



The HUB, Hillcrest Market, Regency Centers

RESPONSE TO REQUEST FOR PROPOSAL
FOR

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT

RFP NUMBER 0501-18-GMHS-WFC

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Team Member Resumes

EVAN GOLDMAN, EYA, PRINCIPAL-IN-CHARGE

Evan will be the project lead for **EYA** and the Principal-In-Charge for FCGP.

Evan Goldman is Vice President of Land Acquisition and Development at EYA. He brings a decade of mixed-use and multi-family experience to the EYA development team and works on sourcing new deals as well as shepherding projects through the development process. Prior to joining EYA, Evan was Vice President of Development at Federal Realty Investment Trust in Rockville, MD, where he was primarily responsible for managing the development of Pike & Rose.

He holds an MBA in Real Estate and Finance from the Wharton Business School and a B.S. in Design and Environmental Analysis from Cornell University. Evan regularly guest lectures at Cornell University, Georgetown University, the Catholic University and the University of Maryland College Park. He currently serves on the Advisory Board of the Urban Land Institute Washington and he was a founding Board Member of Friends of White Flint. Evan recently received the 2012 Livable Communities Leadership Award from the Washington, DC based Coalition for Smarter Growth. He lives in Washington, DC with his wife and three young children.



RELEVANT PROJECT EXPERIENCE:

1. Pike & Rose: North Bethesda, MD

Pike & Rose is a 3.4 million square foot mixed-use development within a quarter mile of the White Flint Metro Station in Montgomery County, MD. The project is the centerpiece of the White Flint Master Plan which was approved by the County Council in 2010 and increased the allowable development surrounding the White Flint station from roughly 12 million square feet to 27 million square feet. Evan began work on the master plan as a Vice President and Partner at the Holladay Corporation which owned a shopping center across from the Metro. Evan represented the Holladay Corporation on the White Flint Partnership, an organization that was formed in 2007 to help create a vision for the future of development along Rockville Pike and to develop a funding mechanism for much needed infrastructure. The Partnership included Federal Realty, the JBG Companies, Lerner Enterprises, The Tower Companies, Holladay Corporation, Gables Residential, and Combined Properties.

In 2008, Evan was recruited to join the Federal Realty team to lead the White Flint Partnership through the approval of the master plan and to be the development executive in charge of the redevelopment of Mid-Pike Plaza into Pike & Rose. In This capacity, Evan organized and personally attended more than 80 community meetings in a nine month period and spearheaded the community engagement process building mass support for the master plan.

Upon approval in 2010, Evan turned his attention to the redevelopment of Pike & Rose opening the first phase in 2014 which consisted of an 80,000 SF office building, 492 rental apartment units, and approximately 185,000 SF of retail including a luxury movie theater, high-end fitness center and a rooftop jazz center developed in partnership with the Strathmore Music Center. Evan fully designed and entitled phase 2 of Pike & Rose and remained in charge of the project through financing and the start of construction. Phase 2 consists of roughly 200,000 SF of

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retail including a flagship REI and Pinstripes Bowling and Bocce, a 177 room Canopy Hotel by Hilton, the 98 unit 930 Rose Condo, and the Henri, a 272 unit luxury apartment building. While Evan had left to be a Partner at EYA, Phase 2 of Pike & Rose delivered in 2017/18 and is consistent with the vision that was created under Evan's leadership.

2. Lyttonsville Sector Plan: Silver Spring, MD

Since joining EYA, Evan has been responsible EYA's efforts in Lyttonsville a future purple line station planning area between Silver Spring and Bethesda. Evan developed a master plan concept for a model mixed-income transit oriented development to be implemented on five independently owned parcels of land totaling approximately 30 acres of land. He led the community outreach effort and built support for the Lyttonsville Sector Plan which was approved in February 2017. EYA is working with the local property owners to consolidate the parcels and will shortly begin work on entitlement of the first phase of redevelopment.

3. Robinson Landing: Alexandria, VA

Evan is leading the development and construction of Robinson Landing, a 255,000 SF high end mixed-use development on the waterfront in Old Town Alexandria. The project consists of 70 condominiums, 26 townhomes, and approximately 11,000 SF of retail.

