryland Transportation Alliance (SMTA)
- The M.U.S.E. Foundation – Former Board Member
- Transportation Research Board (T.R.B.)
- Texas A&M Transportation Technology Advisory Council - Member
- Urban Land Institute (U.L.I.)
- U.L.I. Public Development & Infrastructure Council (PDIC) (a National Product Council) – Current Chair and immediate past Vice Chair
- U.L.I. Self-Driving Car Working Group – Member
- U.L.I. Technical Advisory Panels – Baltimore and Washington, DC

I.T.E. Professional Committees

- Committee No. 5P-5 - Capacities of Multiple Left-Turn Lanes
- Committee No. 5P-07 - Traffic Counting Practices
- Committee No. 5S-1 - Capacities of Triple Left-Turn Lanes
- Internal Transportation Systems for Majority Activity Centers
- Parking Facilities for Industrial Plants
- Traffic Considerations for Special Events

Publications

- *Freight Forces the Issues for City Authorities* – ITS International, NAFTA Edition
- *Start Paying Attention Now – The 'Driverless' Car's Impact on Real Estate* – Parking Today
- *Who – or What – Is Driving That 18-Wheeler?* – Governing Magazine
- *Bus Rapid Transit Systems: A Growing Transit Solution* – Mass Transit Magazine
- *The Impact of Driverless Cars on Real Estate* – Mid Atlantic Real Estate Journal – DelMarVa
- *Want to Save Land, Construction Costs in Building a Garage? Try Automated Parking* – Parking Today
- *Bus Rapid Transit Systems: a Viable Transit Solution* – Government Technology
- *Why Bus Rapid Transit Makes Sense for Baltimore* – Baltimore Business Journal
- *Baltimore Needs BRT* – The Baltimore Sun
- *If Purple Line Deal Collapses, There Is a Great Alternative* – Washington Business Journal
- *Autonomous Vehicle: Cities Must Prepare for New Mobility* – American City & County
- *Bus Rapid Transit Systems: A Viable Transit Solution* – I.T.E. Journal
- *The Evolution of Adequate Public Facilities and Their Effectiveness as Growth Management Tools in Maryland* (Co-Author) - I.T.E. Annual Meeting
- *Trip Generation Comparisons of Club Warehouse Stores* – I.T.E.
- *Value-Oriented Retail Centers - A Follow-Up Report* – I.T.E.

White Papers

- *U.L.I. Member-Led Group Explores Autonomous Vehicles' Impact on Real Estate* (Co-Author)
- *Transportation for National Harbor – Year 2025*
- *SmartRoads™ - Dynamic Lane Markings Will Have an Increased Traffic Capacity Without Widening*
- *Use of Freeway Shoulders for Travel*
- *Summary of Maryland as it Relates to the 22nd Annual Highway Report – The Performance of State Highway Systems, The Reason Foundation*
- *Can a Managed Lane System Work Along US 29 in Montgomery County?*

WES GUCKERT, PTP

President & CEO

- *Connected and Autonomous Vehicles 101- From a Traffic Planner*
- *A Brief History of Origin and Destination Studies and Where We are Today - The Age of ALPR*
- *All About Transit - XRT™ (BRT)*
- *ALPR-ANPR Why ALPR is a Safety Technology*
- *TMP – Transportation Management Plan*

Mr. Guckert's Representative List of Presentations/Speaking Engagements

- *Impact of Self-Driving Cars Lecture* (in the capacity of "Instructor in the Office of Executive Education") – Harvard University Graduate School of Design – Cambridge, MA
- *Design Challenges to Accommodate Multimodal Transportation* – BSCES Bertram Berger Seminar
- *Parking Disruptors (AVs/TNCs/New Mobility)* – Invesco Real Estate – New York, NY
- *The Impact of Driverless Cars and TNCs on Parking and Real Estate* –
 - ULI Washington Real Estate Trends Conference – Washington, DC
 - NAIOP National Forums (Keynote Speaker) – Indian Wells, CA
 - ICSC CenterBuild Conference – Phoenix, AZ
 - ULI Toronto Symposium – Toronto, CA
- *Self-Driving Vehicles: Ready or Not, Coming to Montgomery County* – Makeover Montgomery 3 – Silver Spring, MD
- *Developing for a Driverless World* – U.L.I. Boston Chapter – Boston, MA
- *The Impact of Automated & Connected Vehicles on Parking and the Urban Setting* – ITS America Exposition & Conference – San Jose, CA
- *Traffic Calming Do's and Don'ts* – Maryland Municipal League (MML) Summer Conference – Ocean City, MD
- *Self-Driving Vehicles: Ready or Not, Coming to a City Near You* –
 - I.T.E. Annual Meeting & Exhibit – Anaheim, CA
 - National Parking Association (NPA)
- *Automated Parking – Best Practices and Applications* – PIE (Parking Institute Exhibition) – Chicago, IL
- *Bridge Replacement and Associated Traffic Studies and Maintenance of Traffic - A Case Study* – AASHTO – Sarasota Springs, NY
- *Why Consider Bus Rapid Transit on Rockville Pike* – BISNOW – Montgomery County, MD
- *Assessing Current and Future Traffic Demand and Project Viability* – SMTA Transportation Summit – Bethesda, MD
- *The Benefits of a Semi-Automated/Mechanical Parking System* – ICSC CenterBuild Conference – Phoenix, AZ

