

JAMES MCDONALD, RA

Associate Principal—Single Family & Town Homes

Mr. McDonald helps lead the firm's Single Family and Town Home department, contributing more than sixteen years of experience in all types of residential and mixed-use developments. His design and construction expertise have directly contributed to the growth of the firm's reputation for innovative design solutions and profitable projects for his clients.

A graduate of Ball State University, College of Architecture and Planning, Mr. McDonald's experience with single-family and town home developments as well as in the residential marketplace and zoning processes, makes him ideally suited to serve as a catalyst for his clients. His high level of design talent and construction knowledge has led to innovative designs with a cost-sensitive approach to construction. Additionally, Mr. McDonald has gained an expertise in high-density low-rise rental, condominium developments and neo-traditional communities.

Mr. McDonald has been published in such industry publications as Builder Magazine and New Homes Magazine for his award winning designs. He is registered in several states and is an active member of the National Association of Home Builders. Recent notable single-family and town home projects include the luxury town homes and condominiums for Evans Farm in McLean, VA, and Lansdowne Community in Loudoun County, VA. The Capitol Square town homes in Washington D.C. provide an example of a high-density approach to good design. Mr. McDonald has also developed the Park Station Apartments and Clubhouse in Gaithersburg, MD, a high-density 386-unit rental with a freestanding parking garage as well as other similar apartments and condominium projects.



MARY P. RAMSEY
VICE PRESIDENT
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Constitution Square – SQ 711, Washington, DC.

Project Manager and is overseeing the provision of civil engineering, survey and landscape architecture services for the design and development of Square 711, located at First and M Streets in Washington, DC. The mixed-unit buildings are envisioned to include office, retail, and residential uses along with associated underground parking. The project, located in the NOMA vision planning area is divided into two separate phases: Phase I will consist of a 12 story office building and will include a green roof, with approximately 337,000 square feet. The 13 story mixed-unit building will contain approximately 554 apartments totaling approximately 574,400 square feet. Ground floor retail includes a full service grocery store and other mixed retail uses. Included is a rooftop pool, two structural landscape plazas, a loading dock of approximately 16,700 square feet, and a parking garage. Ms Ramsey will oversee Phase II being master planned to consist of two 12 story office buildings and one 15 story mixed-unit building with underground parking. Ms Ramsey is ensuring that all site plans are completed in accordance to the requirements of the District of Columbia for site plan approval. Size: Over 1,000,000 sq. ft.

SQ 1657 – 5220 Wisconsin Avenue, NW - Washington, DC

Project manager: Ms. Ramsey is the project manager for civil engineering and survey services for the design and development of Square 1657 located at 5220 Wisconsin Avenue, NW and Jennifer Street in the District of Columbia. Full development of the site will approximate 600,000 sq. ft. of residential and 150,000 sq. ft. of retail with bus maintenance facilities and associated parking. Survey services provided include topographic and utility location while civil engineering services provided include a Stormwater Management concept plan, Sediment and Erosion Control plan as well as a site plan. Planned Unit Development plan as well as construction administration services will be provided. The PUD and site plans will be completed in accordance with the requirements of the District of Columbia for site plan approval. Size: 750,000 sq. ft. Cost: Not Available.

Station Place –Phases I, II & III (Mixed Use Dev), Washington, DC

Project manager for The Station Place project comprising of three buildings located on a site to the south of Union Station. Buildings 1 and 2 will house the U. S. Securities and Exchange Commission. The entrance is visible from Columbus Circle, a prominent location with a design that reflects the magnificent entrance to the Judiciary Building by creating an 80-foot high atrium composed of cable and glass. Ms. Edwards and Kelcey managed the engineering design which comprised of two stormwater management facilities, new sanitary sewers, new domestic and fire services together with new electric and telecommunication services. Coordination with the Landscape Architect for landscape and irrigation designs were also provided for this project, which included new public space sidewalks, curbs and gutters on all 2nd and F Streets fronting the property. Ms. Ramsey was key to expediting the permit process by coordinating meetings with the relevant permit board authorities in the District of Columbia. Size: 650,000 sq. ft. Cost: \$214 M.

