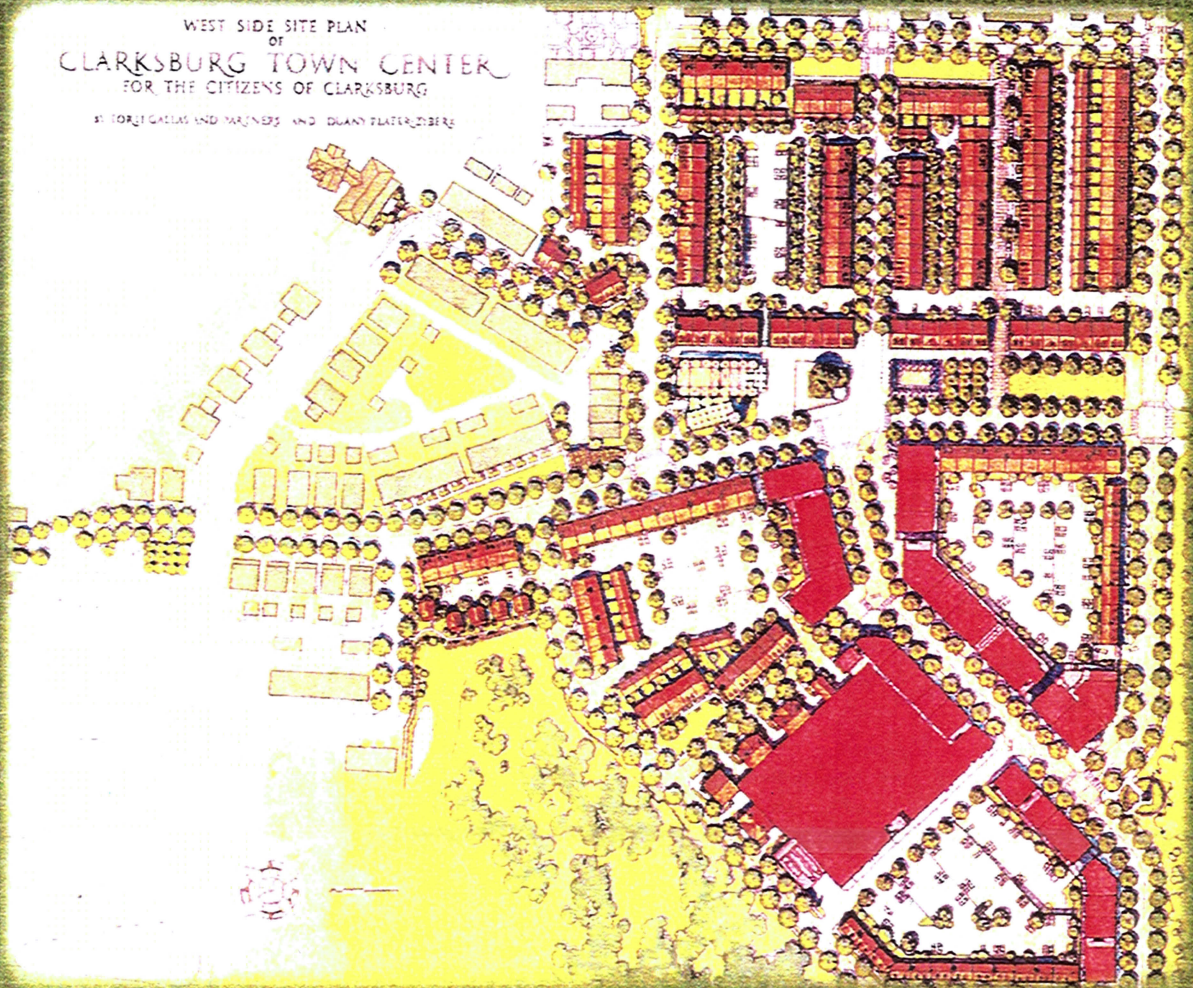


TOWN CENTER PROPOSAL

CLARKSBURG, MARYLAND

AUGUST 15, 2007

MCPB 11/06/08 - Item #5
Appendix G (Street Sense 1)



A Joint Venture Between:





August 14, 2007

Mr. Douglas Delano, Vice President of Operations - Washington, D.C. Division
Newland Communities
8201 Greensboro Drive, Suite 817
McLean, VA 22102

Dear Mr. Delano,

The Bond Companies and StreetSense, Inc. are pleased to have this opportunity to submit our proposal for the mixed-use development at Clarksburg Town Center. For this purpose, we are submitting for the mixed use and retail component only and assume that the "for sale" component is outside of the scope of this proposal. Our collective companies have been working together on land acquisition, development strategies, planning and entitlements, leasing, construction and implementation on similar development types.

