

PROJECT TEAM



Joshua T. Reynolds PE | *Principal*

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Title and Responsibilities:

Mr. Reynolds is the Principal overseeing the daily engineering operations of the Northern Virginia office. He provides oversight to the design team and engineering project managers for Northern Virginia projects.

Professional Profile:

Mr. Reynolds has over 13 years of experience providing consulting and design services for land development projects in Virginia, West Virginia, Maryland and The District of Columbia. Josh has been involved in some of the largest and most complex projects in the area including large mixed-use developments such as Kincora, Dulles Station and Fairfax Corner, large multifamily projects like the Meridian at Eisenhower Avenue and The Parker at Huntington, a multitude highly secure and federal government agency projects along with various other single family, data center, industrial/flex, and local public projects.

Education:

2006 – Bachelor of Science: Civil Engineering – Old Dominion University

Certifications:

2011 – Licensed Professional Engineer, Virginia

Affiliations:

Dulles Regional Chamber of Commerce
NAIOP Commercial Real Estate Development Association
Ignite for Growth Property Committee
NVBIA Northern Virginia Building Industry Association
Winchester Hiram No.21 Masonic Lodge

Experience:

2018-Present – Principal, Greenway Engineering
2006-2018 – Associate, Urban Ltd.

Office Location

20 Pidgeon Hill Drive
Suite 208
Sterling, VA 20165

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Projects:

Kincora: Loudoun County, Virginia

Acted as Project Manager, assisting in design and overseeing preparation of all construction plans and profiles, and SWM plans for several facets of this large scale project. Kincora is a 424 acre mixed use development which includes 4 million square feet of office space, 500,000 square feet of retail, 1,400 condominiums and apartments, a fire station, as well as other various supported uses. Tasks included the design and construction administration of a four lane divided highway and internal roadway system, including dry utility design and coordination; and the layout of the multiple museum sites. Both Site Plans and various different zoning plans were processed as part of the extensive development.

Landmark Mall Redevelopment: City of Alexandria, Virginia

Project Manager for the redevelopment of 51 acre mall site into a mixed use development with over 3,000 residences, retail core with grocer, movie theatre, hospital, cancer center, medical office building, fitness center and associated amenities totaling nearly 5 million gross square feet of development.

7700 Arlington Boulevard: Fairfax County, Virginia

Project Manager for the Defense Department's Medical Command Headquarters (DHHQ). Civil engineering services provided included the expansion of the structure and onsite facilities for 600,000 square foot secure office complex. Numerous security improvements were completed including multiple vehicle barricades, guard booths and inspection points for multiple entrances onsite. The project also included the coordination of an approximate 500 linear foot stream restoration and expansion for flood reduction onsite.

The Meridian at Eisenhower Avenue: City of Alexandria, Virginia

Project Manager for this 25-story, 560,000 square foot luxury apartment building. Engineering coordination included rooftop pool, 3 levels of underground parking. Retrofitting of an existing floodplain/perennial stream into an amenity area with boardwalk and pollutant reduction credits. This urban infill project also included the design of two adjacent roadways and all associated infrastructure and was taken through zoning entitlements, site plan design and construction management.

Gunston Commerce Center – Landbay D: Fairfax County, Virginia

Project Manager for 115,000 square foot secure office/warehouse facility on this 22 acres site for the Department of State in Lorton, VA. In addition to typical security and site infrastructure improvements, the proposed development also included various best management practices above minimum state requirements including pervious pavers, pervious asphalt, vegetated swales, bioretentions, an underground stormwater management vault with BMP filter, tree box filters and onsite conservation areas. Project also included the design and construction management of approximately 2250 linear feet of State Route 611 from two to four lane section.

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The Parker at Huntington Avenue: Fairfax County, Virginia

Project Manager for 360-unit luxury apartment building with 5-story parking garage on 6.04 acres. Project was taken through zoning entitlements, site plan and construction management and included design and coordination of several amenity courtyards, infrastructure and utility improvements of Huntington Avenue and county master trail improvements along Cameron Run. Project also included coordination with future onsite office and hotel and profiling of all onsite dry utilities. (gas, power, telecom, etc.)

7940 Jones Branch Drive (PenFed HQ): Tysons, Fairfax County, Virginia

Project Manager for 300,000 square foot, 11-story office; 175,000 square foot, 11-story hotel and 6-story parking garage adjacent to I-495 Capital Beltway and the High Occupancy Toll Lanes access. Project included coordination of several roadway improvements along Jones Branch Drive and the HOT Lanes access road including several new and upgraded signal improvements and improvements to overhead roadway signage for HOT Lanes access.