Parkside Development (PUD) – Washington, DC

Ms. Ramsey is the project manager for this large-scale development effort to design and develop a model mixed-use, mixed-income, transit-oriented community complex that will be a welcoming gateway to the Anacostia River waterfront, and encourage growth in Ward 7, east of the Anacostia River in the District's northeast sector. Phase I of the Master Plan developed Parcel 3 and 4 into 100 Parkside town homes during the 1990s. This development plan proposes to develop the remaining 16.8 acres. Ms. Ramsey is providing oversight to all civil engineering services and will assist with the development of the site plans and provide site information to meet the District of Columbia PUD process. She obtained approval for First Stage PUD. Size: 2,983,145 Sq. Ft. Cost: N/A



MARY P. RAMSEY
VICE PRESIDENT

PROFESSIONAL EXPERIENCE
28 YEARS

HIGHLIGHTS OF EXPERIENCE

Ms. Ramsey is Vice President at Edwards and Kelcey and has been involved in the design of commercial, industrial, and residential projects for more than 20 years. Over the past decade, her responsibilities with Edwards and Kelcey have included 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 and subsurface drainage design. Ms. Ramsey's experience includes overseeing design work for Planned Unit Development (PUD) projects for both stages 1 and 2. Her experience with projects located in the District of Columbia, Virginia and Maryland, and the working relationships and partnership she maintains with review agencies, offer valuable and unique characteristics for fast-track projects especially in the area of Public Agency Review and Permitting. Ms. Ramsey manages the design of large scale civil engineering projects and oversees all civil engineering design including BMP considerations, site grading, water distribution and layout, earthwork analysis, horizontal and vertical roadway alignment including super elevation, erosion/siltation control measures, and landscape plans. She also has the responsibility of Construction Administration services for all of the projects which has been a valuable source of continuity for her clients through completion of construction.

Prior to working in the United States Ms. Ramsey worked as a Civil/Structural Engineer in Galway, Ireland. Her work included tacheometric surveys, property and land surveys for financial institutions and the legal profession, certificates of compliance with planning permission, house surveys and preparation of maps for purpose of transfer and registration of lands. Ms. Ramsey's experience include implementing suitable schemes and structural designs, and consulting with draftsmen in connection with the production of structural drawings to include ancillary structures such as reservoirs, pumping stations, treatment works associated with Water Supply, Main Drainage and Sewerage. Additional experience is in the design of the reinforced concrete structures for static and dynamic loading from foundation to superstructure and includes design of public buildings, modern apartments, housing developments for both public and private developers, periodic supervision of construction work, and road accident surveys. She also served as an expert witness as required.

PROJECT EXPERIENCE WITH EDWARDS AND KELCEY INCLUDES:

The Columbia Residences - Washington, DC

Project manager for the Columbia project, located at 2425 on L Street, NW in the District of Columbia, is designed to be an elegant urban residence consisting of luxurious condominiums with two new addition wings. The project specifically involved the design and redevelopment of the Columbia Hospital for Women into 200 -260 luxurious condominiums. The project involved the historic restoration of the existing Hospital building and required approval from the Historic Preservation Board. Special attention was paid to the building's neoclassical Italian Renaissance style, in order to capture the spirit of the original building in the new, completely 21st century residences. Ms. Ramsey managed the project and provided oversight to all civil engineering and survey services, assisted the permit expediter to obtain the necessary permits from the DC permit agencies, and coordinated the completion of the Environmental Impact Screening Form (EISF). Size: 395,000 sq. ft. Cost: \$140 M.

