



SARAH DAVIDSON
PARTNER

Sarah Davidson is a Partner at Insight. She is responsible for leading the acquisition and development process for Insight.

Prior to joining Insight, Sarah was employed by Freddie Mac where she restructured over \$400 million in troubled multifamily loans located throughout the country and oversaw disposition of a portfolio of REO assets.

Prior to her time at Freddie Mac, she spent 10 years as a Vice President at Kettler, a multifamily and land developer in the Washington DC metro area. While with Kettler Sarah was responsible for multifamily development and mixed use projects from site selection through disposition. Her portfolio of projects, valued at approximately \$750 million, consisted of more than 3,500 units and 35,000 square feet of retail space. Her projects included renovation, affordable housing, mixed use lifestyle centers, luxury high-rise condominiums and apartments. She led Kettler's development of Midtown Reston, Midtown North, and Metropolitan at Reston Town Center.

Sarah previously worked as a development manager for a local non-profit housing developer, and for the National Association of Housing Finance Agencies focusing on HUD legislative and regulatory issues.



Maurice Walters, AIA, LEED AP

RESUME

professional experience

8/07-present **Maurice Walters Architect** Washington, DC
Principal: Founded architecture firm specializing in urban design and the design of residential and mixed use projects. Expertise in conceptual design and entitlement of large scale urban mixed use projects in and around Washington, DC, with over twenty years of experience in residential projects of a wide range of size, scale and typology.

Selected projects include:

- Town Center Apartments, Washington, DC
- Congress Heights Metro Mixed Used Development, Washington, DC
- Renovation of Slayton House, 3411 Ordway, Washington, DC
- Cathedral Commons Townhomes, Washington, DC
- 14th & Rhode Island, Mixed Use, Washington, DC
- Metropolitan Park 4-5, Arlington, VA
- Arts Walk at Monroe Street Market, Washington, DC
- Edgewood Arts Building at Monroe Street Market, Washington, DC

8/96-8/07 **Torti Gallas and Partners** Silver Spring, MD
Principal: Served as Principal Designer and Principal in Charge for many notable residential and mixed-use projects. Provided leadership in the creation of innovative housing typologies with an ability to relate architecture to the economics of building and to the marketability of a design. Projects received both national and local awards, demonstrating skill in relating the building form within its community and leadership in the residential marketplace. Experience included design of a range of projects such as multi-family housing, mixed use development, recreation and community facilities, and urban design in the mid-Atlantic, Florida, California, and internationally in Turkey.

Selected projects include:

- City Vista, Washington, DC
- Park Place, Washington, DC
- Kenyon Square, Washington, DC
- Victory Heights, Washington, DC
- Highland Park, Washington, DC
- Upstairs at Bethesda Row, Bethesda, MD
- Lionsgate, Bethesda, MD
- Jefferson at Thomas Circle, Washington, DC
- The Residences at Alban Row, Washington, DC
- The Village at NTC, San Diego, California
- The Ellington, Washington, DC
- Centergate at Baldwin Park, Orlando, Florida
- Centergate at Celebration, Orlando, Florida
- Riverwalk at Belmont Bay, Prince William County, Virginia
- Ispartakule New Town Design, Istanbul, Turkey
- The Kentlands Cottages, Kentlands, Maryland
- Portner's Landing, Alexandria, Virginia

7/93-7/96 **Shalom Baranes Associates** Washington, DC
Associate: Designer for a range of project types consisting of governmental facilities, community planning, and multi-family housing.

Selected projects include:

- Honor Guard Bachelor's Quarters, Anacostia Naval Station, Washington, DC, 1995

- U.S. Federal Courthouse Competition, Beckley, WV, 1994
- Propulsion Systems Evaluation Facility, Patuxent Naval Station, MD, 1994

