

Mary P. Ramsey

Principal – Civil Engineering

Years of Experience

Total: 36
With Firm: 5

Education

Bachelors of Engineering,
Civil Engineering – University
College Galway, 1978, Ireland

Associations

Institute of Engineers, Ireland –
Charter Member

Summary

Mrs. Ramsey has been involved in the design of commercial, industrial and residential projects in the Washington, DC area for more than 30 years. Her responsibilities include consultation with developers, architects, contractors, and government agencies to provide full civil engineering services to include design of utility systems, stormwater management facilities, earthwork analysis, erosion and sediment controls, retaining structures, paving streetscape, and subsurface drainage design.

Projects completed are located in the District of Columbia, Virginia, and Maryland and her specialty experience in these jurisdictions including her excellent working relationship with review agencies offer unique characteristics for a broad range of civil engineering projects. These agencies also include extensive coordination with local Zoning Commissions, District Department of Transportation, DC Water, and District Department of the Environment. Mrs. Ramsey has also provided expert planning and zoning testimony, when requested.

Representative Projects:

50 Florida Avenue, NE, PUD, Washington, DC – As Principal provided QA/QC for civil engineering services as it relates to mixed used development in Washington DC. This project is designed to be the first new development of its kind in this Northeast neighborhood. The project was planned to bring new residence and service industries providing new life and energy to the area. WMC-DC was on the design team to provide surveying, civil engineering, and landscape architecture services for this Planned Unit Development project. Site development services included stormwater management, utility design, water quality measures, and site design. WMC's Landscape Architecture Studio provided conceptual design for the streetscape and rooftop courtyards and greenroof. Services also included coordinating with zoning commissions, which was a vital part of the scope of services for this project.

Town Center (3rd and M Streets, SW) PUD, Washington, DC – Mrs. Ramsey assisted in providing civil engineering services for the development of the Town Center located at the intersection of 3rd and M Streets, SW, in Washington, DC. This development included two new residential buildings, hotel, and underground parking. All site plans were completed in accordance with the PUD requirements of the District of Columbia. Mrs. Ramsey also assisted the permit expediter to obtain the necessary permits which involved coordinating with zoning commissions.

West End Development – Square 37, Washington, DC – Mrs. Ramsey is serving as Principal of civil engineering services for this one of a kind mixed-use facility. The facility will include a 20,000 sq ft library which will be owned by the City of DC, 10,000 sq ft of retail, 172 residential units including 52 affordable apartments above the library, and 192 underground parking spaces. This project is being designed to meet LEED Gold certification requirements.

West End Development – Square 50, Washington, DC – Mrs. Ramsey is serving as Principal of civil engineering services for this one of a kind mixed-use facility. This development will include the 15,500 sq ft West End fire station, 20,650 sq ft of



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commercial space for a two-story squash club, 53,600 sq ft for affordable dwelling units, and 12,466 sq ft parking garage. This unique development involves permitting coordination and approval from the Commission of Fine Arts. This project is also being designed to meet LEED Silver certification requirements.

Washington Gateway, Washington, DC – Mrs. Ramsey provided QA/QC services for this mixed-use development located at the highly visible intersection of New York Avenue and Florida Avenue, NE, in Washington, DC, Washington Gateway is a \$370-million mixed-use development that will serve as the northern anchor to the city's NoMa district. Wiles Mensch is providing civil engineering and survey services for the design and development of this project. This project includes 15,000 sq ft of street-level retail space.

300 M Street, NE PUD, Washington, DC – Mrs. Ramsey is the Principal of civil engineering services for the development of this 489,000 sq ft residential building. Mrs. Ramsey is overseeing civil engineering services and is currently in the process for getting approval for this Planned Unit Development (PUD) project. Key staff assisted to obtain the necessary site permits from the DC permit agencies. Scope of services also include utility, storm/sanitary sewer system, and grading design.