Washington Gateway – SQ 3584 – Washington, DC

Ms. Ramsey is the project Manager for this project located on Square 3584 in the District of Columbia, and is overseeing all civil engineering work to include Planned Unit Development services. Survey services include ALTA, topographic and utility surveys. The site is located at the southeast intersection of Florida and New York Avenues in the northeast sector of the District of Columbia. The site measures approximately 134,591 gross sq. ft. This project involves the development of two office buildings and a residential mixed-use building with a total of 993,680 gross sq. ft. The 12-story residential building will have an estimated 350,000 gross sq. ft., the first office building will have 11 floors with an estimated 270,000 gross sq. ft., while the second office building will be 12 stories with an estimated 130,000 gross sq. ft. 111 parking spaces will be provided on grade with 2 levels of underground parking with a total of 460 parking spaces. A gas station measuring 13,200 sq. ft. exists at the tip of the intersection of Florida and New York Avenues. Ms. Ramsey is ensuring that all site plans adhere to the requirements of the District of Columbia for site Plan approvals. Size: 993,680 Sq. Ft. Cost: N/A

EDUCATION

Bachelor of Engineering, Civil Engineering - University College Galway, Ireland

PROFESSIONAL ACTIVITIES

Chartered membership in the Institute of Engineers, Ireland.

OSBORNE R. GEORGE

President

Traffic Engineer/Transportation Planner

EDUCATION: George Washington University, Washington, D.C., 1974: M.Sc., Engineering and Applied Science, (Focal Area: Transportation Planning & Engineering).

Howard University, Washington, D.C., 1972: B.Sc., Civil Engineering.

Northwestern University, Traffic Institute, Chicago, Illinois, 1991: Highway Geometric Design Course.

George Mason University, Fairfax, VA, 1990: Computer Applications in Transportation Engineering.

EXPERIENCE: Mr. George is a professional traffic engineer and transportation planner specializing in providing consulting services in support of land planning and zoning, infrastructure planning and design, and urban revitalization projects. He has had over thirty (30) years of broad experience in traffic engineering and transportation planning, and in related areas of civil engineering. As founder/president of O.R. George & Associates, he directs all aspects of the firm's consulting activities, which include planning and engineering consulting services to public and private sector clients. Prior to founding O.R. George & Associates, Mr. George worked for nine (9) years with Planning Research Corporation (PRC) where he was involved in a wide range of projects in the United States, Canada and elsewhere internationally, with assignments ranging from project engineer to regional manager.

The following projects are indicative of Mr. George's professional involvement and experience:

- Traffic impact analyses and expert witness testimony in support of a large number of private and public sector development projects. These projects covered a wide range of land uses, from day-care centers and convenience stores to large residential developments, employment/industrial parks, and institutional uses such as hospitals and universities. Involvement has included projects within Prince George's, Montgomery, Howard, Calvert, Anne Arundel, and Baltimore Counties in Maryland, and Washington, D.C., as well as a number of jurisdictions in Virginia and beyond. Mr. George has also provided traffic impact assessments for the Maryland State Highway Administration, Real Estate Division, in support of real property acquisitions for State projects.
- Traffic engineering studies, neighborhood traffic mitigation studies, signal warrant analyses, as well as extensive data collection and analysis of various intersections within Montgomery County under Maryland State Highway Administration and Montgomery County contracts.
- Development studies for Metrorail station areas, involving several stations and a transit corridor over the Washington Metropolitan Area Transit Authority (WMATA) system.
- Transportation access and public safety impacts for the Washington Redskins/Jack Kent Cooke Stadium, Prince George's County, Maryland.

OSBORNE R. GEORGE

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- Transportation assessment study for Washington Village/Pigtown Area Empowerment Zone, City of Baltimore, Maryland.
- Multi-modal access and feasibility study for the Norfolk International Terminals, Norfolk, Virginia.
- Master plan traffic and parking studies for Medlantic Healthcare Campus, Howard University Law School campus, Washington, D.C. and for Virginia Commonwealth University Medical and Academic campuses, Richmond, Virginia.