SHAWN SEAMAN, PN HOFFMAN, KEY PRINCIPAL

Shawn Seaman, Principal and Executive Vice President at **PN Hoffman**, oversees all acquisition and development at PN Hoffman and will be the project lead for PN Hoffman. Shawn has 25 years of development, design, and planning experience. He joined PN Hoffman in 2001 and has overseen development of more than 3.5 million sf in 15 mixed-use urban projects in the Washington, D.C. metropolitan area, including Adams Morgan, the 14th Street Corridor, and Southwest.



Shawn holds a degree in Architecture from the University of Miami, and a master's degree in Architecture and Urban Design from the University of Pennsylvania. He also holds a real estate design and development certificate in conjunction with the Wharton School at the University of Pennsylvania. Shawn is a registered architect in the state of Florida and the District of Columbia.

RELEVANT PROJECT EXPERIENCE:

1. District Wharf

Between 2006 and the completion of Phase 1 in 2017, Shawn acted as the Project Director for The District Wharf, where he has managed the 50-person development and construction team and all aspects of the project development, including design, entitlements, financing, and implementation. The District Wharf is currently the largest waterfront re-development project in the United States which delivered 2.2 million square feet of hotel, office, residential, retail and a 6000-person concert hall along the Potomac River in October 2017. The project, a public-private development with the District of Columbia includes 27 acres of land and 50 acres of water development including 4 public piers. Shawn led the entitlements for the project including securing the largest private, non-university, PUD in DC history for the development of the project which included 12 separate PUD orders. He also took the lead on negotiating the hotel franchise and management agreements for the Parcel 5 hotels Hilton Canopy and Hyatt House. Shawn participated actively in the negotiation of the Land Disposition Agreement with the District of Columbia including all negotiations with existing 3rd party leaseholders. Shawn was integral the negotiation of \$198MM in TIF-PILOT bonds with the Office of the Chief Financial Officer and the Office of the Deputy Mayor. The Wharf project included 8 votes in the District Council and 4 actions from the Congress of the United States. Finally, Shawn led the efforts for negotiating with all Federal and non-DC agencies including US Army Corps of Engineers, US Commission of Fine Arts, National Capital Planning Commission, Department of the Interior/NPS and WMATA.

2. Mid City Loft District

Shawn managed the redevelopment of 4 separate buildings comprising 250 units of apartment and condominiums with 35,000sf of ground floor retail in the heart of Logan Circle. This critical development, coupled with the development of the P Street Whole Foods and redevelopment of the Studio Theater was one of the first developments that sparked the redevelopment of the 14th Street Corridor between P Street and Florida Avenue.

3. The Yards

Shawn has led the PN Hoffman involvement at the Yards since 2002. PN Hoffman was an early partner of Forest City Washington on the RFP that was issued by GSA, which Forest City Washington ultimately won. PN Hoffman is currently constructing the first for-sale condominium, The Bower, at the Yards which is comprised of 137 condominium units over approximately 13,000 square feet of retail. Previously PN Hoffman had underwritten other condominium and hotel projects at The Yards that did not move forward.

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MATT STEENHOEK, PN HOFFMAN, DEVELOPER SENIOR PROJECT MANAGER

Matthew Steenhoek joined **PN Hoffman** in 2005 and is currently the Vice President of Development. In the past 13 years, Matt has helped lead the design, entitlement, and construction of approximately 1,800 residential apartments, more than 450 condominiums, 380,000 square-feet of urban in-line retail, 1-million square-feet of Trophy and Class-A office, over 1,000 hotel rooms, 20 acres of parks, piers, streets, and public spaces, and approximately 150,000 square feet of cultural or civic uses. He has completed developments in Alexandria, VA, and the Kalorama, NoMA, and Southwest neighborhoods of Washington, DC. Additionally, Matt works on master planning and development visions for new deals and oversees the development process.



Matt received his Bachelor of Science in Architecture from the University of Maryland, is a graduate of the 2012 Urban Land Institute Regional Leadership Institute, and holds a Master of Urban and Regional Planning degree from Virginia Polytechnic Institute where he was recognized by the local chapter of the American Planning Association as the 2011 Outstanding Graduate Student for Virginia Tech - Alexandria. He is a LEED Accredited Professional and member of the Anacostia Watershed Steering Committee. Matt lives in Northeast, DC with his wife and two young children and is an avid bike commuter.