- 3/87-9/91 **Architectural Design Group** Alexandria, Virginia
Project Architect: Responsibility for all aspects of a range of architectural projects including custom residential, single family and multi-family production housing, community planning, recreational and community facilities, retail and office facilities.
- 6/86-2/87 **Rabun Hatch Portman McWhorter Architects** Atlanta, Georgia
Intern Architect: Involved in preliminary design, design development, and construction documents for 400 room resort and convention Marriott Hotel in Daytona Beach, Florida.
- 2/84-6/86 **Romm and Pearsall Architects** Atlanta, Georgia
Intern Architect: Involved in design development, construction documents and administration for custom residential, multi-family housing, retail and office facilities.
- 12/82-2/84 **Bradfield Associates, Inc.** Atlanta, Georgia
Intern: Involved in design and construction documents for multi-family housing and retail facilities.
- 6/82-8/82 **Huber, Hunt and Nichols, Inc. Construction Managers and General Contractor**
Columbia Gas Project - Columbus Ohio
Summer Intern: Assistant to Project Engineer on construction of new corporate headquarters.

professional licenses and certifications

Registered Architect: District of Columbia, Virginia, Maryland, Florida, California
National Council of Architectural Registration Boards (NCARB) Certification
Leadership in Energy and Environmental Design (LEED) Accredited Professional

academic background

- 1991-1993 **University of Maryland** College Park, Maryland, **Master of Architecture**, 1993
Dean's Thesis Prize, "Revitalizing the City, Urban Housing in Southeast Washington," Spring 1993
The American Institute of Architects Henry Adams Medal
Graduate Assistant for undergraduate technology classes.
- 1979-1984 **Georgia Institute of Technology** Atlanta, Georgia, **Bachelor of Science**, 1984
Tau Sigma Delta Honor Society in Architecture and Allied Arts, Gamma Beta Phi Honor Society

teaching experience

Guest Critic: University of Maryland School of Architecture,
Catholic University of America School of Architecture

professional affiliations / community service

- American Institute of Architects (AIA) Member
- Eastern Market Community Advisory Committee (EMCAC) Member, 2013 – 2015.
- Board Member, Capitol Hill Restoration Society, 2011 – 2014.
- Volunteer, DC Chapter of the American Institute of Architects, Committee to Develop Architecture Curriculum for the Phelps School of Architecture, Construction and Engineering, 2007 – 2012.
- Volunteer, Board of Directors of the Phelps Foundation, 2008 – 2010.
- Judge, Ninth Annual Preservation Design Awards Program, Arlington County Historical Affairs and Landmark Review Board, 2007
- Board of Directors, Potomac Valley Chapter, American Institute of Architects, 2001-2002

- NVBIA Finest for Family Living Awards Committee, 1999-2002
- Volunteer Designer, Neighborhood Design Center, Prince George's and Montgomery County, Maryland 1993-1998

speaking engagements

- The National Association of Home Builders (NAHB) "Multifamily Success Strategies: Creative Ideas to Overcome Adversity, Webinar, 2013
- Urban Land Institute, Washington DC, Case Studies Series: "The Evolution of City Vista", March 2009
- Multi – Housing World, Chicago, "Infill Communities" and "Mid-Rise and High-Rise Housing: Doing it Right", September 2006
- National Association of Home Builders, International Builder Show, Orlando, 2006
- Urban Land Institute, San Francisco, Multifamily Trends, "High Density/High Design", June 2005
- 13th Annual Affordable Housing Conference of Montgomery County, "Mixed Income, Superior Results", March 2004
- Multi-Housing World, Las Vegas, "Mid-Rise to High-Rise: Doing it Right", April 2003
- Multi-Housing Council, Washington DC, "Innovations in Housing", December 2002
- Urban Land Institute, Chicago, "How to Sell Density", September 2002
- National Association of Home Builders, International Builder Show, 2002 & 2003
- National Association of Home Builders National Conference, AIA Plan Review Workshops
- National Building Museum, Panelist, "Visions of Home"

awards

- The Washington Chapter of the American Institute of Architects Presidential Citation in Urban Design, The Arts Walk at Brookland Works, 2014
- The Congress for the New Urbanism Charter Awards, The Ellington 2007
- NAHB "Pillars of the Industry Award", Alban Towers and the Residences at Alban Row, 2005
- NAHB "Pillars of the Industry Award", Centergate at Celebration, 2005
- NAHB "Pillars of the Industry Award", The Ellington, 2005
- Potomac Valley Chapter of The American Institute of Architects Honor Award, Alban Towers and the Residences at Alban Row, 2003
- EPA National Smart Growth Award, The Village at NTC, 2003
- Multifamily Executive Project of the Year, The Village at NTC, 2002
- Builder's Choice Award, Riverwalk at Belmont Bay, 2001
- Residential Architect Design Award, The Kentlands Cottage, 2000
- Builder's Choice Award, The Kentlands Cottage, 1999
- America Society of Landscape Architects Merit Award, Ispartakule, 1997
- The American Institute of Architects Henry Adams Medal for Architectural Excellence, 1993
- University of Maryland School of Architecture, Dean's Thesis Prize, "Revitalizing the City, Urban Housing in Southeast Washington", 1993