Mr. George's responsibilities on the above projects have covered the full range from field reconnaissance and data collection, to analyses, documentation, as well as public presentations and expert witness testimony before administrative and judicial bodies.

POSITIONS HELD:

Principal, O.R. George & Associates (1985 - Present).

Associate, KELLERCO, Inc., McLean, Virginia (1984 - 1985).

Project Engineer/Regional Manager, Planning Research Corporation, McLean, VA (1972 - 1977 and 1981 - 1984).

Consultant/Resident Engineer, Ministry for The Federal Capital Development Authority, Federal Government of Nigeria (1977 - 1981).

PROFESSIONAL AFFILIATIONS/ CITATIONS:

Member, Institute of Transportation Engineers.

Fellow, American Society of Civil Engineers.

Member, Association of Professional Engineers of Ontario, Canada.

Outstanding Civil Engineer, Howard University (1972): Citation by American Society of Civil Engineers.

Task Force Chairman, Prince George's County Chamber of Commerce, Corridor Transit Improvements - Addison Road to Bowie, Prince George's County, Maryland (1990 - 1991).

EXPERT WITNESS EXPERIENCE:

Admitted as Expert Witness in the field of traffic engineering & transportation planning and/or provided testimony before the following bodies:

- Prince George's County, (Zoning Hearing Examiner, and District Council)
- Prince George's County, (Board of Zoning Appeals)
- Howard County, (Board of Appeals)
- Montgomery County, (Planning Board)
- District of Columbia, (Zoning Commission)
- District of Columbia, (Board of Zoning Adjustment)
- City of Laurel, Maryland, (Planning Commission)
- City of Laurel, Maryland, (Board of Zoning Appeals/Public Safety Committee)
- City of Bowie, Maryland, (Planning Commission/City Council)
- Fairfax County, (Board of Supervisors)

Supplement to Professional Résumé
OSBORNE R. GEORGE
Traffic Engineer/Transportation Planner

The following is a representative list of recent cases on which Osborne R. George has been admitted, and provided testimony as Expert Witness in the Field of Traffic Engineering and Transportation Planning.

**December, 1998 – District of Columbia, Board of Zoning Adjustments Application
(Gonzaga College High School)**

Traffic impact analysis, on-site circulation and parking design concepts to support the planned upgrading of this historic campus. The services included expert witness testimony before the Board of Zoning Adjustments.

Client: Gonzaga College High School
Attorneys: Wilkes, Artis, Hedrick & Lane, Chartered
Washington, D.C.

**July, 1998 – District of Columbia, Zoning Commission
(Howard University Central Campus Plan)**

Traffic engineering studies and expert witness testimony in support of the Howard University Central Campus Plan update. Studies included assessment of potential neighborhood impacts and development of traffic calming/mitigation measures.

Client: Howard University
Attorneys: Linowes & Blocher, LLP
Washington, D.C.

April, 1998 – District of Columbia, Zoning Commission (Lowell School)

Traffic engineering study and analysis in support of the development of the Lowell School (a private educational institution) located within the Shepard Park residential community in the District of Columbia, just south of Silver Spring, Maryland. In addition to the standard Traffic Impact Analysis, the studies and testimony focused on neighborhood impacts and traffic calming and mitigation measures, including work with a task force of neighborhood residents.

Client: Lowell School
Washington D.C.
Attorneys: Wilkes, Artis Hedric & Lane, Chartered
Washington, D.C.

**February, 1998 – District of Columbia, Board of Zoning Adjustment
(CVS Store, MacArthur Blvd.)**

Traffic access, parking and safety studies I support of a Special Exception Application for a parking lot site to support a new CVS Store off MacArthur Boulevard in Northwest Washington, D.C.

Client: CVS, Inc.
Washington, D.C.
Attorneys: Linowes & Blocher, LLP
Washington, D.C.