Patriot Ridge: Fairfax County, Virginia

Project Manager for 13 acres site which currently houses General Dynamics Innovation and Collaboration IT Center and includes 850,000 square feet within four 8-story office buildings, a 9-story hotel and multiple parking garages. The project design included improvements to both Backlick Road and Fullerton Road along with private streets with vehicular roundabout, a large integrated underground stormwater management and best management practices system, and a complex interior courtyard system with various artistic elements incorporated into the landscape.

NAVFAC Naval Support Facility: Arlington, Virginia

Project Manager responsible for the design-build, LEED Gold renovation of a 12 acres military campus, including four major structures, into a unified state-of-the-art, technology-friendly, Class-A office space occupied by the U.S. Navy. The four buildings totaled more than 250,000 square feet on an occupied site adjacent to the Pentagon and in an urban setting.

Station on Silver Luxury Apartments: Dulles Station, Fairfax County, Virginia

Project Manager for 6-story, 400 unit multifamily development within Dullest Station. Project included two proposed courtyards, a large underground cistern to detain the entire 1-year storm event built within the garage and extensive coordination with Innovation Center Station project directly adjacent to the north.

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Transdulses: Loudoun County, Virginia

Project Manager for 32-acre office and warehouse complex that included four warehouses and a 3-story office building that totaled more than 450,000 gross square feet of development. Site design included five bioretentions, a fueling station, extensive retaining walls and a floodplain study accompanying the retrofit of an existing stormwater pond to be expanded and enhanced to meet current regulations.

Arlington National Cemetery: Fairfax County, Virginia

Project Manager for consulting services and SWPPP preparation for minor rehabilitations to the sidewalk, fountains and roadway systems at this historic site.

Ashburn Center North: Loudoun County, Virginia

Project Manager for site design of 286,000 square foot data center and office building. The site included various security improvements, utility design and relocation and dry utility coordination. Plan was taken through the Special Exception process to site plan and construction.

5440 Cherokee Avenue: Fairfax County, Virginia

Acted as Project Manager for this redevelopment and building expansion which included building, parking lot expansions, underground stormwater management and best management practices, etc. for the NRL Federal Credit Union.

Eisenhower-Block 20: City of Alexandria, Virginia

Project Manager of conceptual zoning plan for urban infill project to include a 26-story multifamily building and 9-story hotel on a 3.5 acres site. Site planning included the layout of two newly proposed street sections within the Alexandria grid adjacent to Mill Road and Dock Lane while constrained by an existing Dominion substation and overhead transmission lines and the Cameron Run 100-year floodplain.

Tall Oaks Redevelopment: Reston, Fairfax County, Virginia

Project Manager 7-acre redevelopment of the Tall Oaks Shopping Center into a mixed use development with 15 structures including 70 condominium units, 42 two-over-two units, 44 townhomes, and 14,000 square feet of office/retail. Project included extensive park and trail network improvements with playground, terraced seating, sculpture/fountain, exercise stations onsite and coordination with FCOT to allow for bus routing and bike share station. Complex site plan phasing and coordination to ensure that the existing adjacent assisted living would remain accessible during construction was also required.

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Sudley Manor Place: Prince William County, Virginia

Project Manager for retail complex at the intersection of Sudley Manor Drive and Ashton Avenue in Manassas. Design included five separate retail buildings including a gas station with drive thru and grocery.

The Residences at the Government Center: Fairfax County, Virginia

The Residences at the Government Center was a \$55 million, 270 unit apartment project located at 11581 Monument Drive, Fairfax County, VA. The project is a tax credit development in partnership with Fairfax County Government and rents are restricted at 50% and 60% of Average Median Income (AMI).

Kirkpatrick West Commercial Center: Loudoun County, Virginia

Project Manager for commercial center on 21 acres site to include a 100,000 square foot Harris Teeter with gas pumps, daycare facility and three additional pad sites. Project design included a extensive county trail design and coordination along with a multitude of stormwater management facilities including a large regional wet pond to serve the development.

Dulles South Recreation Center: Loudoun County, Virginia

Project Manager for 80,000 square foot recreation facility housing an indoor climbing wall, pool, elevated track and 15,000 square foot senior center. Supplementary ADA elements were added into the site design to ensure proper access for senior visitors along with the coordination of several exterior amenities while working around the existing onsite multi-purpose center and skate park.

Overture Fair Ridge Senior Living: Fairfax County, Virginia

Project Manager for zoning entitlements, site planning and construction of a 3 structure, 5-story, 275,000 square foot senior living development with underground parking with a 7-acre site on Fair Ridge Drive. Site design included improvements to Fair Ridge Drive and over 12,000 square feet of resort-style amenities including a pool, raised garden plat and various courtyard amenities throughout the site.

Quantum Park Customs and Border Patrol: Loudoun County, Virginia

Project Manager secure site design for the relocation of Customs and Border Patrol to 130-acre site between Waxpool Road and Loudoun County Parkway. Development was part of a 445,000 square feet of Class-A office improvements totaling \$179 Million. Entitlements included the coordination of the design and dedication of Prentice Drive while working within the existing campus and various upgrades to the telecommunication and power systems throughout the site for connectivity.