Examples of places where Mr. Guckert has testified as an expert witness or simply testified

CALIFORNIA

City of Milpitas - City Council, Planning Commission

MARYLAND

Allegany County - Planning Board, Board of Appeals

Anne Arundel County - Board of Appeals, Circuit Court, Zoning Hearing Examiner

City of Annapolis - City Council, Planning Commission, Board of Appeals

Baltimore City - Board of Zoning Appeals, City Council, Federal District Court, Planning Commission

Baltimore County - Board of Appeals, Circuit Court, County Council, Planning Board, Zoning Commissioner

Town of Bel Air - Board of Appeals, Planning Board, Town Commissioners

Calvert County - Board of Appeals

Carroll County - Board of Appeals, County Commissioners, Planning Board

Charles County Town of Indian Head - Mayor and City Council

Charles County - Board of Appeals, County Commissioners, Planning Board

City of Frederick - Board of Appeals, City Council, Planning Commission

Frederick County - Board of Appeals, County Commissioners, Planning Board

Harford County - Planning Commission, Zoning Hearing Examiner

Howard County - Board of Appeals Planning Board, Zoning Board

Montgomery County - Board of Appeals, County Council, Zoning Hearing Examiner, M-NCPPC (Planning Board)

Ocean City - Planning Commission, Board of Appeals

Prince George's County - Council, Zoning Hearing Examiner, M-NCPPC (Planning Board)

St. Mary's County - Planning Board

Washington County - Board of Appeals, Planning Board

Wicomico County - Planning Commission, Board of Appeals

Worcester County - Planning Commission, County Commissioners

MINNESOTA

City of Brooklyn Center - Planning Commission

NEW JERSEY

Holmdel Township - Planning Board

PENNSYLVANIA

City of Scranton - Board of Appeals, Planning Board

West Whiteland Township-Planning Board, Town Council

VIRGINIA

Arlington County - Board of Supervisors

Loudoun County - Planning Board

Prince William County - Planning Board and Board of Supervisors

WASHINGTON, DC

Superior Court and Board of Appeals

WES GUCKERT, PTP

President & CEO

Mr. Guckert's Representative List of Projects

RETAIL, MIXED-USE, PARKING & TRANSIT PROJECTS

Acibadem – Istanbul, Turkey
Annapolis Mall – Anne Arundel County, Maryland
Annapolis Town Ct @ Parole – Anne Arundel County, Maryland
Avenue at White Marsh – Baltimore County, Maryland
Belcrest Center Metro Station – Prince George's County, Maryland
Bowie New Town Center – Prince George's County, Maryland
Briarcliffe Mall – Myrtle Beach, South Carolina
Capital Center Retail – Prince George's County, Maryland
Center at Charlestown – South Carolina
Centre @ Hagerstown – Washington County, Maryland
Centre Pointe – Charleston, South Carolina
Dubai Festival City – United Arab Emirates
East Campus, UMCP – Prince George's County, Maryland
Falls Grove – Montgomery County, Maryland
FBI Headquarters Consolidation
Great Mall of Arizona – Tempe, Arizona
Great Mall of the Bay Area – Milpitas, California
Greenbelt Metro Station – Prince George's County, Maryland
Human Genome Property-Traville – Montgomery County, Maryland
Iverson Mall – Prince George's County, Maryland
King Farm – Montgomery County, Maryland
Konterra T.C. – Prince George's County, Maryland
Largo Town Center – Prince George's County, Maryland
Mall at Steamtown – Scranton, Pennsylvania
Maple Lawn Farms – Howard County, Maryland
Menlyn Park Shopping Center – Pretoria, South Africa
MGM National Harbor – Prince George's County, Maryland
Montgomery Mall – Montgomery County, Maryland
National Business Park – Anne Arundel County, Maryland
New Carrollton Metro Station – Prince George's County, Maryland
Owings Mills Metro Center – Baltimore County, Maryland
Pantai Kapuknaga – Jakarta, Indonesia
Potomac Mills – Prince William County, Virginia
QT 300 – Dalian, China
University of Maryland East Campus – Montgomery County, Maryland
Viva White Oak – Montgomery County, Maryland
Waccamaw Factory Shoppes – South Carolina
Washington Adventist Hospital – Montgomery County, Maryland
Westphalia T.C. – Prince George's County, Maryland
Wheaton Plaza – Montgomery County, Maryland
Woodmore Towne Centre @ Glenarden – Prince George's County, Maryland
Zonk 'Izizwe – Johannesburg, South Africa