RELEVANT PROJECT EXPERIENCE

1. District Wharf - Apartment, Condominium, Hotel, Office, Cultural (Concert Venue & Church), Retail, Public Space

The District Wharf is Washington's premier mixed-use waterfront neighborhood. It is a 3+ million square foot mixed use redevelopment on 27 acres of land and 49 acres of water. The Wharf is a public-private partnership with the District of Columbia (99-year ground lease) with a \$198M TIF/PILOT which helped to construct the 15 acres of world class public space, parks, piers, and infrastructure. Phase 1 of the Wharf represents more than \$1.5B in investment and includes 650 mixed-income apartments (30%, 60%, 100%, and 120% of median income), 220 condominiums, 200K GFA of retail, 470K GFA of Office, 150K GFA of Cultural (the 6,000 person capacity Anthem concert hall), 690 hotel keys (Intercontinental, Hyatt House, and Canopy by Hilton), and a renovated historic fish market and market hall. Phase 1 of the Wharf opened to regional acclaim in October of 2017. Phase 2 of the Wharf will begin construction in Q2-2018, represents a \$1B investment, and includes 245 mixed-income apartments, 100 condominiums, 100K GFA of retail, 530K GFA of Office, and 115 hotel keys (luxury flag, to-be-selected). Phase 1 of the Wharf was designed by more than 10 separate architects and was constructed by Balfour Beatty, Cianbro, Clark Construction, Donohoe, and Whiting Turner. The Wharf has also expanded its influence in the SW neighborhood by making several off-site improvements such as the underwriting of the Southwest Business Improvement District, the reconstruction of the Banneker Park lawn on National Park Service property for pedestrian improvements, the artistic lighting of the Case Memorial (14th Street) Bridge, and providing funding support for a free shuttle bus to near-by metro stations and a jitney boat to connect to East Potomac Park.

Matt has been working on the Wharf since 2010 as the Associate Project Director for Phase 1 under Shawn Seaman, and as the Project Director for Phase 2. In Phase 1, Matt's primary

responsibilities included the management of the building design, transportation, sustainability, urban design, public financing, and local entitlement components of The Wharf. To-date, the Wharf has received eleven separate Stage 2 Planned Unit Development approvals from the District's Zoning Commission as well as full approval from the U.S. Commission of Fine Arts.

2. Waterfront Station II - Apartments, Cultural (Theater & Pre-Kindergarten), Retail, Public Space

Waterfront Station II (WFSII) is a 400,000 square foot, LEED-Gold, mixed-use development located on a 1.5 acres parcel at 1000 4th Street Southwest. WFSII is public private partnership with the District of Columbia (99-year ground lease) and will include approximately 447 mixed income (30% and 50% of median income) residential apartments. Additionally, WFSII includes 30,000 square feet of ground floor uses consisting of neighborhood retail, a blackbox performing arts theater, and a Pre-Kindergarten school. WFSII also includes the creating of a new private street and playground that is for the school but available for public use.

Matt is the Vice President of Development overseeing WFSII. He has worked closely with the building's architect, Torti Gallas Urban, on the design concept and directed the solicitation process with the District as well as the Land Disposition Agreement negotiations and process with the City Council.

3. Constitution Square - Apartments, Hotel, Grocery Store, Retail, Public Space

Constitution Square is a \$205MM mixed-use, brownfield, LEED-ND Gold development at 1st and M St, NE in NoMA featuring 440 apartment units, a 204-room Hilton Garden Inn, 10,000 sf of street retail space, and a 50,000 sf Harris Teeter grocery store built by Clark Construction (PN Hoffman hired as fee developer for StonebridgeCarras / Walton St. Capital).

Matt was the Development Manager on this project from 2006 through 2010. Under his management the project was completed from initial master planning, through building design and construction, to final Certificate of Occupancy.

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SAM STIEBEL, REGENCY CENTERS, KEY PRINCIPAL

Sam will be the project lead for the **Regency** Team and will be primarily responsible for collaborating with PN Hoffman and EYA on the retail aspects of the mixed-use development. Sam's experience in the multifamily and mixed-use development sectors gives him a unique ability to understand and integrate retail into complex projects.



