

Rafael Pelli AIA

Partner

Rafael Pelli is the Partner in charge of Pelli Clarke Pelli Architects' New York office (formerly known as Cesar Pelli & Associates), which was established in Summer 2000. He has directed the design for several of the firm's recent New York projects, including a 1.4 million square foot mixed-use high-rise in Midtown that contains the headquarters for Bloomberg, L.P and a luxury residential tower, One Beacon Court; a new 293-unit apartment building – The Solaire – in Battery Park City, and the recent new entry and reconstruction work to the Winter Garden at the World Financial Center. He is also designing a new College of Business building for the University of Illinois. The Solaire is the first building to be designed under ambitious new environmental guidelines developed by the Battery Park City Authority. It was selected as one of five US projects by the US Department of Energy for the 2002 Green Building Challenge, which compares buildings from around the world, and has recently been designated as a 2004 AIA Top Ten Green Award winner.

Mr. Pelli has been the Project Principal, and a collaborating designer with his father Cesar, on a number of the firm's projects over the last ten years, including the master plan of two new campus' for private universities in Argentina (Siglo 21 and UNSTA), the Torre BankBoston Headquarters, in Buenos Aires, Argentina , the expansion of the Payne Whitney Gymnasium at Yale University, the Town Center Cinema in Celebration, Florida; and the Sea Hawk Hotel & Resort in Fukuoka, Japan.

He has lectured and served as Guest Critic for design reviews at various universities. He received a Bachelor of Arts in 1978 from Yale University and a Master of Architecture in 1985 from the Harvard University Graduate School of Design.

David W. Hess
Senior Associate

David W. Hess, Senior Associate, joined Cesar Pelli & Associates in the summer of 2000. He is currently the project manager for an academic building at the Institute for Advanced Studies in Princeton, New Jersey and a mixed-use project at Washington Circle Square 54 in Washington D.C. He was also the project manager for a recently completed residential high-rise at Battery Park City, his second large scale residential building for the area. He served previously as the project manager for 20 River Terrace, The Solaire, an award winning 350,000 square foot residential building and 9 Metrotech South, a 650,000 square foot office building recently completed in Brooklyn, NY. Mr. Hess has worked on numerous feasibility studies for projects of many different types and scales.

Prior to joining Cesar Pelli and Associates, Mr. Hess worked in the New York City area from 1992-2000. He served as both Project Architect and Project Manager on a variety of local, national and international architectural designs. Mr. Hess is a LEED Accredited Professional and was a Founding Board Member of the New York City Chapter of the USGBC where he served as the Chair of the education program. He has taught a class in the Executive Education Program at the Harvard Design School in how to “green your practice” for several years. He has participated in architectural competitions and has had his work published in architectural journals, including *Architectural Record* and *Architecture*.

Mr. Hess received his Master of Architecture degree with honors from the University of Pennsylvania in 1992 and his Bachelors degree from Bennington College in politics and architecture in 1987. He attended the Architectural Association School of Architecture in London, England from 1985-1986. Mr. Hess is a Registered Architect in the State of New York..

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Alan L. Ward, FASLA

Principal

Landscape Architect/Urban Designer

EDUCATION

Harvard University, Graduate School of Design, Master in Landscape Architecture, and Advanced Photographic Studies at Massachusetts Institute of Technology

University of Cincinnati, College of Design, Architecture and Art, Bachelor of Architecture

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects, Fellow

Cultural Landscape Foundation, Board of Directors

Institute for Urban Design, Fellow

Urban Land Institute

ACADEMIC POSITIONS

Harvard University Graduate School of Design, Assistant Professor of Landscape Architecture, 1981-82, Critic in Landscape Architecture, 1982-83 and 1986, and Lecturer in Landscape Architecture, 1998.

College of Architecture and Planning, Ball State University, Instructor in Architecture, 1974-1976.

Mr. Ward is a landscape architect and urban designer with over 30 years experience at Sasaki, including landmark projects such as the Dallas Arts District, Reston Town Center, and Cleveland Gateway, which have received multiple national awards. He was principal landscape architect for the prize-winning 2008 Beijing Olympic Green.