The Bond Companies, with offices in Chicago, Los Angeles, Washington, D.C., and Richmond, has considerable mixed use and retail development experience. Bethesda, MD based StreetSense, Inc. is a nationally recognized multi-faceted real estate firm with substantial experience in mixed use retail, consulting, and development. The team has the ability to capture residential and retail end-users through its extensive contacts, superior marketing efforts, and strong financial capabilities. The combined expertise of the Bond Companies and StreetSense, Inc. creates a unique perspective in planning and developing a one of a kind project. The Bond Companies and StreetSense, Inc. are currently working together on a 500,000 SF in Charlottesville, VA.

One comparative advantage of our team is that we utilize a best practices approach which leads to a diverse mixed use experience, a distinctive architecture that yields a design dividend, and a unique sense of place. We do all of these things while maintaining a sustainable environment.

Another advantage of our team is its deep grocery tenant relationships. We believe that food uses help to define the sense of place within the community and neighborhood and would be the key anchor in Clarksburg to merchandise the project around. One of our team members, Chris Pine, was the most senior real estate Vice President Whole Foods Market.

Please consider this proposal and we look forward to the opportunity to engage with you to demonstrate our passion and commitment to excellence.

Sincerely,

Howard J. Bond

President

The Bond Companies

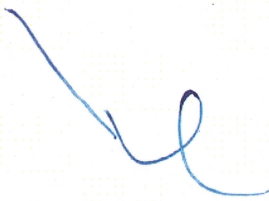
John Eisen

Managing Principal

StreetSense Consulting, LLC



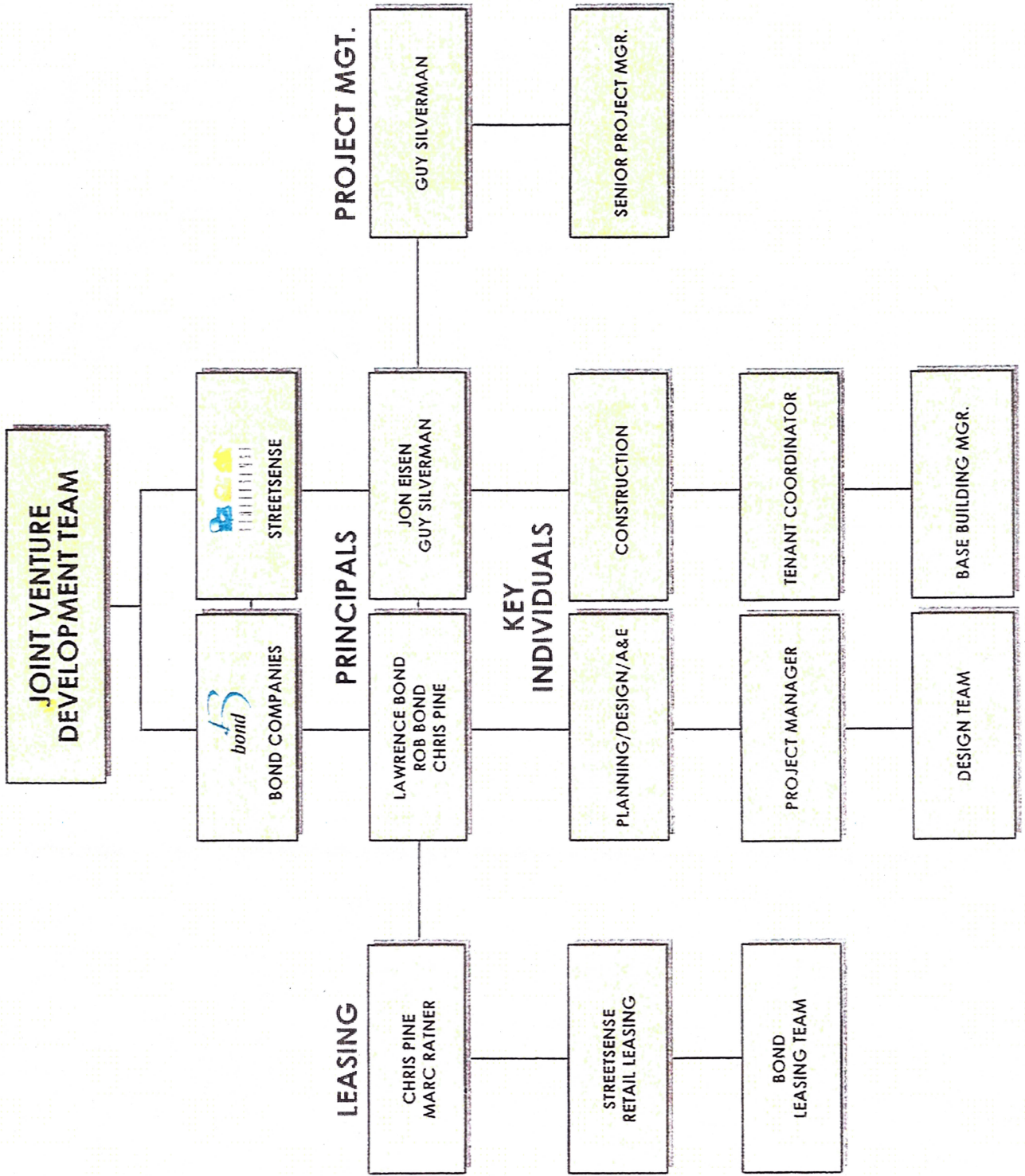
TEAM OVERVIEW	7
The Bond Companies	9
StreetSense Consulting, LLC	11
Professional References	19
PROJECT EXPERIENCE	
The Bond Companies	21
StreetSense Consulting, LLC	27
Development Goals	35
DEVELOPER QUESTIONNAIRE	37
Grocery Store Recommendations	39
Merchandising Strategy	40
FINANCIAL, LEGAL, AND DEAL STRUCTURE	43