Sam joined Regency in 2017 as Vice President. He currently has more than 10 years in commercial development, entitlement, planning, and financing on the East Coast. Sam has been involved in the development of over two-million square feet of multifamily and retail during his career. Previously, Sam served as Vice President for the JBG Companies, overseeing multiple mixed-use development projects along with sale agreements, joint ventures, and REAs. He also worked in New York City as an Investment Banking Associate for RBC Capital Markets, coordinating multiple transactions for clients. Sam earned a Bachelor of Urban and Environmental Planning degree from the University of Virginia and went on to achieve an MBA from New York University. He is also a member of the Urban Land Institute, ICSC, and a past Rebuilding Together Montgomery County Secretary of the Board. He enjoys spending time outdoors with his wife and two daughters.

RELEVANT PROJECT EXPERIENCE:

1. Westbard

Westbard is a 12+ acre mixed-use redevelopment in Bethesda, MD. The redevelopment will include 150,000+ SF of new grocery anchored neighborhood retail and office space, 200 multifamily units, and over 70 new townhomes. Design and entitlement efforts are currently underway with an expected 2019 construction start.

Responsibilities: Mr. Stiebel is leading the entitlement and design efforts.

2. Galvan

Galvan is a \$100mm+ mixed-use development at the Twinbrook Metro in Rockville, MD. The project was successfully stabilized in 2016 and includes 350 Class A market rate and affordable apartments over 100,000 SF of grocery-anchored retail. The project was developed in conjunction with an equity partner and financed with a traditional bank loan.

Responsibilities: While working at The JBG Companies, Mr. Stiebel led the entitlement, design, financing and execution of the project.

3. Cameron Park

Cameron Park is an 8 acre redevelopment in the West End of Alexandria, VA. The project included the master planning, entitlement, and infrastructure work for a new mixed-use neighborhood including townhomes, senior living, and a mixed-use multifamily/retail building. Capitalization included partner equity and a bank loan.

Responsibilities: While working at JBG, Sam led the site planning, financing, land sales, and construction efforts for the project. Currently, the senior living development is in lease up and townhomes are actively selling with multifamily construction imminent.

RAFAEL MUÑIZ, REGENCY CENTERS

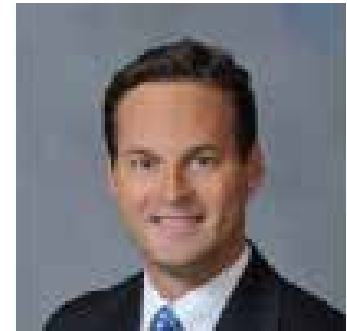
Rafael Muñiz, Senior Vice President, Mixed-Use Development at **Regency Centers**, has more than 20 years of experience in residential, commercial and mixed-use development and construction. Rafael leads our national efforts for all mixed-use partnerships, redevelopments, and investments. Rafael joined Regency Centers from The JBG Companies where he served as Senior Vice President of Development, leading primarily residential and retail mixed-use developments in the Mid-Atlantic region. Prior to joining The JBG Companies in 2010, Rafael was Vice President at Pinnacle Development where he focused on privatized military housing in the U.S. and abroad; and Vice President at Archstone where he was responsible for residential and mixed-use development in the Washington, D.C. and Southern California markets. He also worked for Clark Realty Capital and Clark Construction in various roles. He earned a Bachelor of Science in Systems Engineering from the University of Pennsylvania, M.S. in Civil Engineering from the University of California at Berkeley and an M.B.A from Duke University's Fuqua School of Business. He is a member of the Urban Land Institute and ICSC. He enjoys tennis, basketball and running, and spending time with his wife and four daughters. Most days he can be found watching one of his daughters' soccer games, music practices, or dance recitals.



Role in Project: Rafael will be the Regency Team leader on all aspects of mixed-use integration as well as joint venture partnership structuring and execution.