◆ *“A Commitment to Excellence Dedication to Service”* ◆

**March, 1997 - District of Columbia, Zoning Commission
(Pope John Paul II Cultural Center)**

Traffic and impact assessments, parking evaluations and expert witness testimony to support this major cultural asset and visitor attraction. This project planned for a site adjacent to Catholic University in Northwest, Washington, D.C.

Client: Pope John Paul foundation, Detroit, Michigan
Attorneys: Wilkes, Artis, Hedrick & Lane, Chartered
Washington, D.C.

**March, 1997 – National Capital Planning Commission
(American National Red Cross Headquarters)**

Traffic impact studies, environmental assessments and expert witness testimony in support of the development application for the American Red Cross Headquarters site, located on a historic site within the Foggy Bottom area of Washington, D.C.

Client: American National red Cross/Julien J. Studley Companies
Attorneys: Wilkes, Artis, Hedrick & Lane Chartered
Washington, D.C.

**April, 1996 – Prince George’s County, Zoning Hearing Examiner and
District Council (Jack Kent Cooke Memorial Stadium)**

Traffic impact assessments, public safety access studies and expert witness testimony in support of the Special Exception Application and development plans for the Jack Kent Cooke Memorial Stadium, Landover, Maryland.

Client: Jack Kent Cooke, Inc.
Washington, D.C.
Attorneys: Krauser & Taub, P.C.
Largo, MD

**May, 1998 – Howard County, Maryland, Board of Appeals
(First Baptist Church of Guilford)**

Traffic and parking studies and analyses, and expert witness testimony with respect to the potential impacts associated with the planned expansion of this large Baptist Church located in the Guilford Area of Columbia, Maryland.

Client: First Baptist Church of Guilford, Columbia MD
Attorneys: Law Offices of James L. Rouse
Baltimore, MD

**March, 1998 – City of Laurel, Board of Appeals
(Cypress Street Elderly Housing Project)**

Traffic engineering studies and safety analyses and expert witness testimony before the Board of Appeals and Public Safety Committee, addressing issues pertaining to pedestrian access, safety, signalization, and geometric improvements along Cypress Street within the City of Laurel, Maryland. Matter arose in connection with the planned development of housing for an active retirement/elderly community consisting of 125 dwelling units.

Client: AHD, Inc., Bethesda, MD

Attorneys: Meyers, Billingsley, Rodbell & Rosenbaum, P.A.
Riverdale, MD

**March, 1998 - Prince George's County, Maryland, Zoning Hearing Examiner
(National Harmony Memorial Cemetery)**

Traffic engineering studies and expert witness testimony in support of the planned expansion of the National Harmony Memorial Cemetery, and development of a Funeral Home in the Largo area of Prince George's County, Maryland.

Client: National Harmony Memorial Cemetery
Landover, Maryland

Attorneys: Gibbs & Haller, P.C.
Lanham, Maryland

**September, 1997 - Prince George's County, Zoning Hearing Examiner
(Exxon Gas Station Studies)**

Traffic impact analysis in support of the application for upgrading the improvements on an EXXON Gas Station site located off MD Rte 5 in Prince George's County, Maryland. Similar services were provided for a number of other gas station sites within the County.

Client: EXXON Company, USA
Greenbelt, MD

Attorneys: Meyers, Billingsley, Rodbell & Rosenbaum, P.A.
Riverdale, MD

Signed: _____ Date: _____
Osborne R. George



STUDIO 39
LANDSCAPE ARCHITECTURE, P.C.
ALEXANDRIA, VA

RESUMES

TITLE:
Principal

EDUCATION:
Bachelor of Science - Landscape
Architecture,
Ohio State University (1981)

LICENSING:
Maryland Landscape Architect, #701
Virginia Landscape Architect, #806

PROFESSIONAL ACTIVITIES:
Instructor, George Washington
University's Landscape Design
Certificate Program

Member, American society of
Landscape Architects, Potomac
Chapter

Speaker, Pennsylvania APA State
Conference, "The Design of Rural
Hamlets"

Speaker, Landscape Contractor's
Association, Graphic Techniques

Speaker, Washington Area Women's
Garden Club, Perspective

EXPERIENCE & QUALIFICATIONS

Joseph Plumpe is a principal and the founder of STUDIO 39 Landscape Architecture, P.C., in Alexandria, Virginia. The firm was established in 1993 and is based on the 22 years of experience of Mr. Plumpe.