OVERVIEW OF
DEVELOPMENT
TEAM & CV'S

OVERVIEW OF DEVELOPMENT TEAM



COMPANY PHILOSOPHY

The Bond Companies has a very simple philosophy that permeates the organization encompassing its core values and driving how we do business. By enhancing the communities in which we work and providing fresh perspective through innovative ideas, we are able to change the fabric of where we work, live, and play.

More than just monetary rewards, the Bond Companies seeks to build deep ties to communities and strong bonds with cities and municipalities by creating win/win/win scenarios. Our business plan is to do multiple projects in the same neighborhoods which can only be achieved through mutually beneficial, ethical and fair relationships.

By adhering to the highest ethical standards and business practices, the Bond Companies have built a reputation for honesty, integrity, and forthrightness. In every community in which we operate, we endeavor to become a leader and establish a legacy designed to improve the quality of life and the example for others to follow.

COMPANY OWNERSHIP STRUCTURE

The Bond Companies is an Illinois "C" Corporation principally owned by Robert Bond and Larry Bond.

LAWRENCE S. BOND

Lawrence S. Bond is a cofounder and chairman of the Bond Companies. He is a graduate of the University of Wisconsin-Madison with a degree in real estate and finance. Mr. Bond has been a frequent speaker at such prestigious universities as UCLA, USC, Cornell University and the University of Wisconsin, as well as at numerous real estate conferences including Urban Land Institute, National Association of Home Builders and International Council of Shopping Centers. He has been featured in dozens of newspapers and real estate magazines discussing his viewpoint on complex real estate transactions. Mr. Bond is a member of the Urban Land Institute and the Urban Mixed-Use Development Council (Silver), the International Council of Shopping Centers and the University of Wisconsin Real Estate Alumni Association, and is a member of the Board of Directors of Junior Achievement of Southern California, the Los Angeles Neighborhood Land Trust, Young Presidents Organization – Malibu Chapter (currently Membership Chair) and the Chinatown Business Improvement District, and is a past board member of the Hollywood Chamber of Commerce. He is a cofounder of the Giffoni International Hollywood Children's Film Festival along with his wife, Jennifer, and celebrities Jon Voight and Will Smith. He is also a trustee for Alternative Living for the Aging (a non-profit assisting seniors living below the poverty line) and was the 2003 recipient of its Annual Achievement Award. In 2003, Mr. Bond was appointed to the Homeland Security Advisory Council Region One (executive committee member) and is the chairman of its Port of Long Beach Task Force. Most recently, he was honored by the Covenant House of California as its 2006 Platinum Dove Award winner in recognition of his visionary work in Hollywood.