JASON YANUSHONIS, REGENCY CENTERS

Jason joined **Regency** in 2016 as Manager, Investments. He came from Rappaport, where he spent five years growing the retail leasing and brokerage division. He has over ten years of retail leasing and mixed-use development experience in the DC. Prior to joining Rappaport, Jason was a Director of Retail Services at Colliers International, where he led the growth of the retail brokerage platform. Jason has a unique skill set as a result of representing institutional landlords, multifamily developers, as well as retailers and restaurants, in the DC Metro area. Sam earned a Bachelor of Sciences in Marketing and International Business degree from the Pennsylvania State University and a Master's Degree in Real Estate Development from Georgetown University. He is also a member of the ICSC and has served on multiple committees during his twelve year membership, including as Director of the Next Gen Program in the region and on the Executive Leadership board of the National Next Gen Committee. He enjoys golf, reading, and spending time with friends and family.



Role in Project: Jason will support Sam and Rafael in the mixed-use design and development of the project with a particular focus on the retail specific components such as retail merchandising, placemaking, and retail lease execution.

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LAWRENCE V. "MURPHY" ANTOINE, AIA, AICP, LEED AP BD+C TORTI GALLAS + PARTNERS MASTER PLANNER/URBAN DESIGNER



Murphy is a Principal with Torti Gallas, where he leads a talented group of individuals concentrating on the inextricable link between architecture, urban design and planning in lower density, mixed-income neighborhoods and communities. His efforts to implement housing policy balanced with viable market responsiveness through appropriate and contextual architecture, neighborhood planning and stakeholder engagement have manifested themselves nationwide in over sixty greenfield and neighborhood revitalization projects over his more than 20 year tenure at Torti Gallas.

Murphy's 30-year career has culminated in an urban design, planning and architecture expertise which has been recognized by the AIA, APA, CNU, HUD, the National Building Museum, and the National Charrette Institute, where he has contributed as a speaker, presenter, juror, and exhibitor. His projects with Torti Gallas have been honored with awards from the CNU, AIA, HUD, ULI, NAHB, Residential Architect and Builder magazines.

A registered architect in the Commonwealth of Virginia, a certified planner, and a LEED Accredited Professional, Murphy is a member of the AIA, CNU, and the APA, and is a charter member and Past Chair of the APA's New Urbanism Division. Prior to joining Torti Gallas he worked as an architect in the Washington region's production home building industry and on TOD community planning along Virginia's proposed high-speed rail corridor.

Relevant Experience:

RiverHouse Infill Development, Arlington, VA - 4 residential low-rise, infill buildings over 2 sites. The current property contains 1,670 apartments on 36.6 acres spread across three high-rise buildings. This new development will infill approximately 934 market rate units over three buildings on two sites, one with street level retail.

Creighton Court, Richmond, VA - Revitalization of a 500+ unit Public Housing Project at Nine Mile Road and Interstate 64 in Richmond. Approximately 300 homes in a mix of bungalow, duplex, townhouse, stacked flats and elevator served apartments provide a range of housing types on this transformed site.

Masonvale Faculty and Staff Housing, George Mason University, Fairfax, VA - 157 flats, townhouses and duplexes on a 12 acre site on the east side of George Mason University's campus. The University chose to partner with a private development team to use some of its vacant property as a tool for attracting and retaining young faculty and staff.

Avalon at Arlington Square, Arlington, VA - A neo-traditional neighborhood of 611 new one, two and three bedroom homes in a mix of live/work, 2-over-2 and garden apartment units. Vibrant streetscapes are made possible by having all parking concealed off-street.

Education:

University of Virginia, Master of Architecture, Master of Planning, Bachelor of Science in Architecture

Registrations/Certifications:

2001, Architect, Virginia #0401011573, also DC, MD, NC, NY, WI; Certified Planner, AICP #015189, 1999; LEED Accredited Professional, 2009

MICHEAL D. ROLLISON, TORTI GALLAS + PARTNERS DESIGN PROJECT MANAGER

Over the course of his 25-year career, Mike has provided planning and design solutions for a vast array of projects, from mixed-use town centers to international city planning. His collaborative approach to projects and his astute knowledge of place creation for mixed-use environments provide his clients with unique and marketable design solutions focused on community.



Mike is renowned for creating successful places for his clients while providing distinctive client service. He is expert at making informed development decisions, maximizing site potential and project viability while providing imaginative and innovative designs. With a strong background in strategic and master planning, and conceptual and architectural design, Mike helps his clients create recognizable addresses within the global marketplace.