Kalb's Mill: Loudoun County, Virginia

Project Manager for 80-acre, 28 lot residential subdivision in Lovettsville. Project included the design of 3,500 linear feet of state roadway, two onsite wet ponds, a floodplain delineation study and coordination of onsite well and septic systems for the project.

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Fairfax Corner: Fairfax County, Virginia

Project Manager various facilities within the Fairfax Corner commercial center including the Apple Federal Credit Union Headquarters, World of Beer and associated parking garage. Fairfax Corner currently houses over 1.5 million square feet of retail and commercial development on 50 acres at the interchange of Route 50 and Interstate 66. Improvements to Government Center Parkway and incorporating improvements into the integrated town center requirements were just a few challenges in the development process.

The Grove at Gainesville: Prince William County, Virginia

Project Manager for preliminary planning and design of roadway improvements for 80 acre mixed use project at John Marshall Highway (SR-55) and Lee Highway (SR-29). Site design included widening, signal and intersection improvements along SR-55 along with the realigning of Daves Store Lane and design of new 6-lane roadway to intersect SR-55.

Meadowlark Botanical Gardens: Fairfax County, Virginia

Project Manager improvements to the Northern Virginia Park Authority's 100-acre park including the addition of an education pavilion with green roof, rope climb structure, outdoor pizza oven, custom treehouse, log house, sculpture garden and play area to name a few. Development also included the expansion of parking areas with underground stormwater management and best management practices to serve the site.

Upton Hill Park: City of Arlington, Virginia

Project Manager for improvements to the Northern Virginia Park Authority's 25-acre park including the addition of a new playground, picnic pavilion, pervious parking areas, extensive trail network, batting cage facility improvements, and large elevated multi-tiered custom ropes course with underground stormwater management and bioretention facilities integrated into the park setting.

Cunningham Townhomes: Fauquier County, Virginia

Project Manager 8-acre single family attached development for the Windy Hill Foundation for 30 townhomes and a community center established for low-income and people with disabilities. Project included the design and construction of an extension to Salem Avenue with three large bioretentions to accommodate stormwater management requirements.

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Additional Miscellaneous Projects:

Mercure Business Park, Lots 24A, Loudoun County, VA
Mercure Business Park, Lots 19 & 20, Loudoun County, VA
Independence Center III, Fairfax County, VA
Remington Mulch, Fauquier County, VA
Wheelhouse Apartments, Fairfax County, VA
Dulles Trade Center (Lot 21), Loudoun County, VA
Twin Creeks, Loudoun County, VA
Prince Town Estates, Fairfax County, VA
Port Potomac, Prince William County, VA
Shenandoah's Pride Redevelopment, Fairfax County, VA
1039 Springvale Road, Fairfax County, VA
Karig Estates, City of Alexandria, VA
Metro Center II, Fairfax County, VA
The Shelby Apartments, Fairfax County, VA
Makers Rise, Dulles Station, Fairfax County, VA
Ashburn Level 3, Loudoun County, VA
Holy Cross Academy, Stafford, VA
The Meridian at Braddock Apartments, City of Alexandria, VA
Lake Manassas Retail Center, Prince William County, VA
711 Wilkes Townhomes, City of Alexandria, VA
Balls Ford Business Park, Prince William County, VA
Centerpointe Townhomes, Fairfax County, VA
Level III Herndon, Fairfax County, VA
Stoneridge Apartments, Loudoun County, VA
University Center Apartments, Loudoun County, VA
Westfields-Parcel 33A, Fairfax County, VA
Fairview Park, Fairfax County, VA
W&OD Trail Improvements, Fairfax County, VA
Fairfax Water Building, Fairfax County, VA
Green Way Spa, Fairfax County, VA
210 Quaker Lane, City of Alexandria, VA
Metro West, Fairfax County, VA
Jared's at Fair Lakes, Fairfax County, VA
A&M Auto, City of Winchester, VA
Annandale Millworks Reload Facility, Frederick County, VA
FedEx Ground, Frederick County, VA
Our Health, City of Winchester, VA
McGee Crane, Clarke County, VA
Regents Crescent, Frederick County, VA
Huntfield, Charlestown, WVA
Meadows Edge, Frederick County, VA
Lake Holiday, Frederick County, VA
Coca Cola Business Park, Frederick County, VA
Allied Annandale-Lots 4 & 6, Frederick County, VA

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Sleepy Creek, Morgan County, WVA
Leigh Mill Estates, Fairfax County, VA
Clarke County High School, Clarke County, VA
Western Loudoun School Feasibility, Loudoun County, VA
The Bradley Apartments, City of Alexandria, VA