ROBERT J. BOND

Robert J. Bond is a cofounder and president of the Bond Companies. He is a graduate of the University of Wisconsin-Madison with a Master of Science in real estate investment analysis and appraisal theory with a concentration in finance. He also holds a Bachelor of Business Administration in finance and a degree in economics from the same university. Mr. Bond has appeared in The Wall Street Journal and Investor Business Daily, as well as several industry periodicals discussing mixed-use development. He is an active participant in several professional trade organizations, including the Urban Land Institute (UDMUC Red Council), International Council of Shopping Centers, National Association of Home Builders and Real Estate Investment Advisory Council. Mr. Bond is also a member of the Young Presidents Organization (chapter chair and founder, Chicagoland Chapter), a member of the Metropolitan Planning Council, a member of the Wisconsin Development Corporation Board of Advisors, a member of the Board of Trustees for the Wisconsin Center for Real Estate and a member of the Economic Club of Chicago. Mr. Bond is a participant in and has an ongoing relationship with Chicago's Principal for a Day program. A frequent speaker on the development process, he also guest lectures at the University of Wisconsin and has presented to the London School of Economics. Mr. Bond has also presented at several industry conferences. He was formerly the chair for real estate acquisition and dispositions for the Jewish United Fund of Metropolitan Chicago.

OVERVIEW OF DEVELOPMENT TEAM, BOND COMPANIES

FRANK BORG

Frank Borg is the chief financial officer of the Bond Companies. His responsibilities include oversight of the finance, accounting, investor and banking relationship management, compliance and financial reporting aspects of the organization. Mr. Borg brings over 25 years of experience in complex financial, real estate and compliance matters. Prior to joining Bond Companies, Mr. Borg was senior vice president of finance and administration for Hyatt Hotels Corporation for the majority of his career and recently led a boutique consulting firm specializing in financial, accounting and real estate activities. Mr. Borg graduated from the University of Illinois with a Bachelor of Science in accounting with high honors. He is a Certified Public Accountant and a member of the American Institute of Certified Public Accountants, the Illinois Society of Certified Public Accountants, Financial Executives International and numerous other associations in the real estate and hospitality areas.

STEPHEN L. GRANT

Stephen L. Grant is the chief investment officer of the Bond Companies. Mr. Grant has over 22 years of real estate investment and operations experience working as a fiduciary on behalf of pension fund clients. He was director of real estate investments for American Realty Advisors in charge of investing in the western United States. Prior to joining American, Mr. Grant was chief investment officer at RREEF Capital, where he was responsible for overseeing RREEF's value-added and opportunistic investment activities nationwide. Mr. Grant graduated from UCLA with a degree in political science with graduate work in finance, real estate and urban planning. He is also a graduate of MIT/Pension Real Estate Association's Executive Real Estate Program. He is a member of the Urban Land Institute, is a Counselor of Real Estate and is a founding board member of the Real Estate Investment Advisory Council in Chicago.

MARK BACHLI

Mark Bachli is the senior vice president of project management at the Bond Companies. In this role, Mr. Bachli is responsible for the general management of developments ranging from mixed-use urban infill to master planned community projects. Prior to joining the Bond Companies, Mr. Bachli served as a senior engineer and technical services manager at W.R. Grace & Company and focused on the formulation and production of structural steel fireproofing materials along with production facility automation. Mr. Bachli received his M.B.A. in finance and real estate from the Anderson Graduate School of Management at UCLA and his B.S. in chemistry from Yale University. He is an active member of the Urban Land Institute and the Construction Specifications Institute.

CHRISTOPHER PINE

Christopher Pine is a senior vice president at the Bond Companies. His primary focus is on site acquisition, development and tenant relations. Prior to joining the Bond Companies, Mr. Pine was the senior real estate person where he was a Vice President. Mr. Pine was at the forefront of the company's expansion throughout North America and into the United Kingdom. He was responsible for the strategy, site acquisition and lease negotiation for more than one million square feet of retail space each year for the world's largest natural and organic foods supermarket. Before joining Whole Foods in September 2000, Mr. Pine held similar positions with Brinker International and Sutton Place Gourmet. He is a graduate of the University of California at Santa Barbara.



COMPANY OVERVIEW

StreetSense is a leading consulting and brokerage firm offering sensible planning, innovative design, mixed-use strategies and retail brokerage. Whether you need a developer, or whether you are a retailer or a municipality, StreetSense can create a strategy that will help you reach your goals. From site evaluation to market analysis, from master planning to architecture, from retail representation to merchandising strategies, we offer a comprehensive collection of consulting, retail brokerage and development services to meet your needs at every stage.

We specialize in: Development, Urban Planning, Market Analysis, Architecture, Design Guidelines, Merchandising Strategies and Development Services. No matter where you are in the process, StreetSense can assist you in developing the right strategy for your project. Our extensive experience in ideation, planning, design, and development is unmatched. We are committed to providing value added solutions to ensure the viability and success of every project that we take on.