Mike's professional mission is creating dynamic and vibrant places that are celebrated destinations which promote social engagement in our communities. He has fulfilled this mission throughout the world with projects in the United States, Canada, Turkey and China. His projects have been featured in such prestigious publications as Urban Land magazine, Dialogue magazine and the Baltimore Business Journal. Mike is often called upon to share his knowledge and expertise and, as such, has been a featured speaker/presenter at the University of South Florida School of Architecture and Community Design, the cities of Clearwater, Punta Gorda, and Fort Myers, Florida, Baltimore, Maryland, Dekalb County, Georgia and Beijing, China.

Relevant Experience:

ReImagine Twinbrook, Rockville, MD - Site Plan Approval of a new mixed-use development consisting of 1,865 residential units, 473,000 SF of retail, 431,000 SF of office, 9,000 SF of entertainment venues, and restaurants, all within a 5-minute walk to Metro's Twinbrook Station.

Building IJ, The Parks at Walter Reed, Washington, DC - A new mixed-use building located at the head of the Village Green in the Town Center of The Parks at Walter Reed consisting of 300 residential units above street level retail, state-of-the-art services and amenities, and below grade parking for 950 cars.

Viva White Oak (formerly LifeSci Village), Montgomery County, MD - Master planning and design of a 300 acre Life Sciences Mixed-Use Village to include 4,400 new residential units, 1.9 Million SF of office/retail/commercial, 2.2 Million SF of research and development space, 2 Million SF of educational/academic uses, and .9 Million SF of medical/clinical uses.

Cathedral District Master Plan, Jacksonville, FL - Creation of a vision for neighborhood revitalization and a roadmap for implementation that leverages the many strengths of the Jacksonville Cathedral District

Mellody Farm, Vernon Hills, IL - A 320,000 SF mixed use center. Working with Regency Centers, Torti Gallas was retained to ensure the project's design intent, character and vision are realized for the retail development.

Education:

Montgomery College, Associates Degree, Architectural Technology

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ALICE ENZ, LEED AP, TORTI GALLAS + PARTNERS SUSTAINABILITY MANAGER

Alice is a Senior Designer and Sustainability Manager at Torti Gallas involved in numerous large-scale planning, mixed-use and residential projects for both public and private sector clients. Alice has extensive experience leading and facilitating community and stakeholder meetings helping to form consensus on the range of possible redevelopment options. As a LEED Accredited Professional, Alice helps to ensure that projects in which she is involved meet or exceed their sustainability.



Relevant Experience:

RiverHouse Infill Development, Arlington, VA - 4 residential low-rise, infill buildings over 2 sites. The current property contains 1,670 apartments on 36.6 acres spread across three high-rise buildings. This new development will infill approximately 934 market rate units over three buildings on two sites, one with street level retail.

Creighton Court, Richmond, VA - Revitalization of a 500+ unit Public Housing Project at Nine Mile Road and Interstate 64 in Richmond. Approximately 300 homes in a mix of bungalow, duplex, townhouse, stacked flats and elevator served apartments provide a range of housing types on this transformed site.

Liberty Center, Liberty Township, OH - a new mixed use Town Center located mid-way between Dayton and Cincinnati, Ohio. The new development will include 180 residential apartments and townhouses, 925,000 sf of retail, a 16-screen movie theatre, a 150-room hotel, and 100,000 sf office.

Notch 8, Alexandria, VA - Development of "Block H" at Potomac Yards, a new mixed-use, transit-oriented town center. Situated on a 1.9 acre site, Notch 8 includes 253 new homes, a 65,000 SF grocery store and parking for 295 cars. Amenities include a pool, bathhouse, exercise room, and party room.

Third and Valley, South Orange, NJ - Torti Gallas designed this vibrant, mixed-use development to be compatible with the specific community character of South Orange. The 216 residential units, retail, live/works and transit parking garage are strategically located to assist in the transformation of this former fallow parking lot into an active contributor to the life and vitality of South Orange.