Trained as both an architect and landscape architect, Alan takes a balanced and comprehensive view of the built environment. He has taught in both architecture (Ball State University) and landscape architecture (Harvard Design School), and is the author and photographer of the book *American Designed Landscapes: A Photographic Interpretation*. He is also the editor and author of the principal essay in the book *Reston Town Center: A Downtown for the 21st Century*. Mr. Ward has served on national awards juries for *Progressive Architecture* and the American Society of Landscape Architects, as well as peer reviewer for the U.S. General Services Administration (GSA). He was a Visiting Artist in Landscape Architecture at the American Academy in Rome in 2002.

TOWN PLANNING AND URBAN DESIGN EXPERIENCE

2008 Beijing Olympics Olympic Green; Beijing, China

Babelsberg Media City; Potsdam, Germany

Brambleton Town Center; Loudoun County, Virginia

Dallas Arts District; Dallas, Texas

Dhahran Master Plan; Dhahran, Saudi Arabia

Kierland Community Master Plan; Scottsdale, Arizona

Lowry Air Force Base Redevelopment; Denver, Colorado

Megaproyecto Puebla City Plus; Puebla, Mexico

Oerlikon District; Zurich, Switzerland

El Paseo Del Canal San Antonio; San Juan, Puerto Rico

Puerto Rico Trade & Convention Center District; Puerto Rico

Reston Town Center; Reston, Virginia

Southwood Master Plan; Tallahassee, Florida

Taipei Terminal Master Plan; Taipei, Taiwan

The Woodlands Town Center; The Woodlands, Texas



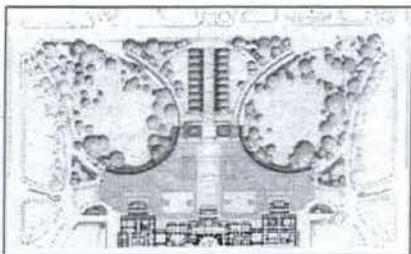
Kierland Community Master Plan

URBAN PARK AND PLAZA EXPERIENCE

600 Brickell; Miami, Florida

Addison Circle Park; Addison, Texas

Akron Lock 2 Canal Park; Akron, Ohio



U.S. Capitol Visitor Center



Addison Circle Park



2008 Beijing Olympics Olympic Green

Civic Plaza Redevelopment, San Jose, California

Cleveland Gateway Sports District; Cleveland, Ohio

Franklin Circle; Washington, DC

Midtown Springfield; Springfield, Virginia

Square 54; Washington, DC

Waterway Square; The Woodlands, Texas

URBAN WATERFRONT EXPERIENCE

Colgate-Palmolive; Jersey City, New Jersey

El Paseo del Canal San Antonio; San Juan, Puerto Rico

Fort Lauderdale Riverwalk; Fort Lauderdale, Florida

Jacksonville Shipyards; Jacksonville, Florida

North Coast Harbor Master Plan; Cleveland, Ohio

Reedy River Corridor; Greenville, South Carolina

Scranton Road Peninsula Redevelopment Master Plan; Cleveland, Ohio

Truman Waterfront & Navy Property Master Development Plan; Key West, Florida

AWARDS

ASLA Honor Award in Communication for *American Designed Landscapes*, 1998.

AIA Honor Award in Urban Design for Cleveland Gateway, 1996.

AIA Honor Award in Urban Design for Reston Town Center, 1992.

Progressive Architecture Citation in Urban Design for Cleveland Gateway, 1992.

ASLA Honor Award in Urban Design, Cleveland Gateway, Cleveland, Ohio, 1991.

ASLA Merit Award in Urban Design, Taipei Terminal, Taipei, Taiwan, 1991.

Progressive Architecture Citation in Urban Design for Brambleton, 1990.

Bradford Williams Medal for best article in *Landscape Architecture*, 1986.

ASLA Merit Award in Communication, *Built Landscapes* Exhibition, 1985.