StreetSense attracts a unique type of individual. The people who work here are team players who know how to take a project from inception through completion. Our variety of backgrounds affords us an unusually complete assessment of problems and solutions. This is in addition to our breadth of knowledge that allows us to completely avoid many problems that other companies are not even aware of.

By maximizing our development, brokerage, consulting, and planning talents, we have an unequivocal edge as developers. StreetSense Development understands the limitations placed upon uses, users, city officials and community members. We understand what makes a property valuable, what needs neighborhood residents have, and how the targeted market will respond.

While other companies strive to be generalists, StreetSense strives to be specialists. We are dedicated to committing our firm's resources, growth and innovation to mixed-use retail real estate.

COMPANY OWNERSHIP STRUCTURE

Jon Eisen, Managing Principal Cofounder

Marc Ratner, Managing Principal Cofounder

Guy Silverman, Managing Principal Cofounder

MIXED-USE EXPERIENCE

The following project/development pages will further describe the extensive experience our collective companies have with acquiring, entitling, planning, designing, leasing and operating mixed-use developments. We extend our team approach to all those who are interested and committed parties involved in a consensus planning process.

Our approach will be to engage with you and the local community as soon as possible in order to better understand the key principles for the overall community and specifically the Clarksburg Town Center. We will also spend the required time to work with the community to create a merchandising strategy that will support their needs while at the same time remaining aware of the most appropriate response to the market conditions. Our extensive knowledge of this market is one of our key resources. We develop, consult, and broker throughout the region and have considerable knowledge about Montgomery County.

We are currently involved in a mixed-use development in Gaithersburg called Aventine (formerly known as Crown Farm) which will consist of 760 units of multi-family residential and 320,000 gsf of retail. StreetSense principals have developed and owned other retail properties in the region.

MASTER PLANNING

StreetSense offers comprehensive urban planning that focuses on how zoning, public policy, land value and redevelopment efforts impact developments. In order to design and plan successful mixed-use spaces, it is imperative to understand the surrounding community. We accomplish this through charrette, comprehensive site visits, in depth competition analysis, compelling constraints diagrams and extensive historical research. We then take all of this information and blend it with our years of experience and design knowledge to produce a creative and economically viable design solution and create a sense of place for the community at large.

ARCHITECTURAL DESIGN

The designers at StreetSense believe in creative contextual solutions, especially when dealing with vertical architecture. Our designs are not style based; they reflect the character and spirit of the surrounding neighborhoods. They become part of the fabric of the community, and enhance the outdoor experience for community members and visitors alike. Our approach, historically, has been to design with a range of styles to create a lively mix of building personalities and an active environment for the users. We have worked on many mixed-use projects and dealt with the unique building conditions this special type of construction requires. StreetSense can take an idea from a cocktail napkin to a set of architectural drawings and ultimately into bricks and mortar. Think of us as your own personal designer and design manager all in one.

MARKET ANALYSIS

StreetSense uses sophisticated economic models to evaluate and predict the amount and type of demand for a site, neighborhood, district or city. We use more than just typical demographics to determine the type of clientele a certain project should cater too by looking into Psycho-demographics and gap analyses. The breadth of information we gather, analyze and our intuition make our Market Analyses second to none.

DESIGN GUIDELINES

We have prepared dozens of guidelines for streetscapes, storefronts, and overall architectural design. This tool is critical to the success of any planning project, especially one of this size. They ensure a cohesive, but not monotonous, look to the development and allow local character to be encouraged as the project develops over time. By setting standards early in the process, that respond to the goals of the project, many aesthetic pitfalls can be avoided entirely. Design Guidelines are an implementation tool that will be used by many different architects and land owners to create a "personality" for the project. See our relevant projects section for specific and current work efforts.

MERCHANDISING STRATEGIES

Our approach is to create a retail mix where everyone has the best chance for success. Creating synergy among retailers is a key component to building an exciting, vibrant shopping and dining environment. We also continually cross reference our strategies to ensure we are serving the needs of the consumers. A thoughtful plan also positions your property as attractive and valuable.

DEVELOPMENT STRATEGIES

Our team is prepared to evaluate any of our Developments as if they were our own. We create pro-forma's/economic models, use market history and our inherent knowledge of Development thresholds for each use. Phasing strategies, market realities and the know-how to marry these skill-sets to accomplish a great design that can be built are paramount in our approach. From tenant coordination to budget management, from project management to project scheduling, StreetSense is equipped to see through their role as principals of Fee Development and Development consulting.