Education:

Bachelor of Arts, History, Goshen College
Master of Architecture, University of Notre Dame

Registrations/Certifications:

LEED Accredited Professional

**KAREN L.S. WHITE, P.E., WALTER L. PHILLIPS, INC.
DIRECTOR OF URBAN PLANNING AND ENGINEERING**

Karen has over 15 years of extensive experience in land development engineering. Additionally, she has a great deal experience in development and redevelopment in the City of Falls Church. This includes technical and supervisory experience in land use planning, zoning entitlements, and detailed site plans for construction. Karen's responsibilities include the design and supervision of high-rise residential, commercial, office and mixed-use projects. Karen is also responsible for coordination of construction plans with other consultants, including contractors, architects, attorneys, and engineers.



City of Falls Church Project Experience

The Lincoln at Tinner Hill - 2.2 acre, LEED Silver, mixed-use development with 224 residential units, 26,000 sf grocery, and 18,000 sf additional retail on top of 3 levels of underground parking.

Role: Walter L. Phillips, Inc. was the civil engineer and surveyor for this mixed use project located in a Resource Protection Area (RPA) and FEMA Mapped Floodplain. Karen was team lead for the project through the Special Exception and Site Plan entitlement process coordinating with the owner, architect, landscape architect and attorney on all plan preparation, submissions, meetings and public hearing associated with the project.

Founders Row - 4.3 acre, NGBS Silver, mixed use development including approximately 400 residential units, 5,000 sf of office, an 800 seat movie theater and 60,000 sf of retail.

Role: Since 2012, Karen has provided master planning and engineering, services for this planned mixed-use development at the intersection of West Broad Street, North West Street, and Park Avenue in the City of Falls Church. The project has received Special Exception approval and is currently under site plan review which involves utility undergrounding and offsite improvements in the public streets and WO&D trail. Karen led the SE process and is now coordinating with the architect, traffic engineer, private utility designer and owner on the detailed site plan including the on and offsite improvements.

City Hall Building Addition - Renovation to the 2.9 acre City Hall property including a 5,000 sf, LEED Silver building addition with green roof and a secure parking garage.

Role: Walter L. Phillips, Inc. has been working on this property since the previous addition in 1981. This project involved coordination with the architect, MEP and city staff on a site plan amendment with a very aggressive timeline. The site plan was approved and construction begun in early 2018.

The Kensington - 5-story LEED Silver Senior Living Facility on a 0.78 acre site.

Role: Civil Engineer and Project Manager for Special Exception and Site Plan

Northgate - 4-5 story mixed-use building with residential, office and commercial uses on a 1.5 acre Historic Site

Role: Civil Engineer and Project Manager for Special Exception and Site Plan

Hilton Garden Inn - 6-story LEED Gold Hotel on a 1.4 acre site

Role: Civil Engineer and Project Manager for Special Exception and Site Plan

Education

University of Virginia, Bachelor of Science Degree, Civil Engineering

Certifications

Professional Engineer, Virginia and District of Columbia

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KEENAN RICE, MUNICAP, INC., PRESIDENT

Keenan has worked almost exclusively in the area of public/private partnerships and tax increment financing for the last thirty years. As a result of his extensive experience with tax increment financing, he is recognized as one of the most experienced and knowledgeable professionals in the country in the fields of tax increment financing. Keenan has provided assistance on over 200 tax increment financing projects nationwide (including similar financings using PILOTs, special assessments, and other forms of project tax revenues). Keenan has been an integral part of most of MuniCap's tax increment financing practice; his experience is essentially the same as MuniCap's experience.



MuniCap was founded by Keenan Rice, who relocated to Maryland in 1997 after being a senior principal at one of the leading public finance consulting firms in California, where he also specialized in tax increment financing. Keenan developed a strong expertise in public finance, tax increment financing, and public/private partnerships during the eight years he worked in this area in California. MuniCap is a continuation of his specialized professional practice for the last twenty-five years.

Prior to beginning his career in public finance, Keenan was a vice president at a major real estate development firm. Before working in real estate development, he was a real estate loan officer for a major financial institution. Keenan's experience in real estate development has been very helpful to his work in tax increment financing, as he has an in-depth understanding of the development process that can come only from hands-on experience. Similarly, his experience as a real estate loan underwriter provided valuable understanding of the specific financial and underwriting issues related to real estate finance.