Riggs Plaza PUD - Washington, DC – Mrs. Ramsey assisted in providing civil engineering and landscape architecture services for the design and development of this planned unit development of approximately 800 dwelling units, with possible retail, daycare, and office space. A stream through the site was structurally conveyed and filled in. Construction documents and plan processing was completed in two phases.

Capitol Place (3rd and H Street, NE) PUD, Washington, DC – Mrs. Ramsey served as Principal of civil engineering services and provided QA/QC review for services WMC-DC provided for the design of Capitol Place, a proposed 400,000 sq ft, 380 unit condominium building that is slated to have retail on the ground level. WMC-DC assisted in the development of the Schematic Design site plans and site information to meet the requirements of the District's Planned Unit Developments (PUD) process. WMC's PUD services included site, grading, drainage, preliminary sediment and erosion control plans, as well as calculations for stormwater discharge from the site and attendance at all meetings with DC Public Space.

Stanton Square PUD, Washington, DC – Mrs. Ramsey was Principal of civil engineering services for this large-scale development project to build 187 affordable townhomes and provide homeownership opportunities in an underserved southeast part of the District of Columbia. Mrs. Ramsey oversaw civil engineering services and completed the Planned Unit Development process in Stage One. Key staff assisted the permit expediter to obtain the necessary site permits from the DC permit agencies, and coordinated the completion of the Environmental Impact Screening Form (EISF). WMC-DC key staff also provided the proposed utility plan and profile design for the storm/sanitary sewer system, water main system, electrical and gas service system for the entire site.

Park Morton PUD, Washington, DC – As Principal, Mrs. Ramsey oversaw full civil engineering services for the site located on the 3500 Block of Georgia Avenue between Newton Place and Park Road. Scope of services included surveying, traffic control

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plans, utility, grading, and stormwater management design, as well as, services related to the BZA submission

Parkside – Victory Square PUD, Washington, DC – Mrs. Ramsey served as Principal of civil engineering and surveying services for the new residential and recreational facilities for Victory Square at Parkside, an age and income qualified apartment building, in Northeast Washington, DC. The facility includes new indoor and outdoor amenity space, a fitness and wellness center; arts and crafts facility; a library, and a great room. Services also included designing the site to meet LEED standards.

Hine Development, Washington, DC – Mrs. Ramsey is providing QA/QC oversight for the civil engineering services for the Hine redevelopment that is designed to include approximately 244,000 sq ft of residential space, 150,000 sq ft of office space, and 39,000 sq ft of retail space. The site will also include a central plaza and area designated for tents to be erected during the weekend.

One Union Square (Square 235 V & 14th Streets) PUD, Washington, DC – Mrs. Ramsey is providing QA/QC oversight of civil engineering services and is currently in the process of receiving approval for this Planned Unit Development project. The objective of the project was redevelopment of Square 235 bounded by 13th, 14th, V and W Streets in the North Western sector of the District of Columbia. This project includes 24,000 square feet of retail space.

Saint Matthews, Washington, DC – Mrs. Ramsey is the Principal of civil engineering services for the development of a 50,000 sq ft site at 222 M Street, SW in Washington, DC. The limits of development area are bounded by Delaware Avenue, SW on the east, the ramp down to the parking garage on the south, the loading dock on the west, and M Street, SW. Mrs. Ramsey oversaw full civil engineering services.

Florida Rock, Washington, DC – Served as Principal of civil engineering services for floodplain analysis services for potential development at 100 Potomac Ave, SE in Washington, DC. Services involved the LOMR-F process with the District and FEMA. This included the preparation of the plans and documents to revise the flood plain limits on a property subsequent to fill operations. Scope of services included survey, plans, and documentation for submission and approval by DDOE, and upon approval, submittal to FEMA for review and approval. Upon completion the actual 100 -year flood plain limits are established based upon the actual field conditions (as opposed to the FEMA map panel).