PROFESSIONAL EXPERIENCE:

Eakin / Youngentob Associate, Inc.
Ford's Landing, Alexandria, Virginia
Schematic design through construction
document preparation of open spaces and
courtyard areas with a river front boardwalk
for Luxury Town Home development.

KSI Services
Rockland Village, Fairfax County, Virginia
Master planning through construction
documents of 500+ unit residential
development and associated recreational
amenity areas.

Eakin/Youngentob Associates, Inc.
Old Town Village, Alexandria, Virginia
Schematic design through construction
documents of 500+ unit townhouse &
condominium project with community center
and several urban parks.

Paradigm Construction Company
Meridian at Carlyle, Alexandria, Virginia
Schematic design through construction
documents for urban, high-rise apartment
complex, community plaza and streetscape.

JOSEPH J. PLUMPE, RLA

KSI Services

Homes of Woodmont, Washington, DC
Zoning site plan development through construction
documents of 200+ apartment units and 40 single
family homes, streetscape and pool amenity area.

KSI Services, Inc.

The Homes at Woodmont, Washington, DC
Site planning through construction documents
including re-zoning for mixed-use urban revitalization
in Southeast Washington

PRIOR EXPERIENCE:

The Acherman and Company

Washington Center, Montgomery Co, MD
Schematic site design through design development of
1,700,000 GSF of retail, hotel and high-rise office
space, roadway infrastructure design and design
guidelines.

Federal Homes Loan Mortgage Corp. & West Group, Inc.

Freddie Mac Corporate Headquarters, Fairfax Co.,
VA
Schematic design through construction documents of
400,000+ GSF of office space, site environs,
entrance plaza and rear terrace.



STUDIO 39
LANDSCAPE ARCHITECTURE, P.C.
ALEXANDRIA, VA

RESUMES

CHRIS LOESCH

TITLE:

Landscape Designer

EDUCATION:

Bachelor of Science
Landscape Architecture
The Ohio State University (2004)

PROFESSIONAL ACTIVITIES:

Associate Member, American
Society of Landscape Architects,
Potomac Chapter

EXPERIENCE AND QUALIFICATIONS

Chris Loesch joined STUDIO 39 upon completion of his bachelor's degree at The Ohio State University in 2004. Prior to receiving his degree he worked for a Landscape Nursery in Southwest Ohio for 5 years. This hands on experience of working in the field with contractors, in combination with design training in the landscape architecture program provided a practical base for his work at STUDIO 39. The landscape architectural curriculum involved topics such as new urbanism design, resort design, and stream corridor restoration.

PROJECT EXPERIENCE

Bozzuto Homes

The Addison Condos, Capital Hts., Maryland
Construction Documents through Construction
Administration with a focus on developing the landscape
plans and hardscape documents for this urban infill
development.

A&R Development & Mid-City Urban

Rhode Island Metro, District of Columbia SE
Design development through the P.U.D approval phase.
Focus was largely on developing a Shirlington style
streetscape, pool/amenity area and green roof for one of
the buildings.

Pleasants Construction

Urbana Highlands P:1, Frederick County Maryland
Design development through Construction. Involved the
development of landscape and hardscape concept plans
for the larger open spaces and significant points of
interest. Development theme is Country Style Manors w/
low rock walls and outcroppings found throughout rural
Maryland.

PRIOR EXPERIENCE

Richter Nursery

Monroe, Ohio

Position of Foreman: installing landscapes
for Ryan, Ryland, Winchester, and other
homebuilders in the Cincinnati/Dayton
metro region. Responsibilities involved
plant selection, grading, and crew
management.