



CAPITOL

ENGINEERS



PLANNERS



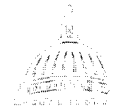
LANDSCAPE ARCHITECTS



SURVEYORS



GEOMATIC



KYLE U. OLIVER, PE
MEMBER, PRINCIPAL ASSOCIATE

YEARS OF EXPERIENCE: 27

Mr. Oliver has overseen, directed and managed more than 350 residential, mixed-use, hotel, public parks, and commercial developments in the District of Columbia. He is a licensed Professional Engineer in the District of Columbia and Virginia. Mr. Oliver's experience includes providing: BZA's and PUD's (Rezoning's), civil master planning, complete site/civil engineering plans; infrastructure, roadway, pavement, sewer, water, storm drainage, and, stormwater management plans; grading plans; erosion and sediment control plans; and, feasibility analyses.

AREAS OF PROFESSIONAL COMPETENCE:

- Planning and Civil design of residential and commercial redevelopment, rehabilitation and new development projects
- Low Impact Development (LID) design of stormwater management systems and civil and landscape site design elements
- Hydrology analysis
- Research, planning and design of storm drainage systems and stormwater management facilities, flood plain analysis, and storm drain systems
- Design of sanitary sewer systems and water supply systems
- Design of soil erosion and sediment control programs
- Preparation of plans processing and jurisdiction approval
- Roadway designs
- Construction administration and evaluation of infrastructure, residential, commercial and government projects

PUD/BZA PROJECT EXPERIENCE -

Principle Associate — DC WATER Sites, SE - Planned Unit Development (PUD): Washington, DC

Provided PUD site plan (First Stage, Consolidated PUD and Related Map Amendment) for this 7.6 acre mixed-use development with a 2500 seat movie theatre located at the intersection of N Place, SE, First St SE, and bounded by Diamond Teague Park, and DC WATER's Main and O Street Pumping Station. Services included: preparation of consolidated and preliminary Planned Unit Development (PUD) plans; site plans; stormwater management planning (to include LID Tree Pits) and design; Layout of new street grid; Preliminary sediment and erosion control design; Preliminary water, sewer, and storm drain design for new roadways; and, coordination with various District of Columbia agencies, that included District of Columbia Department of Transportation (DDOT), District of Columbia Office of Planning, District of Columbia Department of the Environment (DDOE), and District of Columbia Water and Sewer Authority (DCWATER).

Principle Associate — Art Place + Shops at Fort Totten, NE - Planned Unit Development (PUD) and Final Site

Plan: Washington, DC (I testified on this project)

Provided PUD site plan/final design plans for this 16 acre mixed-use development located at the intersection of South Dakota Ave and Galloway Street NE near the Fort Totten Metro Station. PUD included 4 separate buildings and the final engineer for the first building is now under construction. Services included: preparation of consolidated and preliminary Planned Unit Development (PUD) plans; site plans; stormwater management planning and design; sediment and erosion control design; water, sewer, and storm drain design; and, coordination with various District of Columbia agencies, that included District of Columbia Department of Transportation (DDOT), District of Columbia Office of Planning, District of Columbia Department of the Environment (DDOE), and District of Columbia Water and Sewer Authority (DCWATER).

Principle Associate — Village at Washington Gateway, NE - Planned Unit Development (PUD) and Final Site

Plan: Washington, DC (I testified on this project)

Provided professional surveying, civil engineering and landscape architectural services related to the development of Planned Unit Development (PUD) located at Fort Lincoln Drive and Commodore Joshua Barney Drive, NE. The project includes 357-townhouse units and townhouse-style condominiums on 23-acres. Services for the development and related site improvements included: preliminary site and utility plans; PUD site plan; PUD landscape plan; preliminary

subdivision and earthwork plans; bid plans; PUD and citizen meetings and processing; stormwater management waiver and concept plan; street realignment; site and utility plan; utility coordination; soil erosion and sediment control plan; landscape plan; easement documents; plat of computation; traffic control plan; public space plans; storm drain coordination; stakeout; tree locations and relocations; Low Impact Development (LID) design and coordination; and, construction administration.

Principle Associate — Fort Lincoln Premium Distributors, NE - PUD & Final Site Plan: Washington, DC (I testified on this project back in 2000).

