
Siti Abdul-Rahman, AIA

Principal



EDUCATION

Masters of Architecture
University of Nebraska-Lincoln, 1989

Bachelor of Architecture Studies,
University of Nebraska-Lincoln, 1987

YEARS IN PRACTICE / YEARS AT WDG

25 / 9

REGISTRATION

DC

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)

ACCOLADES

Delta Associates, Best Washington/Baltimore
Green Apartment Community, 2014

Ms. Abdul-Rahman joined WDG Architecture in February 2006 as a Senior Designer. Her experience includes master planning, conceptual design, schematic design and design development for new construction and renovation projects. She has led design efforts for large scale residential, hotel, and office building projects. Ms. Abdul-Rahman also has extensive experience working with clients, principals, consultants, and project teams throughout all project phases. She contributes great involvement in project and staff scheduling, and also serves as a leader in the direction and growth of the firm.

SELECTED EXPERIENCE

Fifth and Eye Street Hotel and Condo, Washington, DC

173,000-sf, 12-story mixed use development featuring four floors of residential with 48 units, and eight floors dedicated to a 150-key hotel, 13,000-sf ground level retail and restaurant space with two levels of below-grade parking for 80 vehicles.

Hyatt Place DC Capitol / National Mall, Washington, DC

169,643-sf, 12-story mixed-use development. Site includes a 145,665-sf, 214-key hotel, an 18,429-sf fire station, 1,333-sf retail, and 1,493-sf Kid Power after-school facility. Two levels of structured parking below grade.

SLS Washington Hotel and Condo, Washington, DC

249,700 -sf, 13-story, 198-key hotel with 60 condo units, 13,000-sf restaurant and retail.

The Madison Hotel, Washington, DC

Interior master planning and renovation of public areas. Scope included upgrades to the building facade, creating a new aesthetic for this historic Washington icon.

Courtyard Marriott at Scott Circle, Washington, DC

Conversion of an office building to a Courtyard Marriott hotel.

Trump International Hotel at the Old Post Office Building, Washington, DC

Historic landmark repositioning to a 499,247-sf, 262-suite luxury hotel with 39,000-sf meeting space, 13,000-sf grand ballroom, and retail, spa and museum.

Hilton Garden Inn, 14th Street, Washington, DC

14-story, 400-key hotel located at the McPherson Square Metro Station. Project includes restaurant, pool, fitness center and 3,000-sf of meeting/banquet space.

Hamilton Hotel, 14th Street, Washington, DC

Conversion of an office building to a 320-key hotel including full-service restaurant and 8,000-sf of meeting space.

Taylor Plaza at McLean Station, Tysons Corner, VA

Three buildings totaling 1,078,872-sf consisting of 301 apartments in Building A, a 130-key hotel, 125 condo units, 203,960-sf office space in Building B, and 317 apartments in Building C. Site includes 15,000 -sf retail and parking for 1,365 cars.

Silver Spring Transit Center, Silver Spring, MD

5.67 acre mixed use including a 147,684-sf hotel, a 461,053-sf office building, a 200,700-sf residential building, and a 34,500-sf urban park.

The Ritz-Carlton Hotel & Residences, Stamford, CT

A contemporary 35-story glass tower located in downtown Stamford, CT. This development includes a 5-star hotel, luxury residences, parking spaces, and retail area.

Board of Zoning Adjustment
District of Columbia
CASE NO.19103
EXHIBIT NO.29N

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*“Minimalism is the
omission of the
nonessential.”*

The Atlantic Centre at Stamford, CT

Phase I: 3-star, 32-story hotel and luxury residential building with a free standing parking garage.
Phase II: 200,000-sf office building with parking garage.

The Caribe Hilton Hotel, San Juan, Puerto Rico

Renovation of a 600-key hotel on 50 acres of waterfront property including a 12,000-sf spa, and newly designed restaurant, bar and ballroom. Scope included programming and master planning of public, recreational, and entertainment areas, and spaces used for operations and private hotel functions.

Eden Khahn Hoa Hotel, Khanh Hoa, Vietnam

14-story, 229-key hotel with 2 levels of parking below grade.

Hyatt Regency, Doha, Qatar

750,000-sf, 50-story, mixed use tower with 232-key hotel, 107 residential units, 21,832-sf restaurant space, 27,491-sf meeting/ballroom space, 5,193-sf fitness/spa, and 3 levels of underground parking for 700 cars.

Capitol Gallery Riverfront, Washington, DC

310,304-sf, 324-unit residential building with 13 stories plus penthouse. 3.5 levels of below grade parking for 213 cars. Includes 11,039-sf of ground floor retail, a club room, fitness center, and rooftop pool.

Imminent Bloom, Willets Point, NY

440,000-sf, 40-story residential tower with 96 340-sf micro units, 108 1290-sf expandable loft units, four community spaces spanning the building's width, and a water treatment and filtration system at the base.