William D. "Mark" Hume, PE Chief of Operations

ROLE

Chief of Operations

YEARS EXPERIENCE

Total: 25 With Firm: 3

EDUCATION

BS / 1992 / Civil Engineering /
Virginia Tech

BA / 1989 / Liberal Arts &
Sciences / Virginia Tech

REGISTRATION

PE / DC / 907362
PE / VA / 37880
PE / MD / 44347
PE / WV / 13439
NCEES - 44086
Model Law Record

Mr. Hume has over 25 years experience in all aspects of Land-Development, including land-use planning, environmental investigation, land design, platting, surveying, materials sampling and testing. Mr. Hume leads GAEC's Consulting team and is the Civil Engineering design lead. Mr. Hume has led teams of as many as 45 people including both Civil and Architectural elements. Mr. Hume has also performed in various construction management, inspection, and testing roles on various projects all along the Atlantic Seaboard. He has active registrations in DC, Virginia, Maryland, and West Virginia. He also has inactive registrations in North and South Carolina. Previous work extends across Pennsylvania, Maryland, Virginia, West Virginia, Kentucky, North Carolina, South Carolina, Georgia, and the District of Columbia with much of his experience over the past 16 years in jurisdictions within the greater DC Metropolitan market.

Examples of his project work include:

Kansas Avenue Apartments, Washington, DC: A low-income apartment building remodel project, for 19 units in northwest DC. This project incorporated detailed SWM featuring underground infiltration, dry-utility coordination. This project included coordination with DCRA, DC Water, DDOE, and DDOT, including construction-related permits for occupancy and construction. Mr. Hume was the Engineer of Record and the project is slated for construction in the Fall of 2015.

Minnesota Avenue Townhouses, Washington, DC: An existing undeveloped 1.34-acre tax lot, in NE DC, formerly the Station location for the Chesapeake Beach Railroad, the project proposes to develop 30 single-family-attached, townhome units. The project also involves improvements to and extension of the existing Minnesota Avenue travel-way, providing two entrances onto a private access alley, to rear-loaded garages. The project requires Subdivision of the existing tax lot. Mr. Hume has been responsible for project design and obtaining approvals from DC Agencies, and approval of the Subdivision Plat.

Southwest Waterfront, Washington, DC: A massive Public-Private redevelopment on the Washington Channel, this project involves 16 acres of land and 25 acres of marina along Maine Avenue and Water Street SW. This project involved coordination with Federal and local (District) agencies from the earliest stages. The project is slated for phased demolition and construction and Mr. Hume has provided engineering review during design of each project phase. Key elements include new bulkhead design and Subsurface Utility Engineering to correctly locate each of the myriad of buried utilities on the project site. Mr. Hume was also tasked with correctly transferring storm drainage system info record to plans based on surveyed data.

Hanover Courts Apartments Renovation, Washington, DC: An existing six-building apartment building, built in 1950, this project will remodel/repurpose 74 multi-family (apartment) units (currently 37 two-bedroom and 37 one-bedroom), as affordable housing (36 two-bedroom and 38 one-bedroom) on approximately 1.54 total acres. The project includes adding ADA accessibility and SWM, required due to the cost of project construction. Mr. Hume is responsible for Project and Site/Civil design and permitting which is currently ongoing with DC Agencies (DCRA, DC Water & DOEE).

Jesse J. Warr Jr. Community Park, Landover, MD: An existing park facility, The Jesse Warr Park building was originally constructed within the 100-year floodplain, but with a finished floor beneath the flood water-surface elevation. Mr. Hume provided Site redesign for Prince George's County (MD), M-NCPPC, included razing the original building and constructing a newer facility above existing calculated flood waters. The project also involved creation of a SWM facility which featured a bio-basin providing treatment. Field conditions required a SWM facility redesign during construction provided by Mr. Hume. The project is completed, and Mr. Hume certified as-built info per Prince George's County requirements.