Services for this Planned Unit Development (PUD), located across from the Village of Washington Gateway Retail Center, included preparation of construction documents for a 164,000 square foot warehouse distribution center with 32,000 square feet of administrative offices. Responsible for: proposed and final site design; design of storm drain, water, and sanitary sewer; sediment and erosion control plan; and stormwater management pond plans. Concerns about drainage issues near pristine wetlands required meetings and coordination with National Park Service, National Capital Area Land Use Division.

Principle Associate — Banneker Townhouses – Banneker and Fort Lincoln Drives, NE – BZA and Final Site Plans: Washington, DC Provided BZA site plan design for a zoning exception and variances to permit a new residential development; Provided civil engineering services for BZA infrastructure and site plans for 42 residential units that included surface parking spaces and the creation of individual building parcels. Final design will included stormwater management facility plan; private street realignment; site and utility plan; utility coordination; soil erosion and sediment control plan; landscape plan; easement documents; and plat of computation.

Principle Associate — 30th Place Work Force Housing Project – 30th and Adams Streets, NE – BZA and Final Site Plans: Washington, DC

Provided BZA site plan design for a map amendment to rezone the Subject Property as well as a special exception to permit a new residential development; Provided surveying and civil engineering services for infrastructure and site plans for 26 residential units and surface parking spaces and the creation of individual building parcels. Design included stormwater management facility and concept plan; private street realignment; public alley widening; site and utility plan; utility coordination; soil erosion and sediment control plan; landscape plan; easement documents; and plat of computation.

Additional PUD/BZA Projects include:

Josephites 12th and Allison St's NE – PUD (80 Townhomes); Recently approved
907 Barry Place, NE – PUD (Residential/Retail);
Portner Place, NW – PUD (Residential);
Ft Lincoln Multi-Family & Townhouse, NE - BZA (Residential);

FINAL CIVIL SITE PLAN PROJECT EXPERIENCE –

400 & 440 K STREET, NW: WASHINGTON, DC PRINCIPAL ASSOCIATE — Project is a 14-story residential building with ground-level retail and an underground garage. Our office provided a topographic survey; survey to mark; schematic design/design development; final site plan; erosion control plan; site storm drainage study and adequate outfall analysis; stormwater management plan; overall water, sewer, & storm drain design, and coordination with DOE and DC WATER. One of the challenges on this site was the coordination with DDOT and their design plans for rebuilding K St. Since the rebuilding of K Street occurred at the same time as building construction progressed, our office needed to revise our plans to coordinate their construction changes along K Street and the buildings original design. We are currently working on designing the building next door – 400 K Street NW.

PARK 7 AT MINNESOTA and BENNING ROAD, SE: WASHINGTON, DC PRINCIPAL ASSOCIATE — The project required coordination with WMATA for the redevelopment of an existing parking lot into the development of a new 377 unit 5 story residential building with ground floor retail. Extensive grading coordination was needed at the rear of the site and the building cantilevered over a portion of the new surface parking lot.

THE YARDS PARCEL D, 1212 4TH STREET, SE: WASHINGTON, DC PRINCIPAL ASSOCIATE — Provided surveying and engineering services related to the development of a new 218 unit 9 story residential building with ground floor Harris Teeter Grocery store and additional retail areas. The project required extensive coordination of the multiple design features of the building, ensuring the building stayed out of the 100 year flood plain, and coordination for the adjacent historic wall to remain on the edge of the property.

FORT LINCOLN, NE: WASHINGTON, DC — Ft. Lincoln New Town Corporation is the master developer of Ft Lincoln – a 362-acre mixed-use development. Projects within Ft Lincoln include: Wesley House – a 127-unit senior housing development project (final site plan), Dakota Crossing – a 209 unit Townhouse project that included both BZA and final site plan designs, Villages of Washington Gateway - a 357-townhouse unit and townhouse-style condominium project (PUD and final site plans) on 23-acres, Premium Distributors – a 164,000 square foot warehouse distribution center with 32,000 square feet of administrative offices (PUD and final site plan), City Homes – a 50 unit townhouse-style condominium project (BZA and final site plans), Banneker Townhouses – a 42 unit townhouse project (BZA and final site plans), and the Shops at Dakota Crossing – a 400,000+ square foot destination retail center located on a 44-acre parcel. Stores include COSTCO, LOWES, a DICK'S SPORTING GOODS STORE, and 11 other retail buildings. Services for all projects included: topographic survey; survey to mark; schematic design/design development; final site plan; erosion control plan; site storm drainage study and adequate outfall analysis; stormwater management plan; overall water, sewer, & storm drain design; and Low Impact Development (LID) design.