RELATED PROFESSIONAL ACTIVITIES

Landscape and architectural photographer with photographs published in *Architectural Record*, *Historic Preservation*, *House and Garden*, *Landscape Architecture*, *New York Times*, *Progressive Architecture* and over 150 other periodicals and books.

Lectures on photography at Harvard University, North Carolina State, University of Minnesota, University of Pennsylvania, The Smithsonian Institution, Syracuse University, and Utah State University.

PUBLICATIONS

Editor and author of principal essay, *Reston Town Center: A Downtown for the 21st Century*, published by Academy Press, 2006.

"An UnConventional Center: An Insider's View of an Urban Design Project in San Juan," *Landscape Architecture*, May 2000.

Photographer of the book, *The Miller Garden: Icon of Modernism*, 1999.

"Designed Landscapes," *View Camera*, January/February 1999.

Author and photographer of the book, *American Designed Landscapes: A Photographic Interpretation*, published by Spacemaker Press, 1998.

"Trees in the Frame," *Arnoldia*, Summer 1997.

"Spring Grove: The Role of the Rural Cemetery in American Landscape Design," *Landscape Architecture*, September 1985.

"Urban Design Traditions in Practice Today," *UD Review*, Fall 1983.

Our People

Team Players



Richard Heapes

Co-founding Partner

A native of Colorado, Mr. Heapes received his formal education at the University of Colorado in Boulder and the University of California at Berkeley, where he received a Masters of Architecture and Master of Visual Design.

The formative years of his practice were at Skidmore, Owings and Merrill's offices in Denver, Chicago and Washington, DC. While at SOM, he led the design and planning efforts on a variety of projects including a new educational village of the Hopi India Tribe in New Mexico, the Olympic Training Village in Colorado Springs for United States Olympic Committee and a new, 10,000 student agricultural university in Peshawar, Pakistan.

As Founder and Partner-In-Charge of the main Street Studio at the Washington, DC office of Cooper Carry, Inc., Mr. Heapes was responsible for directing the planning and design efforts for many public-private, joint-venture, redevelopment efforts, including Mizner Park, the 30-acre redevelopment of downtown Boca Raton, Florida and Federal Realty's Bethesda Row and Santana Row. Under Mr. Heapes' direction, the Washington, DC office of Cooper Carry specialized in the planning and design of more than forty "main Streets" across the country.

Mr. Heapes is now a Founding Principal of Street-Works, a mixed-use development and consulting firm headquartered in New York. In addition to leading the \$150 million of Street-Works' mixed-use development in West Hartford, Connecticut, he is leading development consulting work in several cities, including the Fulton Street Corridor and Coney Island Redevelopment. As experts on Main Street, Street-Works maintains a proprietary database for 50 great shopping streets across North America.

Education

University of California at Berkeley
Master of Architecture/Visual Design

University of Colorado at Boulder
Bachelor of Environmental Design

Affiliations

Member- Urban Land Institute Excellence Awards Jury (2003-04)
Member- Board of Trustees Children's Museum, West Hartford, CT
Faculty Member- International Council of Shopping Centers (ICSC)

"Although we analyze places through four filters, the main filter we never forget is people, their lives, and sense of community."

— Richard Heapes

**MARTIN J. WELLS, P.E.
PRESIDENT**

PROFILE:

Mr. Wells has over 30 years of experience in traffic, transportation, transit, parking, and pedestrian planning and engineering. He has worked for private real estate developers; federal, state, and local governments; and institutions in 30 states and overseas. This experience includes traffic impact studies, transportation analyses of mixed-use developments, travel demand management studies, parking policy and needs studies, transit planning, and highway and parking facility design. Mr. Wells has provided expert testimony before numerous planning boards, elected officials, administrative hearing officers, and citizens groups.

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 15 other states. This includes preparation of reports and expert testimony in support of rezoning, subdivisions, site plan approvals, and comprehensive plan and proffered condition amendments.