Zachary Lette, PLA, ASLA



Leading LPDA's Metro Area's office, Zac is involved in the management and design of projects throughout the Baltimore and Washington regions. Throughout his career, Zac has worked on a variety of projects of significant diversity including, mixed use, urban design and planning, community planning, institutional, parks, trails and greenways. Having worked in the development industry for 4 years, Zac understands the realities of design and construction for LPDA's clients in both the public and private sectors and has drive and motivation to see projects from design to construction. Zac is focused on expanding the services of LPDA while maintaining the firm's commitment to quality, client focused designs and principal level management.

Education

Bachelor of Science in Landscape Architecture
West Virginia University, 2001

Registration

Virginia and Maryland licensed Landscape Architect

Professional Associations

American Society of Landscape Architects (ASLA)
Executive Committee Member of the Potomac ASLA
Design Cabinet – Loudoun County Virginia Economic Development
Authority
WVU Landscape Architecture Steering Committee

Experience & Service Capabilities

Site Master Planning
Feasibility Studies
Geographic Information Systems
Site Plan Submittals
Re Zoning Documentation
Landscape Code Plans and Construction Documentation
Forest Conservation Plans

Select Project Experience:

Quiet Waters, City of Annapolis, Maryland

LPDA is current providing master planning, design development, and construction documentation for a 40 acre in-fill tract in the City of Annapolis. The project concentrates on developing a housing and infrastructure concept that limits the impacts to the environmentally sensitive site. Another unique challenge is providing a greenway linkage from a major collector road to Quiet Waters Park. LPDA is also collaborating closely with the civil engineer to implement the stormwater management concept. Designed under the recently adopted stormwater management regulations in Maryland, Quiet Waters achieves its requirements by using innovated vegetated measures and no structural ponds. LPDA prepared full site plan code landscape and forest conservation plans for this project.

Wade's Grant, Anne Arundel County, Maryland

Wade's Grant is a mixed density development project in the R-2 and R-5 zoning districts. LPDA worked with the Client to develop a land use planning concept that responded to the site constraints and natural amenities of the property. The project area is part of the County's Greenway Master Plan. LPDA supported the project through special exception hearings and site planning preparing

Administrative Site Plans and Final Site Plans for required landscape and forest conservation plans. LPDA is also working with the Client to develop amenity landscape architecture for open spaces and parks within the project.

Boyer's Ridge, Anne Arundel County, Maryland

Boyer's Ridge is the repurposing of an orchard site in Severn. LPDA was initially involved in the land use planning concept for this mixed density development in the R-5 zoning district. LPDA supported the project through special exception hearings and site planning by preparing Administrative Site Plans and Final Site Plans for required landscape and forest conservation plans. LPDA has also worked with the Client and Builder to develop amenity landscape architecture for private clubhouse spaces, park spaces and streetscapes. Several phases of this project have completed construction.

Riverwalk at Crofton, Anne Arundel County, Maryland

Riverwalk is the repurposing of commercially zoned property along Routes 3/301 in Crofton. LPDA is currently working on a land use study for a mixed use development under modification to allow active adult, multi family, single family attached and open spaces uses on the property. LPDA has worked extensively with the County and Owner to develop the planning for this project. Likewise, LPDA has developed landscape architecture design documents for this project including park spaces and monumentation. Riverwalk is currently under review.

Creekside Village, Anne Arundel County, Maryland

LPDA is the landscape architect for Creekside Village, an award winning mixed density community in Glen Burnie. LPDA was engaged with the client at the initial phases of work to review the site's existing vegetation and to develop strategies for buffering and tree spading beyond the code requirements. Working with the client and builder, LPDA has designed and administered the construction of all exterior site amenities totaling approximately 2.5 million dollars in construction costs. Several phases of this project have completed construction. In 2015, Creekside won the ABC-Baltimore Award for Excellence in Design and Construction.

Patapsco Glen, Baltimore County, Maryland

LPDA is the lead designer for Patapsco Glen in Baltimore County. The project is a 350 unit mixed use development in a targeted growth area along Johnnycake Road in Woodlawn. Developed as 3 projects, this growth area is one of the last remaining in the County and hosts high density housing, commercial and office uses. LPDA completed the initial design for the project and carried the project through development site plan and into the development plan hearing phase, which is currently under review. During this process, LPDA has prepared and led the team on planning reviews and exhibits, conducted extensive site studies and prepared conceptual landscape architecture schemes for the developer.