TRINI M. RODRIGUEZ

PRINCIPAL

EDUCATION

Master of Regional Planning, 1985, University of Pennsylvania
Master of Appropriate Technology for Development, 1985, University of Pennsylvania
Certificate of Urban Design, 1984, University of Pennsylvania
Master of Landscape Architecture, 1983, University of Pennsylvania
Bachelors of Architecture, 1980, Universidad Central de Venezuela



Prior to establishing PRI in 1996, Trini Rodriguez was principal of the nationally recognized planning and landscape architectural firm of HOH Associates, Inc. Ms. Rodriguez is a LEED certified, Virginia registered landscape architect, certified planner and architect with a variety of experience ranging from building design to small- and large scale urban design, landscape architecture and master planning. She has managed and designed master plans for projects throughout the United States and abroad. She has interdisciplinary expertise that has served a broad spectrum of public agencies, institutions, private developers and corporations. She is fluent in Spanish, French and English. Ms. Rodriguez has worked as an architect in Venezuela, as a designer with EDAW and has taught in the Landscape Design Program at George Washington University, Washington, D.C.

North Bethesda Town Center. Bethesda, Maryland

North Bethesda Center is a suburban infill mixed-use project with millions of square feet of residential, office, and retail space, located adjacent to an existing WMATA Metro station. This urban infill project has put great emphasis on the urban streetscape while still providing private amenity spaces for the residential buildings. The urban massing and streetscape create a vibrant urban edge and a place with strong pedestrian orientation. Landscaping over structure roof terraces and gardens as well as urban plazas were all designed to create a beautiful urbane environment. Services provided by PRI included site planning, public processing and landscape architecture.

Constitution Square. Washington, DC

Located adjacent to the new ATF Headquarters building and the New York Avenue Metro Station in the heart of the new NOMA district of Washington, DC, Constitution Square was one of the first major projects developed within the NOMA district and serves as a catalyst for future development. The complex master plan features three office towers and three residential towers, all over a parking structure that covers an entire city block. A supermarket and a hotel are also included in the project program. A series of roof terraces and gardens on multiple

levels create a green network and oasis between the office and residential towers. Streetscape design is a major component of the project. PRI has developed a dynamic streetscape design conforming to the newly established NOMA district guidelines. Lush plantings of trees are planted in expanded soil volumes using leading edge soil cell technologies. Low impact development basins are included to filter pollutants and sediment from storm water and to reduce water volumes during peak rain events through the use of check dams and plant materials

Arbor Row. Tysons Corner, Virginia

Arbor Row is located in the Tysons Central 123 area of Tysons Corner, on Westpark Drive and Tysons Boulevard. Under the Cityline Partners redevelopment plan the property is poised to transform a row of suburban office buildings into a mix of residential, office, hotel and retail. The office and residential areas will be connected through a series of terraced open areas, including walking paths, sculptures, fountains, and lawn areas all within close proximity to the Tysons Central 123 Metro Station. The end result will be a live, work, play, shop and stay environment. The grand urban plaza will be built over an underground parking structure. It will be an attractive focal point of the development. It will provide a pleasant pedestrian link to the Tysons

Central 123 Metro Station.

Washington Adventist Hospital. Silver Spring, Maryland

The 48 acre hospital campus being developed by Washington Adventist Hospital is a state-of-the-art health care facility that emphasizes the idea of wellness and gracious harmony in its relationship with the surrounding natural environment. The campus provides healing gardens spread over an area of almost 2 acres immediately adjacent to the buildings. In addition the campus includes a 3.3 acre lake and a 2,500 linear feet trail around the lake, becoming a complementary use with additional therapeutic purposes.