EDUCATION

Bachelor of Architecture, Virginia Tech

Master of Science in Construction Management and Urban Planning and Affairs, Virginia Tech

PROFESSIONAL DESIGNATIONS

Licensed Architect

PROFESSIONAL AFFILIATIONS

Member, International Council of Shopping Centers (ICSC)

Member, Urban Land Institute (ULI)

Member, American Planning Association (APA)

Member, District of Columbia Building Industry Association (DCBIA)

MIXED-USE PROJECT EXPERIENCE

Bethesda Row	Bethesda, MD
Colorado Center	Denver, CO
Lakewood Commons	Lakewood, CO
5th and Forbes	Pittsburgh, PA
Channelside at Garrison Seaport	Tampa, FL
Santana Row	San Jose, CA
Crocker Park	Cleveland, OH
National Harbor	Prince George's County, MD
One Loudoun	Ashburn, VA
Crown Farm	Gaithersburg, MD
Port Quendall	Bellevue, WA
Park Potomac	Potomac, MD
Lovettsville Square	Lovettsville, VA
F and 7th Street	Washington, DC
Mr. Vernon Triangle	Washington, DC

JONATHAN B. EISEN, Managing Principal

PROFESSIONAL EXPERIENCE

A native of Washington, D.C., Jon Eisen has contributed to conceiving, creating and/or completing over 50 mixed-use planning, architecture and development projects in over 30 markets in the U.S. Mr. Eisen brings extensive and unique project/development experience to our team of highly skilled professionals. As a managing principal of StreetSense, Jon's experience leads the company in the consulting and development divisions. He speaks annually at ULI and ICSC conferences and continues to strive to be on the leading edge of the industry through innovative analysis and planning.

During his tenure as the Director of Projects for Street-Works, Mr. Eisen assisted the following cities and developers with development, design advisory services and mixed-use market analysis: Washington, DC; Reston, Virginia; Denver, Colorado; Pittsburgh, Pennsylvania; Charlotte, North Carolina; Seattle, Washington; Cleveland, Ohio; Tempe, Arizona; and Bellevue, Washington. In addition to working with many municipalities, Mr. Eisen had helped create and implement numerous retail and mixed-use developments across the country.

Currently, Jon is involved in the development of a number of large mixed-use projects, including Crown Farm, One Loudoun and Crystal City. These projects will total over 8 million square feet at full phase build-out. He is also involved in producing development strategies for several other major mixed-use projects, including The Village at Valley Forge, Park Potomac, Nocatee and the redevelopment of the Camas/Wash waterfront near Portland, OR. These projects will total over 20 million square feet at full phase build-out.



MARC RATNER, Managing Principal

PROFESSIONAL EXPERIENCE

A fourth generation Washingtonian, Mr. Ratner began his career in commercial real estate in 1984 working for Ronald Cohen Investments, a prominent development company based in Bethesda, Maryland. After two years with the company, he was promoted to Director of Leasing. At the time he was responsible for the marketing and leasing of a portfolio containing approximately 1,000,000 square feet of commercial property.

In 1989, he joined Bart Eisner, an industry leader in retail brokerage in the Washington Metropolitan area. Over a 13 year period with the Eisner Company his duties as a principal were similar to his duties at StreetSense. He has been responsible for the development and implementation of expansion programs for many nationally recognized companies. Some examples include: Brinker International, Blockbuster Video, Zany Brainy, La Madeleine, Chicken Out Rotisserie, Vitamin Superstore, Home Elements, American Express, Cost Plus World Market, Lettuce Entertain You, Nextel/Sprint, and many others. Additionally, he has represented: The Container Store, Pier 1, Ritz Camera, Starbucks, P.F. Chang's and Pei Wei.

Mr. Ratner has represented property owners by developing and implementing successful marketing, merchandising and leasing strategies for a wide range of properties. Not only does he represent clients, he has developed and owns numerous retail projects in the Washington, DC region. Retailers in his properties include: CVS, Starbucks, Ritz Camera, Vie de France, Blockbuster Video, Hair Cuttery, Staples, Chicken Out Rotisserie, and an assortment of others. His most recent acquisition is a mixed-use property that has recently been renovated and re-merchandised in Bethesda, Maryland.



GUY SILVERMAN, Managing Principal

PROFESSIONAL EXPERIENCE

Born and raised in the Washington Metro area, Mr. Silverman has supported the growth of communities by advising commercial real estate users and owners, ranging from New York to Florida, since 1987. He began his career in commercial real estate with The Fred Ezra Company in Bethesda, Maryland, and within his first year was promoted to the position of Assistant Vice President. In 1996, Mr. Silverman obtained his Masters in Business Administration from The University of Texas, focusing on real estate analysis and development. Not long after obtaining his masters, Julien J. Studley, Inc., one of the largest commercial real estate firms in the country, recruited Mr. Silverman to become a Managing Director in their National Accounts Division. Representing numerous Fortune 500 companies, law firms, associations, and retailers, Mr. Silverman understands the issues and elements involved in a wide variety of real estate transactions, and knows how to structure transactions that achieve individual client's various goals and objectives.

