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November 29, 2005

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VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

Re: Zoning Commission Case No. 05-22 / Resume of Michael J. Workosky
Consolidated PUD - Level 2 Development, LLC

Dear Members of the Zoning Commission:

Attached is the resume of Mr. Michael J. Workosky of Wells & Associates, LLC, the traffic consultant for the above-referenced application. Mr. Workosky will be available at the public hearing on the application to address any questions or concerns pertaining to the project's traffic impacts.

Thank you for your considerate attention to this matter. We remain hopeful of the Zoning Commission's favorable review of the application.

Sincerely,

HOLLAND & KNIGHT LLP

Leila Batties

Leila M. Jackson Batties

Enc.

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[redacted]
District of Columbia
CASE NO. 05-22
EXHIBIT NO. 27

ZONING COMMISSION
District of Columbia
CASE NO.05-22
EXHIBIT NO.27

MICHAEL J. WORKOSKY
PRINCIPAL ASSOCIATE

PROFILE: Mr. Workosky has over 15 years of experience in traffic, parking, and transportation planning and engineering. He has worked for both private real estate developers and public sector clients. This experience includes site traffic impact studies, retail site assessments, and transportation analyses of large-scale mixed-use developments, parking design and needs studies, and feasibility analyses. He has been accepted as an expert in transportation planning and engineering in the District of Columbia before the Board of Zoning Adjustment.

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, and comprehensive plan and proffered condition amendments.

District of Columbia Experience. Prepared traffic impact studies for the following projects in the District of Columbia: 1515 Fifteenth Street, Tenley Square, Langston-Hughes Property; Square 235 (14th & V Street, N.W.), Lofts 14, 1441 Rhode Island Avenue, Washington Gateway at Fort Lincoln.

Retail Traffic and Parking Studies. Prepared traffic and parking studies for regional shopping centers including 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.

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.

Downtown/Mixed-Use 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 multi-use projects across the United States. These projects include: 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.

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 real estate developers, including The Mills Corporation, Federal Realty Investment Trust and the Rouse Company. 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

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

PUBLIC TESTIMONY

District of Columbia (Board of Zoning Adjustment)
Montgomery County, Maryland
Frederick County, Maryland
City of Rockville, 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, LLC.
McLean, Virginia
Principal Associate

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.