ART PLACE at FORT TOTTEN PLANNED UNIT DEVELOPMENT and FINAL ENGINEERING, NE: WASHINGTON, DC PRINCIPAL ASSOCIATE — Providing civil engineering plans related to the multi-phase development of new mixed-use transit-oriented development, near the Ft. Totten Metro Station. The total development will contain 4 mixed-use buildings, containing 2 million square feet of new construction on 719,000 square feet of land. Provided the civil plans for the realignment of Hamilton Street to intersect with Ingraham Street and all associated utility relocations. Currently providing the final site plan design for the Building A of the overall Planned Unit Development (PUD). Building A will include 520 residential units, 25,500 square feet of residential amenities, 105,000 square foot retail space area, and 680 covered parking spaces. The project will be registered for LEED Neighborhood Development certification, with individual buildings expected to achieve LEED New Construction recognition.

SQUARE 737 – MULTI-PHASED BLOCK BUILD-OUT, NEW JERSEY AVE. SE, WASHINGTON DC PRINCIPAL ASSOCIATE — Provided civil engineering services related to the multi-phased build-out of this block including roadway design for the extension of H Street, SE to New Jersey Avenue, new street design to connect I Street, SE from 2nd Street to New Jersey Avenue. The 1.1-million-square-foot mixed-use development is to be broken into 3 phases. The 1st phase, a 430-unit apartment building at 880 New Jersey called the Park Chelsea, and is currently under construction. In this phase our offices also prepared the design plans for the relocation of a 42" sanitary sewer approximately 38'-40' deep needed to avoid the building footprint. Currently providing the design plans for the 2nd phase, a 336-unit apartment building with 35,000 sf of ground-floor retail, which is to be utilized by Whole Foods Market. Both structures are to be 13-stories, with 3 levels of underground parking garage. All phases included substantial improvements to the public space streetscape.

WASHINGTON CANAL PARK, SE: WASHINGTON, DC PRINCIPAL ASSOCIATE — Washington Canal Park is located on a narrow three-block site and the total project area of improvement is approximately 3 acres. Provided surveying and civil engineering services that included: boundary and topographic survey; survey to mark; demolition plan; schematic and design development site plans; site and utility plans; construction documents; erosion control plan; preparation of the Environmental Impact Screening Form (EISF); stormwater management plan; public space permits exhibits; DCWATER coordination; bidding assistance; construction administration; subsurface utility investigation, designation, and mapping; design and installation of dry utility service; and, stormwater management as-built. In response to the small portion of contaminated soil under the site, and to minimize contamination of groundwater, the rain gardens will have a waterproof liner and under-drainage system to collect the stormwater to keep water from percolating into the ground water. The design includes innovative systems that will minimize energy consumption, and maximize stormwater re-use. The design currently includes rain gardens to filter and direct the runoff to an underground storage tank that, together with stormwater runoff collected from adjacent buildings, will fulfill the majority of the park's irrigation demands. In response to the small portion of contaminated soil under the site, and to minimize contamination of groundwater, the rain gardens will have a waterproof liner and under-drainage system to collect the stormwater to keep water from percolating into the ground water. Since the stormwater generated by the site (and a majority of the surrounding buildings) will not leave the

site, the stormwater pollutant load leaving the site will be zero. The stormwater reuse system will hold and treat at least the first 3.2 inches of rainfall to meet current and future Anacostia Waterfront Initiative (AWI) stormwater management regulations. Additional sustainable design features also include: street tree pits that function as rain gardens to filter street runoff; geothermal wells for heating and cooling the main pavilion; and, heat recovery systems linking the waste heat of the skating rink to the pavilion.

PROFESSIONAL DEGREES AND REGISTRATIONS, YEAR OBTAINED:

Bachelor of Science, Civil Engineering, Virginia Military Institute, 1987
District of Columbia — Registered Professional Engineer #9007700, 2003
Virginia — Registered Professional Engineer #032744, 1999

PROFESSIONAL ACTIVITIES:

District of Columbia Building Industry Association (DCBIA), Member
NAIOP, Commercial Real Estate Development Association. Member