Prior to 1987, Mr. Silverman worked at the corporate offices of Waxie Maxie's; a family operated chain of retail music stores. Waxie Maxie's first store opened in 1945, and grew to become Washington, DC's largest music chain with 34 locations, before it was sold to Live Entertainment.

Most recently, Guy co-founded StreetSense Retail Advisors with Marc Ratner in 2001 to specifically represent the interests of retailers, restaurateurs, and retail property owners. He possesses a fundamental understanding of the unique constraints, issues, and requirements of those involved in the retail industry. The work he does incorporates strategic planning, expansion analysis, market analysis, site evaluation/selection, and proposal/lease negotiation.



EDUCATION

Masters in Architecture, University of British Columbia

Bachelors of Environmental Studies in Planning and Urban Design, University of Waterloo

PROFESSIONAL DESIGNATIONS

Registered Architect

PROFESSIONAL AFFILIATIONS

Member, International Council of Shopping Centers

Member, Urban Land Institute (ULI)

MIXED-USE PROJECT EXPERIENCE

Bethesda Row	Bethesda, MD
Mizner Park	Boca Raton, FL
Colorado Center	Denver, CO
Channelside at Garrison Seaport	Tampa, FL
Santana Row	San Jose, CA
Crocker Park	Cleveland, OH
National Harbor	Prince George's County, MD
One Loudoun	Ashburn, VA
Crown Farm	Gaithersburg, MD
Port Quendall	Bellevue, WA
Lovettsville Square	Lovettsville, VA
Crosstrail	Loudoun County, VA
Moorefield	Loudoun County, VA
Valley Forge	King of Prussia, PA
55 Miracle Mile	Coral Gables, FL

BRUCE LEONARD, Principal

PROFESSIONAL EXPERIENCE

Mr. Leonard has 20 years of experience in designing and executing mixed-use projects throughout the United States and Europe. While directing design for Cooper Carry's Main Street office in Alexandria, VA, he played a key role in many large scale projects such as Mizner Park, Bethesda Row, Santana Row, and Crocker Park. Currently, Mr. Leonard is a principal at StreetSense and is responsible for master planning and producing development strategies for a number of large mixed-use projects such as National Harbor, Moorefield Station, and The Village at Valley Forge. The program for these developments totals over 20 million square feet.

As Vice President in charge of Design for Urban Investments Advisors, LLC (UIA), Mr. Leonard was responsible for managing and directing the design of all new projects. With over 15 years of experience in the design of complex mixed-use developments, Mr. Leonard played a key role, working closely with acquisition team members, evaluating potential development sites, creating a development strategy and evolving the strategy into a physical design. His role also included selecting design professionals and other experts to produce the necessary drawings, construction documents, specifications and other components required to successfully complete a project. Mr. Leonard's other responsibilities involved working with the asset management and leasing/tenant construction teams, reviewing all tenant work within the portfolio, establishing design standards and assisting tenants with city design review boards and other governmental departments. Mr. Leonard was actively involved in many facets of UIA's business including marketing, development, construction, and leasing, in addition to managing design for the portfolio.

Mr. Leonard maintains an active role in speaking and writing about key urban issues. He is a co-author in the publication for ULI of "Ten Principles for Reinventing America's Suburban Business Districts," and worked on a number of other publications, including, "Ten Principles for Reinventing America's Suburban Strips", "Ten Principles for Reinventing Suburban Shopping Malls", and "Ten Principles for Reinventing Main Street".

EDUCATION

Masters in Architecture, University of Maryland, 2000

Bachelor of Science in Architecture
University of Maryland, 1998

MIXED-USE PROJECT EXPERIENCE

Village at Valley Forge Solea	King of Prussia, PA Belmont Street, NW, Washington, DC
----------------------------------	--

OTHER PROJECT EXPERIENCE

Anacostia Community Planning Study	Washington, DC
US Embassy Annex	Moscow
US Embassy	Lome, Togo
US Embassy	Beijing, China
World Trade Center	Beijing, China
Raycom Office Park	Beijing, China
AMC Movie Complexes	Philadelphia, PA Alexandria, VA
7th Street Revitalization	Washington, DC

WALTER J. PLOSKON, AIA, Sr. Project Manager

RESPONSIBILITIES

Responsible for the daily management, client interaction and design for a variety of projects primarily focused around architectural scope of work. Regular duties also include supervision of staff while developing firm quality standards.

