

OUTLINE OF TESTIMONY

**KEVIN MACK
DEWBERRY**

- I. Introduction and Experience
- II. Site Location and Description
- III. Engineering Considerations (Grading, Utilities, Stormwater Management)
- IV. Conclusions



Kevin D. Mack RLA

Associate

Mr. Mack has been qualified as an expert witness before the Hearing Examiner and Planning Commission in Montgomery County, the District of Columbia Zoning Commission, and before the Circuit Court for Montgomery County, Maryland.

EDUCATION:

BLA, Landscape Architecture,
Virginia Polytechnic Institute, 1986

REGISTRATIONS:

MD

YEARS OF EXPERIENCE:

Dewberry: 25

Prior: 3

AFFILIATIONS:

American Society of Landscape
Architects

With more than 28 years of experience, Mr. Mack has been involved in a wide range of planning and landscape projects. He has extensive experience in the area of subdivision planning from concept plan through final site plans. In addition, he has prepared civil engineering plans including grade establishments, grading plans, and earthwork takeoffs. He has more than 23 years' experience in AutoCAD and computer aided design, and is knowledgeable of the multi-agency requirements necessary for site plan approval in Maryland.

Archer Park, District of Columbia, Landscape Architect and Site Planner.

Responsible for site planning and landscape architecture for a Planned Unit Development located along Mississippi Avenue, SE across from the City owned Oxon Run Park. Consisting of 74 townhomes and 200 multi-family units in a mix of ownership and rental properties priced across a broad range of incomes, the project redeveloped and revitalized an old multi-family project into a new, vibrant neighborhood. Multi-family parking is provided in secure below grade garages beneath the apartment building, while individual garage space is located in the lower level of the townhomes. The most significant design aspect of this development was to integrate the existing steep topography – over 60 feet of drop across 150 feet - into the neighborhood. Taking advantage of the inherent changes from one level to another in the architecture, the vertical challenges were minimized, resulting in a neighborhood centered around a naturalized open space which has integrated well into the land and the overall community.

Sheridan Terrace, District of Columbia, Landscape Architect and Site Planner.

Responsible for site planning and landscape architecture for a Planned Unit Development located along Suitland Parkway, SE within easy walking from the Anacostia Metro transit hub. Consisting of 184 townhomes, 56 manor flats, and 104 multi-family units in a mix of ownership and rental properties priced across a broad range of incomes, the project redeveloped and revitalized an old multi-family project into a new, vibrant neighborhood. The shape of the site – four blocks long and as little as 140 feet wide - and the topography of the site presented multiple challenges, including integrating the existing steep topography – over 90 feet of drop across 250 feet - into the plan. The solution was an innovative design of townhomes arranged in a series of U-shaped 'motor

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courts' with intimate green mews and park spaces connecting pedestrians between the various elements. Multi-family parking is provided in a secure below grade garage beneath the apartment building, while the townhomes have individual parking space located on the private 'motor courts' or in the lower level of the unit.

Taking advantage of the inherent changes from one level to another in the architecture, as well as a series of curvilinear retaining walls and landscaping, the vertical challenges were minimized, resulting in a neighborhood which has integrated well into the land and the overall community.

Olde Town Apartments, Gaithersburg, Maryland/Washington DC, Landscape Architect and Site Planner. Responsible for landscaping and civil design services for 386-unit luxury apartment complex as part of the rehabilitation program. Services included the design of site plans and construction plans for proposed streets and utilities, integration of a five-story parking deck, community pool within the site, and overall site layout and grading. As the Landscape Architect, coordinated the preservation of several historic and champion trees within the site and adjacent to the public streets.

Mission Place, Howard County, Maryland, Landscape Architect and Site Planner. Landscape architect and site planner responsible for design of stormwater management and sediment control plans. Dewberry provided master planning, landscaping, surveying, and engineering services in close coordination with the architects. The project is a 16 acre multiuse development located near Ft. Meade featuring a 6-story apartment building with 265 units over 29,000 square foot of commercial space, built around a 7-story garage, a 4-story 64,000 square foot office building and 104 regular and stacked townhomes. The project is a redevelopment of commercial and residential land along Route 1 into an urban style integrated community.

Tanglewood Apartments – Sligo, Silver Spring, Maryland, Landscape Architect and Site Planner. Landscape Architect and Site Planner for this Housing Opportunities Commission Renovation of six (6) apartment buildings on four (4) acres overlooking Sligo Creek Park. The buildings were constructed in 1940 and required significant site and landscape improvement to bring them into compliance with current accessibility, forest conservation, and storm water management codes, including the creation of a new playground and pedestrian system on very steep and difficult terrain.

Swan Point, Charles County, Maryland, Landscape Architect and Site Planner. Landscape Architect and Site Planner, Dewberry is providing the planning and engineering design services for the Swan Point development project. Swan Point is a resort development located in southern Charles County on the Potomac River. The project includes the development of a hotel, the reconstruction of the existing golf course and clubhouse, two marinas, and a 1,100 unit residential component including luxury condo units, single family detached

and duplex units, and an active adult community. The hotel and golf course provide a combination of services and amenities that are unique to this region, unmatched in their setting, design, and natural beauty. This project presented a series of design challenges ranging from its environmentally sensitive location to its infrastructure requirements. The site includes both tidal and non-tidal wetlands and several nesting areas for bald eagles and blue herons both of which are protected under federal regulations. Additionally, much of the site is within the Chesapeake Bay Critical Area and is consequently subject to enhanced stormwater management and buffer requirements. A low impact development approach was utilized in both the site design and stormwater management strategies including vegetated swales and porous pavement.

Preserves at Rock Creek, Montgomery County, Maryland, Landscape

Architect and Site Planner. Provided landscape architect, site planning services and management overview for this large residential development located within a sensitive watershed. Dewberry provided site design and landscaping services. The site is to be developed into 158 single-family detached homes. Twenty-eight (28) triplex and fourplex units will provide moderately priced dwelling units. A range in lot sizes allows for a diversity of house sizes and styles. An extensive sidewalk and walkway system will provide pedestrian access within the community and to the adjoining schools. In addition, a sewer pump station and force main was designed to serve the lower half of the site. Over 290 acres of the site was dedicated as open space. The project included design of approximately 2 miles of pervious asphalt bike path, numerous rain gardens / micro-bioretenention areas, and flat bottom road channels.

Gateway Commons, Clarksburg, Maryland, Project Manager.

Project Manager responsible for design of final engineering plans including stormwater management and sediment control. Gateway Commons is a 45-acre site located on the west side of State Route 355 at the intersection with Hammer Hill Road. The site is zoned R-200/TDR-7 and proposed developed into single-family detached houses, townhouses and multi-family houses. Several recreation areas are also proposed. Stringtown Road and Observation Drive with a transit system in the median transverse the site. The site is within the Little Seneca Creek watershed and Clarksburg Special Protection area.