Takoma Langley Park. Takoma, Maryland

PRI first started working in this multi-cultural suburb of Washington, DC, to assess the elements needed by the community for a major new service center. PRI's effort required a massive outreach effort that was immensely successful. The County then asked us to become involved in the new Sub-area Master Plan under contract to PB PlaceMaking and to assume the urban design responsibilities. The major issue was to improve community connectivity by proposing new streets and significantly increasing density to accommodate extending the metro rail and to meet with local citizens to build consensus and community support.

8300 Wisconsin Avenue. Bethesda, Maryland

This residential high rise above a full size grocery will feature a public sculpture garden bisecting the building to connect the adjacent park space to the primary residential and retail entrances. In addition to Art, a fountain represents a stylized stream flowing through the outdoor gallery spaces and under the transparent bridges linking the galleries. The high roof amenity spaces, including a pool, outdoor kitchen, sky terrace and large green roof, overlook the sculpture garden. Nearly all the water on the site is filtered through a series of green roofs and large bio-filter retention cells that terrace down through an intricate and highly coordinated series of weirs over the garage ramp.

Studio Plaza. Silver Spring, Maryland

Located in the heart of Silver Spring, this one-block long, mixed-use project contributes a significant public green space to the community. The design of the space takes advantage of grade changes across the site by creating terraced

seating that overlooks an open lawn area that could be used for play, sunning, or performances. This main space is connected to Georgia via a pedestrian promenade that is enlivened with textured plantings, sculpture and festive lighting. PRI collaborated with local sculptor Dan Steinhilber to design integrated sculptural site furnishings, which received compliments from the public art panel.

Silver Spring Library. Silver Spring, Maryland

The Silver Spring Library & Art Center located in downtown Silver Spring features a 63,000 SF Library, a 20,000 SF Arts Center to be operated by a private non-profit art education organization, and 30,000 SF of County office space. A future Purple Line Light Rail Station will be integrated at the ground floor level of the building. The streetscape and public spaces are greatly influenced by the final Purple Line Light Rail design as it runs diagonally through the library site. A public plaza defined by Fenton Street and the Purple Line embraces the iconic architecture of the library. This complex

project will serve as a cultural landmark and become a significant anchor within downtown Silver Spring. This project is committed to achieve a LEED Silver rating.

AWARDS

Tree Conservation Award for Outstanding Commitment to Tree Planting at The Falls at Flint Hill, Fairfax County, Virginia, 2012
Puerto Rico NAHB Award for Planning, Parque Escorial, San Juan, 2001
Virginia NAHB Community of the Year, Farrcroft, Fairfax, 2001
American Planning Association Merit Award NEAC, Prince William County Context, Issues and Strategies, 1995
American Planning Association Merit Award, VA Chapter, 1989
Thesis Project Design Award, Lansdowne, Loudoun County Virginia, 1980

MEMBERSHIPS

American Institute of Architects (AIA)
American Institute of Certified Planners (AICP)
American Society of Landscape Architects (ASLA)
Urban Land Institute (ULA)

MILA ANTOVA

PROJECT MANAGER

EDUCATION

Bachelor of Science in Landscape Architecture, University of Maryland, College Park - 2006
Landscape Architecture Major, University of Forestry, Sofia-Bulgaria 1998-2001



Ms. Antova, PLA possesses nine years of professional experience in the field of Urban Design and Landscape Architecture. During her career at Parker Rodriguez, Inc., she has gained intensive experience in all project phases from schematic design through construction documentation and installation on highly complex projects such as Halstead Square in Merrifield, VA; the Arlington Courthouse in Arlington, VA; 1111 Belle Pre in Old Town Alexandria, VA; Camana Bay in Cayman Islands, and the Silver Spring Library and Arts Center in Silver Spring, MD.

Halstead Square Merrifield, Virginia

Halstead Square is a four-block development within walking distance of the Dunn Loring Metro station that has transformed warehouses and service yards into restaurants, retail, three residential buildings and a future hotel.