PROFESSIONAL EXPERIENCE

Mr. Ploskon has worked with architecture and planning design firms in a variety of capacities throughout the country since 1995. He has more than 10 years of experience in architecture following an early career in engineering. His key focus has been on architectural design and construction technology for various uses including institutional, office, residential and mixed-use.

Walter joined StreetSense after working at Sorg and Associates and Skidmore, Owings and Merrill where he served primarily as Project Architect for the Solea, a 60 unit mixed-use, mixed income condominium project on a small challenging site on 14th Street, NW, Washington, DC. Prior to working at Sorg, Walter has worked on both coasts for Skidmore, Owings and Merrill as project architect and project coordinator for various US Embassies and international office parks being constructed abroad.

In addition to his architecture background, Walter spent several years studying engineering while a designer for both a regional construction company and a full service architecture firm. His strengths are strategic problem solving with an emphasis on design.

At StreetSense, Walter has focused on integrating the architectural design and development process with the planning process. He is responsible for managing planning projects as well as architectural design and documentation projects. He is the lead in coordinating with clients and consultants on all matters including budgets, schedule, deliverables and design.

EDUCATION

Bachelor of Science in Architecture & Professional Degree in Architecture, Catholic University of America, D.C.

PROJECT EXPERIENCE

Washingtonian	
Waterfront at Rio	Gaithersburg, MD
Department of Agriculture	Beltsville Campus, MD
Redland Technology Center	Rockville, MD
Suburban Wellness Center	Germanstown, MD
NIH Twinbrook Campus	Rockville, MD
Digene Research	
& Manufacturing Headquarters	MD
Tyson's Corner Masterplan	Tysons, VA
Shady Grove Masterplan	Gaithersburg, MD
Innovation Masterplan	VA
Alexandria Research Center Masterplans	MD&VA
Twinbrook Masterplan	Rockville, MD

MATTHEW HOPKINS, AIA AICP NCARB LEED, Project Manager

PROFESSIONAL EXPERIENCE

A native and lifelong resident of the Washington, D.C. area, Mr. Hopkins has planned, designed, detailed and completed over five million square feet of built architecture and development projects. A design architect and planner with extensive experience in preliminary site analysis, development criteria, neighborhood /site /shell /interiors /detail design, building and zoning code analysis, budgeting/estimating, value comparisons, construction management, LEED analysis and implementation and community/neighborhood planning, Mr. Hopkins combines his wide ranging experience to push every project to achieve its greatest potential benefit to the community. A LEED certified designer since 2001, he has given a number of presentations on differing aspects of sustainable building and planning to the development industry and various jurisdictions. Matt remains active in many industry organizations including the APA, AIA, NCARB, ULI, NAIOP, USGBC, EnviroDesign, National Building Museum, GSA, Habitat for Humanity and Assoc. Builders and Contractors.

Previously, over a period of twelve years as Designer, Architect, and Project Executive at DNC Architects, Mr. Hopkins oversaw and participated in the planning and design of hundreds of commercial and retail developments. The scope of projects ranged from cutting edge urban retail and shopping centers to government complexes, Bio-tech laboratories, mixed-use high rises and corporate headquarters.

In addition, Mr. Hopkins currently serves as a Planning Commissioner for the City of Gaithersburg in the Maryland suburbs of D.C. This experience of intensive involvement in the planning process from all sides of the development table continues to add to his understanding of a city's growth process. From infill zoning policy to form-based mixed-use guidelines to the details of signage ordinances, Matt has worked on the entire mix of a city's planning needs and has experienced the ramifications of enforcement and continual refinement of those policies.

Currently, Matt is working on the development of mixed-use projects in, Bethesda, MD; Portsmouth, VA; Atlanta, GA; Jacksonville, FL; University of Maryland at College Park and Leesburg, VA.

BOND COMPANIES REFERENCES:

Ms. Karen B. Case
Executive Vice President
LaSalle Bank N.A.
312-904-8007

Mr. Lawrence D. Silberman
Senior Vice President
Fifth Third Bank
312-704-4095

Mr. Scott A. Brown
Executive Director
Morgan Stanley
312-706-4451

STREETSENSE CONSULTING, LLC REFERENCES:

Mr. Bill May
Vice President
Miller and Smith
703-821-2500, x223

Mr. Chris Garland
Director of Development
Lincoln Properties
703-674-2565

Mr. David Fink
President
Finmarc
301-656-4111