14 & Corcoran Condominium, Washington, DC

Unique luxury condominium at the 14th Street Art District in Washington, D.C. Scope included submissions to Historic Preservation Review Board.

8008 Wisconsin Avenue, Bethesda, MD

101,365-sf, 90 unit mixed use with 5,800-sf of amenity spaces, 4,000-sf of ground floor retail, and ± 44,000-sf of parking for 84 cars.

Gallery Bethesda, Bethesda, MD

Two 15- to 17-story apartment towers with 455 units totaling 453,109-sf. Includes 18,000-sf of ground floor retail and four levels of underground parking for 385 vehicles. Amenities include: rooftop pools, clubrooms and outdoor landscaped terraces.

1050 Ripley Street South, Silver Spring, MD

A 306,000-sf, 17-story, 305-unit apartment building, with 3 ½ levels of below grade parking. Site includes ground-floor retail and residential amenities. Scope includes a bicycle park located on the west side of the building for public use.

North Hills Residential, Raleigh, NC

989,884-sf, 24-story-mixed-use tower with 454,480-sf office space in 18 floors, 115,114-sf ground-level retail, and parking for 1,219 cars in 6 above-and 3 below-grade levels.

Pentagon Centre, Arlington, VA

3-phase master planning site totaling 1,829,600-sf with 775,000-sf office, 348,500-sf retail, 755 units and 2,500 parking spaces. Phase 1 will be 736,700-sf mixed-use with 755 residential units, 30,600-sf of retail and 1,000 parking spaces.

2001 Clarendon, Arlington, VA

227,000-sf, 7-story, 154-unit high-rise residential building with 32,840-sf of first floor retail space, LEED-NC certified.

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The Ascent, Tysons Corner, VA

416,834-sf, 26 story, 404-unit apartment building with 507 parking spaces on 9 levels of structured parking.

Spring Hill Station Master Plan, Tysons Corner, VA

32-acre, mixed-use, master plan providing for 7.5 million-sf of uses. Site includes 2 to 3.5 million-sf of office space, 2.1 to 5.1 million-sf of multifamily residential, over 180,000-gsf of ground level retail, and as much as 770,000-gsf of hospitality uses.

Dominion Square Master Plan, Tysons Corner, VA

15-acre, 4.5 million-sf new mixed-use transit-oriented master plan located at the Tysons Spring Hill Metro Station. Scope includes the development of a new master plan that is responsive to existing land use with a new Metro station and recreational facility.

Perseus and Sunburst, Tysons Corner, VA

Transit-oriented master plan at the Tysons West - Springhill Rd Station. Site includes parcels from multiple landowners, totaling 27 acres.

1200 Rolfe Street, Arlington VA

165,000-sf, 6-story loft condominiums with 65 units.

Turnberry Tower, Rosslyn, VA

27-story luxury condominium clad in a glass curtain system.

Hoffman Block 11 & 12, Alexandria, VA

Two 250-ft, 21 to 23-story residential towers with ground floor retail (Harris Teeter), and parking garage.

Cairo Hotel Apartment, Cairo, Egypt

97,000-sf, 3.5-story, 45-unit residential with 3, 2, 1 bedroom and studio.

Danet Plot 27, Abu Dhabi, UAE

344,000-sf, 20-story, mixed-use tower with 84,000-sf of office space, 83 residential units, a rooftop terrace and pool, and 4 levels of below-grade parking.

Ho Chi Minh City Residential Tower Development, Vietnam

Five towers ranging from 17 to 27 stories. The total construction area is 142,050m².

8280 Wisconsin Ave (Office Building), Bethesda, MD

93,600-sf, 6-story commercial building with 10,493-sf retail on ground floor, and 81,107-sf of office above. Includes 3 levels of parking with 109 spaces.

North Hills Tracts Master Plan—Tracts D and E, Raleigh, NC

2.5 million, mixed use development including 750,000-sf office, 45,000-sf retail, a 150,000-sf hotel and 1,565,000-sf residential. Scope includes the development of a master planned community responsive to existing land use with an urban plaza and open spaces.

North Hills Office Tower Three, Raleigh, NC

989,884-sf, 24-story mixed-use tower with 454,480-sf office space in 18 floors, 115,114-sf ground-level retail, and parking for 1,219 cars in 6 above- and 3 below-grade levels.

U.S. Marine Bachelor Enlisted Quarters and U.S. Marine Band Facility, Washington, DC

Marine BEQ, rehearsal hall, recording studio and practice studio for US President's Own Marine Band. McGraw Hill's Mid Atlantic Construction Award Best of 2005.

Erwin N. Andres, P.E.

Principal

Mr. Andres has 20 years of experience working on a wide range of traffic and transportation projects serving private sector, public sector, institutional, and federal agency clients in the metropolitan Washington, DC area. His diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design.