PRI worked with the developer and the architecture and engineering team to create an interesting streetscape, anchored by a pedestrian plaza. PRI created a bold elliptical form for the plaza to stitch the sides together and embrace a slightly sunken garden. Rock outcroppings and fountains bring nature into the space. The sound of water, shade of cypresses, wispy ferns, and craggy boulders soften, beckon, and enliven the space.

Each of the three residential buildings has unique courtyard amenity areas, punctuated by fire and water features, and always surrounded by green. Amenities include a pool with a sun shelf, a fire and water feature wall, a bocce court, bar and grill areas, horseshoe pits and areas for lounging. Packed with program, these outdoor rooms nimbly tackle the inherent challenges of building landscape over structure.

Arlington Courthouse Arlington, Virginia

Near the Arlington County Government Complex, this public plaza serves as the terminus to the pedestrian walkway through the Complex. The plaza features an interactive sculpture which is integrated with the plaza and incorporates water as a thematic element. Creating a plaza over a parking garage required close technical coordination with the architects and engineers. The project incorporates a green roof on the upper level and utilizes rainwater and air conditioning condensate to provide all the water needed for irrigating the site and replenishing the fountain.

1111 Belle Pre Alexandria, Virginia

Located in Old Town Alexandria, Virginia, 1111 Belle Pre is a mixed use development consisting of two buildings of 360 residential units and 10,000 square feet of ground level retail. It is on the site of the Belle Pre Bottle Company, which supplied bottles for milk, medicine, beer and spirits until around 1921. Working closely with the development team, Parker Rodriguez designed a dynamic plaza space at the heart of the project and over the parking garage below. A rooftop pool terrace allows a place for respite while gazing out over the city and monuments. The project team worked to recall the site's

history in the current design. The plaza is punctuated by sculpture that utilizes glass and recovers the existing steel rails from the train tracks which, until now, ran alongside Fayette Street. Additionally, PRI suggested flanking the tree wells on Fayette with rails embedded in the pavement while the Architects incorporated a milk bottle motif in the balcony rails for the units.

Camana Bay Cayman Islands

Camana Bay is a unique garden village intended to be a world-class community where people live, work, and play. The project is a part of a series of new residential developments on the Grand Cayman Island. Parker Rodriguez sought a complete understanding of the historic and cultural identity of Cayman Islands throughout the design process resulting in a site skillfully interwoven in the unique character of the land, the water, and the vegetation.

PRI worked with the developer, the architecture team, and the engineers to respond to the complex issues of the project and to create unique interior courtyard experiences and amenity areas. There are two interior courtyards built over structure.

The first courtyard is framed by palm trees and terminates at the outdoor infinity pool, overlooking the canal adjacent to the

property. There is an arbor structure with an outdoor kitchen area at the clubhouse, right in front of the pool deck. The pool deck allows not only for swimming and lounging, but also reveals intriguing views of the island.

The second courtyard has a narrow stepping stones path that allows for a more intimate experience through the lush local flora. It also has a bar and grill areas, with seating areas tucked in the landscape, underneath three arbor structures. This courtyard terminates at a terrace, overlooking the canal and revealing spectacular views day and night.

The development has access to the boardwalk that runs parallel to the canal and connects to the Town Center.

Silver Spring Library + Arts Center Silver Spring, Maryland

The Silver Spring Library & Art Center located in downtown Silver Spring features a 63,000 SF Library, a 20,000 SF Arts Center to be operated by a private non-profit art education organization, and 30,000 SF of County office space. A future Purple Line Light Rail Station will be integrated at the ground floor level of the building. The streetscape and public spaces are greatly influenced by the final Purple Line Light Rail design as it runs diagonally through the library site. A public plaza defined by Fenton Street and the Purple Line embraces the iconic architecture of the library.