Additional Experience:

O Street Market, Washington, DC

Half Street Development, Washington, DC

View 14 – 2303-2307 14th Street, NW, Washington, DC

Georgetown Incinerator – Washington, DC

Constitution Square (Square 711)

Phase I and II, Washington, DC

The View at Waterfront, Washington, DC

Firm Association

Wetland Studies and Solutions, Inc. (WSSI)

Project Assignment

Project Engineer/Project Manager

Years of Experience

With this firm: 13

With other firms: 10

Education:

B.S., Civil Engineering, University of Maryland, College Park

Registrations & Certifications

2005/Professional Engineer/
35161/Virginia

2013/Professional Engineer/
/20399/WV/PE907361/DC

2013/Professional Engineer/
44332/Maryland

2013/Professional Engineer/
092980/New York

2013/Professional Engineer/
020399/West Virginia

2002/Certified Floodplain
Manager/00-00465/U.S

2002/Association of State
Floodplain Managers (ASFPM)/
11553

2009/American Society of Civil
Engineers (ASCE) 931381

2010/Virginia Floodplain
Management Association (VFMA)

2013/Norfolk Southern e-
RAILSAFE Contractor/
9895018408309

2014/Professional Engineer/
78567/Ohio

Mr. Marsala obtained a BS in Civil Engineering from the University of Maryland in 1994 and has over twenty-three years of experience working as a design engineer and project manager on land development, environmental, and water resources related projects. He has been performing floodplain studies for various land development projects for over fifteen years. In 1998, was an MT-2 reviewer for a technical contractor in the National Flood Insurance Program (NFIP) and after receiving training regarding NFIP regulations in 2002, he obtained certification as a floodplain manager. Since joining Wetland Studies and Solutions, Inc. (WSSI) in 2004, he obtained his professional engineering license in DC, Virginia, Maryland, West Virginia, Ohio and New York and has primarily focused on water resources related projects involving stormwater management, dam safety, floodplain management and stream restoration in the DC Metropolitan Area. As the engineer of record for three high hazard state dams in Virginia, he performs their annual technical dam safety inspections has developed Operations and Maintenance Plans and Emergency Action Plans for these facilities. He is currently providing floodplain consulting services for large mixed-use waterfront projects in the City of Alexandria, the City of Baltimore and the District of Columbia and currently is a member on the District of Columbia Construction Codes and Coordinating Board Flood Hazards Special Committee charged with making recommendations to the CCC Board regarding revisions to DC floodplain regulations.

Mr. Marsala's relevant experience includes:

50 V St at Buzzard Point Floodplain Consulting – Washington, DC

Consults development team regarding general guidance on developing this mixed-use property as new development located within the Zone AE flood zone associated with the Anacostia River.

Howard Road at Poplar Point Floodplain Consulting – Washington, DC

Consults development team regarding general guidance on developing this mixed-use multi-parcel property as new development located within the Zone AE flood zone associated with the Anacostia River. Submitted request to FEMA for a Letter of Map Revision based on Fill (LOMR-F) to raise building pads above 500-yr flood elevations and remap out of Zone AE.

2100 2nd St at Buzzard Point (River Point) Floodplain Consulting – Washington, DC

Consults development team regarding general guidance on developing this mixed-use redevelopment property (formerly the Coast Guard Headquarters) located within the Zone AE flood zone associated with the Anacostia River.

Robinson Landing Floodplain Consulting - City of Alexandria, Virginia

Consults the design team regarding general guidance on developing this mixed use redevelopment project proposed along the waterfront of the Potomac River, particularly regarding design requirements for a below grade parking garage proposed in a Zone AE. He gained approvals of both Conditional and Final Letter of Map Revisions based on Fill (CLOMR-F and LOMR-F) through FEMA to allow the placement of fill in the floodplain to remove the parcels from the high hazard flood zone. He is currently providing ongoing floodplain consulting to coordinate with the design team, City staff and FEMA representatives regarding continued compliance with floodplain regulations.