Keenan graduated with honors with a degree in accounting and also received a master's degree in finance with a specialty in real estate finance. He has been a guest lecturer at a number of universities and at numerous conferences hosted by the Government Finance Officers Association, The Bond Buyer, the Urban Land Institute, and other professional associations.

EMILY METZLER, MUNICAP, INC., SENIOR VICE PRESIDENT

Emily has been an employee of MuniCap for over ten years. In her position, she manages over fifty differing large-scale, catalytic development projects and actively participates in all aspects of the financial structure of each deal from conception to capitalization, implementation, and administration post issuance. Clients include public entities such as Fairfax County, VA, Howard County, MD, and Montgomery County, MD, as well as private entities such as Gaylord, Forest City, Related Companies, Newland, and PN Hoffman. Since 2007, Emily has assisted with the issuance of over \$677.3 million in publicly marketed bonds. Prior to joining MuniCap, Emily worked for National City Bank (now PNC Bank).



Emily is a 2005 graduate of Clarion University, where she graduated with a degree in both real estate and finance. She also obtained her real estate license for the Commonwealth of Pennsylvania during her college career. Emily is active in the Association of Public Finance Professionals, Council of Development Finance Agencies, and Women in Public Finance, Virginia Chapter.

DAVID R. LASSO, BASKIN, JACKSON, & LASSO, PC LAND USE ATTORNEY



Mr. Lasso is a partner in Baskin, Jackson & Lasso, PC, 301 Park Ave. Falls Church, VA. His practice concentrates on municipal and state law matters including land use planning and development, state and local regulatory compliance requirements, legislative affairs, and the general litigation of cases arising from these matters. Mr. Lasso's innovative problem solving aids clients with legislation, litigation and municipal and state law. More than two decades of prior government service with the City of Falls Church, VA, and Arlington County, VA, brings unique skills to his practice.

Mr. Lasso has been actively involved in planning and development of mixed-use projects and "transit oriented" projects adjacent to Metro stations, as well as projects whose success depends upon feeder transit to the nearby stations. He has represented regional, national and smaller local real estate clients for condominiums, apartments, auto dealerships, retail, hotel and telecommunications projects in Falls Church City, Fairfax City, Arlington, Fairfax County and nearby jurisdictions.

Mr. Lasso's most recent approved mixed-use developments include Founders Row (Mill Creek and Spectrum Development LLC) and "Lincoln at Tinner Hill" (Lincoln Property Company) both in the City of Falls Church.

Mr. Lasso has litigated significant, complex matters at all levels of state and federal courts, including the United States Supreme Court. Subjects include land use, condemnation, civil rights, employment, state civil conspiracy and discrimination. Mr. Lasso provided assistance to one of the Clark Companies in its successful effort to design and build a middle school in the City of Falls Church, the first such project in Virginia using the new 'Public Private Education and Infrastructure Act' (PPEA).

Previously, Mr. Lasso practiced law matters for 18 years at Venable LLP, in Venable's State and Local Government Practice Group.

GOVERNMENT EXPERIENCE

Assistant County Attorney, Arlington, Virginia
City Manager, City of Falls Church, Virginia
City Attorney, City of Falls Church, Virginia

BAR ADMISSIONS

Virginia
District of Columbia

COURT ADMISSIONS

U.S. Supreme Court
U.S. Court of Appeals for the District of Columbia

APPENDIX

U.S. Court of Appeals for the Fourth Circuit
U.S. District Court for the District of Columbia
U.S. District Court for the Eastern District of Virginia

EDUCATION

J.D., University of Richmond, 1977
B.A., with honors, Moravian College, 1974

MEMBERSHIPS

Arlington County Bar Association, Past President
Greater Falls Church Chamber of Commerce, Past Board Member
Falls Church Public Schools, Business, Industry and Education (BIE) Foundation Board, Past President
Arlington County Bar Foundation, Past President

HONORS

Recipient of the Benjamin R. Civiletti Pro Bono Lawyer of the Year Award, 2009
Pillar of the Community Award, Greater Falls Church Chamber Commerce, 2011
Carroll V. Shreve Award, Greater Falls Church Chamber of Commerce, for Community Meritorious Service, 1996
Awards of appreciation for 14 years of public service by the Virginia General Assembly and by the Council of the City of Falls Church
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