AWARDS

Maryland ASLA Honor Award-2006

Merit Award: Halstead Square; Maryland/
Potomac ASLA – 2013

Award for Excellence: Halstead – The
Rockwell – Best Northern Virginia
Apartment Community – 2012

Pillars of the Industry Award: Halstead
Square – Best Mixed Use Community Site
Plan – 2011

Holland & Knight

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PROFESSIONAL QUALIFICATIONS

Shane Lance Dettman, AICP
Director of Planning Services
Holland & Knight, LLC
800 17th Street, NW, Suite 1100
Washington, DC 20006

Education:

State University of New York at Buffalo, 1998
Bachelor of Science (Environmental Science)

State University of New York at Buffalo, 2001
Master of Urban Planning
Specializations: urban design and environmental planning

Professional Experience:

Director of Planning Services, Holland & Knight, LLP
2015 – present
Director of Urban Design and Plan Review, National Capital Planning Commission
2014 – 2015
Senior Urban Planner, National Capital Planning Commission
2010 – 2014
District of Columbia Board of Zoning Adjustment, NCPC Representative
2007 - 2010 (Vice Chairman 2009 – 2010)
Urban Planner, National Capital Planning Commission
2001 – 2010
Planner, Town of Orchard Park, New York
2001
Planner Intern, Town of Amherst, New York
1999 – 2000
Research Intern, University of Buffalo Institute for Local Governance and Regional
Growth
1999 – 2000

Areas of Interest and/or Specialization:

- Comprehensive planning and facility master planning
- Zoning, subdivision, and land use
- Urban design
- Transportation planning
- Policy and analysis and development
- Environmental and historic preservation analysis and regulatory compliance

Organizations / Credentials / Lectures:

- American Institute of Certified Planners
- American Planning Association
- Urban Land Institute
- Lecturer, American Planning Association – National Capital Area Chapter Conference, *Planning for the National Mall* (2009)
- Guest Lecturer, *Urban Policy and Community Development*, The American University, Washington, DC (2012, 2014)

**Shane L. Dettman**

Director of Planning Services

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Shane Dettman is the director of planning services in Holland & Knight's Washington, D.C., office and a member of the firm's Land Use and Government Team. Mr. Dettman has extensive experience in zoning and land use, urban design, comprehensive planning, environmental and historic preservation planning and compliance, as well as geographic information systems (GIS).

Education

University at Buffalo, The State
University of New York, MUP

University at Buffalo, The State
University of New York, B.S.,
Environmental Science

Memberships

- American Institute of Certified Planners (AICP)
- American Planning Association
- Urban Land Institute

Prior to joining Holland & Knight, Mr. Dettman spent 13 years as an urban planner with the National Capital Planning Commission (NCPC), the federal government's central planning agency in the National Capital Region. Upon joining the NCPC in 2001, Mr. Dettman assumed key roles in the update of the Comprehensive Plan for the National Capital: Federal Elements; preparation of the Federal Capital Improvements Program; and the NCPC's Urban Design and Security Plan. While a member of the NCPC's Physical Planning Division, he served as the subject matter authority on zoning and land use matters related to foreign missions in the District of Columbia. He also played a leading role in the development of the Monumental Core Framework Plan, a long-range plan focused on the revitalization of federal office precincts surrounding the National Mall. The vision set forth in the Framework Plan has been a major catalyst in ongoing efforts to redevelop a major portion of Southwest Washington and the FBI headquarters along Pennsylvania Avenue.

From 2009-2015, Mr. Dettman served as senior planner, and eventually director, of the NCPC's Urban Design and Plan Review Division (UDPRD), where he was responsible for overseeing the review of several complex federal projects, including the development of installation master plans, large-scale infrastructure projects and major commemorative works. In addition to carrying out skilled planning and design analysis, his work required significant knowledge in federal and local environmental and historic preservation compliance, and frequently entailed effective negotiation of sensitive and competing interests, public outreach and engagement, and strategic and collaborative problem solving among public and private entities. Some of his most notable projects include: the Martin Luther King, Jr. National Memorial; the Dwight D. Eisenhower Memorial; the Intelligence Community Campus – Bethesda; the USDA People's Garden; the MLK Library Renovation; the General Services Administration Headquarters Modernization; the Armed Forces Retirement Home Master Plan; and the Washington Navy Yard Master Plan.

Mr. Dettman also represented the NCPC on the District of Columbia Board of Zoning Adjustment (BZA), an independent, quasi-judicial body empowered to grant relief from the strict application of the zoning regulations and rule upon appeals of actions taken by the zoning administrator. He served as vice chairman during the last year of his tenure.

Mr. Dettman has also been a guest lecturer on the topics of urban policy and community development at American University.