Mixed-Use/Town Center Developments. Conducted multi-modal transportation studies for 12 million square foot mixed-use residential, office, retail, and hotel projects for the Potomac Yard in Alexandria/Arlington, Virginia; Reston Town Center, Fairfax County, Virginia; The Village at Shirlington, Arlington County, Virginia; Columbia, Maryland; WorldCom and Evergreen Mills in Loudoun County, Virginia; The Gallery at Harborplace in Baltimore, Maryland; Carlyle and Mark Center in Alexandria, Virginia; Xerox Lansdowne in Loudoun County, Virginia; Colgate-Palmolive Company in Jersey City, New Jersey; River Walk in New York City; Eden Isles in Slidell, Louisiana.

Major Event Use Studies. Prepared traffic, parking, and traffic management plans for stadiums and entertainment complexes including: The John F. Kennedy Center for the Performing Arts in the District of Columbia; FedEx Field (Washington Redskins), Landover, Maryland; Jordan Hare Stadium, Auburn, Alabama; Arlington County Major League Baseball Stadium; Merriweather Post Pavilion, Columbia, Maryland; Nissan Pavilion, Prince William County, Virginia; Middle River Racing Associates in Anne Arundel County, Maryland; and Oriole Park at Camden Yards, Baltimore, Maryland.

Interchange Justification Studies. Conducted studies for modifying existing interchanges and for new interchanges on Interstate highways in Virginia, Maryland, New Jersey, Texas, and Louisiana.

Travel Demand Management Studies. Developed travel demand management programs, including: group riding, transit, flexible work hour, and other actions, for major development projects in Montgomery and Prince George's County, Maryland; and Arlington County, Alexandria, Vienna, and Fairfax County, Virginia.

Travel Demand Forecasting. Forecasted regional and corridor travel demand in Arlington, Fairfax, and Loudoun County, Virginia; Jersey City, New Jersey; Columbia, Gaithersburg, Howard County, and Prince George's County, Maryland; Arlington, Virginia; Birmingham, Alabama; Fort Meyers, Florida; and Buenos Aires, Argentina.

Neighborhood Traffic Management Studies. Identified actions to reduce through traffic and vehicle speeds in East Bethesda, Chevy Chase Section IV, Maryland; Fairfax County, Virginia; and Paulus Hook, Jersey City, New Jersey.

Retail Traffic and Parking Studies. Prepared traffic, parking, transit, and pedestrian studies for Main Street, town center, regional shopping centers, large-scale value retail centers, and power strip centers in Arlington, Fairfax County, Loudoun County, and Richmond, Virginia; Owings Mills, Baltimore City, Columbia, Gaithersburg, Anne Arundel County, and Prince George's County, Maryland; North Barrington, Illinois; Atlanta, Georgia; Plano, San Antonio, and Fort Worth, Texas; Coral Gables, Tampa, and Orlando, Florida; New Haven, Connecticut; Boston, Massachusetts; and Puebla, Mexico.

Parking Studies. Conducted parking policy, needs, feasibility, and shared-use studies for public agencies, parking operators, and real estate developers, including: the District of Columbia; Arlington County, Fairfax County, Loudoun County, Alexandria, and Middleburg, Virginia; Montgomery, Prince George's, and Howard Counties, Maryland; Nashville/Davidson County and Memphis, Tennessee; Hartford, Connecticut; Coral Gables and Jacksonville, Florida; Syracuse, New York; the Washington Metropolitan Transit Authority; and The Rouse Company.

Transit Station Impact Analyses. Conducted site access, joint development, parking, and pedestrian impact studies at numerous bus and rail transit stations in the Northeast Corridor, metropolitan Washington, San Antonio, Atlanta, Jersey City, and Buenos Aires, Argentina.

Transit Studies. Devised transit circulator systems for various downtowns and major activity centers, and prepared transit development programs throughout Pennsylvania and North Carolina.