Robinson Terminal North Floodplain Consulting - City of Alexandria, Virginia

Consults the design team regarding general guidance on developing two separate mixed use redevelopment parcels proposed along the waterfront of the Potomac River, particularly regarding design requirements for a below grade parking garage proposed in a Zone AE. He gained approval of the Conditional Letter of Map Revisions based on Fill (CLOMR-F) through

FEMA to allow the placement of fill in the floodplain to remove the parcels from the high hazard flood zone. The project is currently in the process of raising the site to remove them from the floodplain. He is currently providing ongoing floodplain consulting to coordinate with the design team, City staff and FEMA representatives regarding compliance with floodplain regulations through a phased construction process, and assisting in the design effort to help increase flood impact resiliency and reduce flood insurance premiums for future tenants.

Harbor East Floodplain Consulting - City of Baltimore, Maryland

Consults design team for this waterfront mixed use redevelopment project proposed in the regulatory floodplain of the Inner Harbor to comply with floodplain regulations, particularly regarding perimeter grading, allowable lowest floor elevations, and required floodproofing within close proximity to a high hazard coastal flooding area. He is currently providing ongoing floodplain consulting to coordinate with the design team and City staff during the design stage.

Noman Cole Treatment Plant Flood Mitigation Analysis - Fairfax County, Virginia

After experiencing flooding during Tropical Storm Lee in 2011, the Plant was seeking a higher level of resiliency from flooding along Pohick Creek (30+ sq. mi. watershed). Mr. Marsala performed an extensive flood mitigation study to analyze upgrades to existing floodwalls and levees, increasing flood conveyance capacity by performing full scale stream and floodplain restoration, removing constrictions in the floodplain, and altering existing bridges to improve hydraulics. Ultimately, upon WSSI recommendations, the Plant decided to proceed with improving existing floodwalls and levees in conjunction with providing spot stabilization along Pohick Creek to limit the stream migration towards Plant infrastructure. Mr. Marsala has provided the design for stream stabilization and performed a final floodplain analysis to reflect all improvements. He is currently providing construction inspections for the stream improvements and will be preparing a LOMR and providing support for FEMA coordination and levee accreditation. **(Ongoing)**

Leegate Floodplain Analysis – Town of Leesburg, Virginia

Analyzed floodplains of Tuscarora Creek (major floodplain and FEMA Zone AE) and one of its tributaries (minor county floodplain) to determine existing flood limits and demonstrate no adverse effects from proposed adjacent development. Prepared request for Letter of Map Revision (LOMR) for remapping Zone AE. Currently developing hydraulic analysis of large storm drain system to convey minor floodplain beneath site.

Opitz Crossing at Cow Branch CLOMR/LOMR – Prince William County, Virginia

Developed a floodplain study to determine the effects of proposed stream restoration of approximately 1,200 feet of Cow Branch and adjacent proposed residential development of Opitz Crossing. The floodplain study was submitted to and approved by Prince William County and incorporated into CLOMR and LOMR requests that were approved by FEMA.

Reston Section 904 LOMR – Fairfax County, Virginia (Completed 2013)

Developed a hydraulic analysis of a 2,000 l.f. varying sized multiple barrel storm drain system conveying the 100-yr flood flows of Sugarland Run beneath the Fairfax County Parkway and the Dulles Airport Access Road. The analysis was incorporated into a floodplain study of Sugarland Run and approved by Fairfax County DPWES. A subsequent LOMR request was approved by FEMA to remove the Zone AE regulated floodplain from the adjacent subject site.

Crosstrail Boulevard Bridge at Tuscarora Creek Analysis – Town of Leesburg, Virginia

Performed hydraulic analysis of approved bridge crossing of Crosstrail Boulevard over the Tuscarora Creek Zone AE floodplain to determine more economically feasible alternatives. Determined potential solutions that would result in significant cost savings and coordinating with contractors and ConSpan suppliers to develop more detailed cost estimates and plans.

Norfolk Southern Railroad Floodplain Waiver – Jefferson County, West Virginia

Developed a floodplain study to demonstrate that realignment of a Norfolk Southern railway and reconstruction of the bridge over the Zone A special flood hazard area of North Fork Bullskin Run would result in no adverse effects on the floodplain or adjacent properties. The floodplain study was submitted to and approved by Jefferson County.

Moorefield Station Reach 10 Floodplain Waiver – Loudoun County, Virginia (2012)

Developed a floodplain study to demonstrate that proposed restoration for stream with a minor floodplain mapped as a Zone X would result in no adverse effects on adjacent properties. The floodplain study and waiver request were approved by Loudoun County.

Basset Lane LOMA (2015) – Fairfax County, Virginia

Prepared a request for a Letter of Map Amendment (LOMA) on behalf of private homeowner to FEMA to consider removing the dwelling from the regulatory floodplain based on survey and floodplain information provided. The LOMA was approved by FEMA.

Dulles Corridor Metrorail Project Phase 2 Floodplain Consulting (2014) – Loudoun County, Virginia

Providing floodplain consultation for impacts to the Zone AE floodplains of Stallion Branch and Horsepen Run associated with development of a maintenance facility. The Metropolitan Washington Airport Authority (MWAA) requires a floodplain analysis to demonstrate no adverse impacts to the floodplain due to the proposed development. Work involved obtaining the latest floodplain study data from MWAA and FEMA to review to determine the best available data and use to perform a floodplain analysis.

VDOT vs Alvey (2014) Floodplain Analysis – Prince William County, Virginia

Consulting and analysis for a condemnation case in which VDOT is taking several parcels adjacent to Route 1 to allow for expansion of the highway. The parcel of concern is located completely within a Zone AE FEMA floodplain with the majority of the site within a designated floodway, reducing value of property. A preliminary floodplain analysis has been performed to demonstrate that the site can be filled or developed to have negligible effects on flood elevations and, therefore, providing preliminary justification for increased value of the site.

5034 30th Street North Floodplain Study (2014) – Arlington County, Virginia

Developed a floodplain study to determine the effects of proposed development of a single residential parcel along Little Pimmit Run. The study extended a total of approximately 300 l.f. and involved converting the effective HEC-2 model into a duplicate effective HEC-RAS model, developing an existing conditions model to reflect current topographic and hydraulic conditions, and developing a proposed conditions model to reflect the proposed site development. The floodplain study was accepted by Arlington County.

City of Tulsa Wastewater Treatment Plant Floodplain Consulting (2012) – City of Tulsa, Oklahoma

Provided consulting services to coordinate with the City of Tulsa to confirm that expansion of the wastewater treatment plant adjacent to the Arkansas River would not cause an increase in flood waters and would be allowed without a hydraulic analysis or submittal to FEMA.

Westlawn Shopping Center LOMA (2012) – Fairfax County, Virginia

Prepared submittal package for a request for a Letter of Map Amendment (LOMA) from FEMA. Coordinated with Fairfax County and FEMA to obtain LOMA approval for a site erroneously mapped in a FEMA Zone AE Special Flood Hazard Area adjacent to Tripps Run.

1600 Prince Street Condo Floodplain Consulting (2011) – Alexandria, Virginia

Floodplain maps in the City of Alexandria were updated and the floodplain adjacent to the site was expanded to include the building within the flooding limits requiring all the residents to purchase flood insurance. The property management company requested consulting services to help remap the floodplain or help floodproof the property in hopes of reducing flood insurance requirements. Consultation resulted in coordinating with City of Alexandria, FEMA and insurance agent to apply the Grandfather Rule to the property thereby reducing annual flood insurance premiums by 70 percent.

Huntington Avenue LOMA (2011) – Fairfax County, Virginia

Prepared submittal package for a request for a Letter of Map Amendment (LOMA) from FEMA. Coordinated with Fairfax County and FEMA to obtain LOMA approval for a site erroneously mapped in a FEMA Zone AE Special Flood Hazard Area adjacent to Cameron Run.