Health Care Facilities. Prepared traffic and parking plans for hospitals, universities, professional office buildings, and nursing homes, including: the Yale-New Haven Medical Center; Georgetown University Medical Center; Fairfax (Virginia) Hospital; Inova Fairfax (Virginia) Hospital; Fair Oaks (Virginia) Hospital; Washington Adventist Hospital; Shady Grove Adventist Hospital; Montgomery County, Maryland; Washington Hospital Center; Loudoun Memorial Hospital; Mission Memorial Hospital; Asheville, North Carolina; Baptist Medical Center, Birmingham, Alabama; and University of Rochester.

Schools. Conducted traffic, parking, bus, and pedestrian analyses of public and private elementary, middle, and high schools, including: Cranbrook, Bloomfield Hills, Michigan; St. Patrick's Episcopal Day School, Washington, D.C.; Edmund Burke School, Washington, D.C.; Sidwell Friends School, Washington, D.C. and Bethesda, Maryland; The Sheridan School, Washington, D.C.; The Potomac School, McLean, Virginia; The Langley School, Fairfax County, Virginia; French School, Montgomery County, Maryland; Garrison Forest School, Baltimore County, Maryland; and public schools in Arlington and Fairfax County, Virginia, and Montgomery and Howard County, Maryland.

Environmental Impact Studies. Prepared the transportation components of environmental documents in Washington, D.C.; Prince George's County, Maryland; New York, New York; Jersey City, New Jersey; Slidell, Louisiana; and Charleston, South Carolina.

EDUCATION: Master of Science, Civil Engineering, Carnegie-Mellon University, Pittsburgh, Pennsylvania, 1975.

Bachelor of Science, Civil Engineering, Wayne State University, Detroit, Michigan, 1973.

REGISTRATIONS: Registered Professional Engineer: Virginia, Maryland, New Jersey, Florida, Illinois, Texas, Pennsylvania, Colorado, Ohio, Missouri, Connecticut, North Carolina, New York, Michigan, West Virginia, Indiana, Oregon, and the District of Columbia.

AFFILIATIONS: Institute of Transportation Engineers
American Planning Association
Congress for the New Urbanism

PUBLICATIONS: "Colgate-Palmolive Site Traffic Impact Assessment Case Study," American Society of Civil Engineers, Site Impact Traffic Assessment Conference, June 1992.

"Neo-Traditional Neighbor Developments: Can You Go Home Again?," National Trust for Historic Preservation, National Meeting on Main Street, April 1992.

"Parking and Easy Access - The First Steps Toward Recovery," Health Facilities Management Magazine, December 1991.

"Review of Methods for Assigning Work to Part-Time Operators," Annual Meeting of the Transportation Research Board, Washington, D.C., 1985.

"Integrating Public Transportation into the San Antonio, Texas Street System," International Public Works Congress and Equipment Show, Atlanta, Georgia, 1981.

"Neighborhood Automobile Restraint: The Chevy Chase Section Four, Maryland Experience," Annual Meeting of the Transportation Research Board, 1981.

"Planning for Shared-Ride Taxi Service," 58th Annual Meeting of the Institute of Transportation Engineers, 1978.

EMPLOYMENT HISTORY

1991 - Present **Wells & Associates, LLC**
McLean, Virginia
President

Responsible for business development, administration, management of professional, technical, and clerical staff, technical analyses, quality control, documentation, and expert testimony.

1981 - 1991 **Grove/Slade Associates, Inc.**
Washington, D.C.
Principal Associate

Responsible for the transportation planning practice. Responsibilities included business development, project administration, management of professional, technical, and clerical staff, technical analyses, quality control, documentation, and expert testimony.

1980 - 1981 **San Antonio Metropolitan Transit Authority (VIA)**
San Antonio, Texas
Director of Planning

Responsible for long-range, short-range, and day-to-day operations planning for a 550-bus transit system serving a metropolitan area of over 1,000,000 people.

1975 - 1980 **Barton-Aschman Associates, Inc.**
Washington, D.C.
Associate/Senior Associate

Responsible for transportation planning, transit planning, and traffic engineering analyses.



**JAMI L. MILANOVICH, P.E.
SENIOR ASSOCIATE**

PROFILE:

Ms. Milanovich has eleven years of experience in a wide range of traffic and transportation projects including: traffic impact studies, corridor studies, parking analyses, traffic signal design, intersection improvement design, and signing and pavement marking design. She has worked for both public and private sector clients.

EXPERIENCE:

Traffic Impact Studies. Conducted numerous traffic impact studies in support of rezoning, subdivision, and site plan approvals for large and small residential, commercial, office, retail, and institutional developments in the mid-Atlantic region. Her work includes experience in Pennsylvania, Virginia, Maryland, and Washington, D.C. Specific Washington, D.C. projects include the following:

- ◆ Rosemount Center Traffic and Parking Study
- ◆ Sidwell Friends School Transportation Study
- ◆ Traffic and Parking Study for the Broad Branch Market and Child Development Center
- ◆ Traffic Impact Study for the Emerson Street Townhouses
- ◆ Fort Totten Apartments Traffic Impact Study
- ◆ Square 486 Traffic Impact Study
- ◆ Squares 483 and N-515 Traffic Impact Study
- ◆ Traffic Impact Study for the Tilden Street PUD
- ◆ Fannie Mae Headquarters Transportation Impact Study
- ◆ Transportation Impact Study for Abdo New York Avenue Site
- ◆ Friends of Saint Patrick's Transportation Impact Study
- ◆ Traffic Impact Study for the Fort Lincoln New Town Townhomes
- ◆ Transportation Impact Study for the Village at Washington Gateway

Corridor Studies. Conducted several corridor studies, which have evaluated the effects of various geometric and traffic signal system improvements on specific corridors. She has utilized Synchro and SimTraffic software to both analyze the potential improvements and make presentations for agencies and the general public.

Traffic Signal Design. Prepared numerous traffic signal designs for new installations and modifications to existing installations, including the development of coordination timings for interconnected intersections. Her work has included preparation of signal permit drawings for state agencies and construction drawings for contractors.

Intersection Improvements. Prepared many intersection improvement plans throughout Pennsylvania, often in conjunction with traffic signal designs. Design of intersection improvements typically consists of roadway widening, drainage improvements, utility coordination, maintenance and protection of traffic considerations, and signing and pavement marking plans.

Traffic Calming Studies. Investigated traffic calming measures to reduce travel speeds and "through" traffic on residential streets. Alternatives included chicanes, chokers, diverters, speed tables, and one-way street options.

Interchange Justification Studies. Prepared Point of Access Study for the completion of the partial diamond interchange for submission to the Pennsylvania Department of Transportation and the Federal Highway Administration. Study included an origin-destination study and capacity/level of service analyses at eight intersections and an inventory of existing and approved developments within the study area. Data analyses were conducted for scenarios with and without the proposed interchange.

Origin-Destination Studies. Conducted several origin-destination studies as part of larger projects to determine travel patterns through specific areas. Methods used included license plate matching, post-card surveys, personal interviews, and car-following.

Speed Limit Studies. Conducted speed limit for two-lane, rural roadways in Pennsylvania. Methodology utilized was safe running speed method in accordance with ITE guidelines.

EDUCATION: Master of Engineering, The Pennsylvania State University, University Park, Pennsylvania, December 2000

Bachelor of Science, Civil Engineering, The Pennsylvania State University, University Park, Pennsylvania, May 1995

REGISTRATIONS: Registered Professional Engineer: Pennsylvania, Virginia

AFFILIATIONS: Institute of Transportation Engineers
EMPLOYMENT HISTORY

2003 - Present **Wells & Associates, LLC**
McLean, Virginia
Senior Associate

1997 - 2003 **Herbert, Rowland & Grubic, Inc.**
Harrisburg, State College, and Pittsburgh, Pennsylvania
Traffic Engineer

Ms. Milanovich was a project manager responsible for the preparation of traffic engineering studies, traffic signal design, and intersection improvement designs.

1995 - 1997 **Transportation Resource Group, Inc.**
York, Pennsylvania
Traffic Engineer-in-Training

Ms. Milanovich was responsible for data collection efforts and conducting traffic engineering studies. Her duties also included overseeing technical support staff.