His experience has also been geared to serve the strategic development needs of private developers, address local jurisdictional approval requirements for federal agency clients, and develop sound transportation operational and management plans for institutional clients. Mr. Andres has directed studies related to traffic circulation, transit, parking demand, and transportation demand management for new developments and urban infill redevelopments. He has performed traffic impact assessments for a wide range of land uses that include residential, office, shopping and convention centers, and institutional complexes.

Professional Registration: Professional Engineer: Maryland (#29177), New Jersey (#4557000)

Education: Bachelor of Science, Civil Engineering, *Rutgers University, New Brunswick, NJ (1994)*

Publications: "Ask the Expert", Healthcare Magazine, November 2003

ULI North Capitol Main Street Technical Assistance Program Study, August 2009

Professional Associations:

Urban Land Institute (ULI)

American Planning Association (APA)

Institute of Transportation Engineers (ITE)

DC Building Industry Association (DCBIA)

Georgetown University Real Estate Program, Lecturer

University of Maryland School of Architecture, Lecturer

Lambda Alpha International (LAI), Chapter President

International Council of Shopping Centers (ICSC)

MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS

Mr. Andres has managed a number of mixed-used developments in the District of Columbia. The analysis addresses the existing traffic conditions, future traffic conditions without development, and future traffic conditions with development. Other tasks that are usually involved in larger projects of this nature are traffic signal design plans, parking analysis, site access and circulation planning, vehicular maneuverability analysis and loading access design, and Transportation Demand Management (TDM). Mr. Andres has also managed transportation studies for mixed-use developments that analyzed potential multi-trip sharing and shared parking between restaurant, hotel, bank, residential, office, and retail center uses. Principal tasks of these projects include vehicular and parking generation, development of parking demand profiles, entrance design for large vehicle circulation access, and identification of general street traffic conditions around the site.

Representative projects include the following:

CityCenter DC, Washington, DC
The Yards, Washington, DC
Burnham Place at Union Station, Washington, DC
Georgetown Safeway, Washington, DC
North Bethesda Conference Center, Bethesda, MD
Skyland Town Center, Washington, DC
The Louis at 14th & U, Washington, DC

The Apollo (H St. NE) Whole Foods, Washington, DC
Florida Rock Redevelopment, Washington, DC
Half Street Akridge Development, Washington, DC
Petworth Safeway, Washington, DC
East Capitol Street Gateway, Washington, DC
Georgia Avenue Walmart, Washington, DC
H Street Connection, Washington, DC

MASTER PLANNING AND REDEVELOPMENT PROJECTS

Mr. Andres has worked on the transportation aspects of comprehensive master plans. Tasks for these types of projects include developing multi-modal plans, long-term transportation master plans, near-term detailed traffic analyses, on-site circulation studies, parking studies, maneuverability analyses, and Transportation Demand Management plans. Representative projects include the following:

Walter Reed Army Medical Center, Washington, DC
Brookland/CUA Small Area Plan, Washington, DC
Takoma Small Area Plan, Washington, DC
NASA Goddard Master Plan, Greenbelt, MD
NIH Master Plan, Bethesda, MD
NSA-Bethesda Master Plan
DC United Soccer Stadium, Washington, DC
USDOT Headquarters Building, Washington, DC

Mt. Rainier M-UTC Plan, Mt. Rainier, MD
FBI Headquarters Building, Washington, DC
Suitland Federal Center, Suitland, MD
NCI-Frederick Master Plan, Ft. Detrick, MD
Florida Avenue Market, Washington, DC
Washington Nationals Stadium, Washington, DC
DHS at St. Elizabeth's Campus, Washington, DC

CAMPUSES, SCHOOLS, AND INSTITUTIONS

Mr. Andres has been involved with the development of circulation studies, traffic simulations, traffic signal design, parking studies, transportation master plans and data collection for many universities, schools and institutions. Representative projects include the following:

Ohio State University, Columbus, OH
UVA Health Sciences District, Charlottesville, VA
National Museum AAH&C, Washington, DC
Washington International School, Washington, DC
Washington National Cathedral, Washington, DC
Woodrow Wilson High School, Washington, DC
Cardozo High School, Washington, DC

Kingsbury Academy, Washington, DC
Duke Ellington School, Washington, DC
Evermay, Washington, DC
Halcyon House, Washington, DC
DC Courts, Washington, DC
National Academy of Sciences, Washington, DC
Corcoran Art Gallery Addition, Washington, DC

PUBLIC TESTIMONY

Mr. Andres has been qualified as an expert witness before Zoning Boards and Commissions in numerous jurisdictions throughout the northeast United States that include the District of Columbia, Montgomery County and Prince George's County in Maryland, and numerous counties in Pennsylvania, New Jersey, New York and Connecticut.

Holland & Knight

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PROFESSIONAL QUALIFICATIONS

Shane Lance Dettman, AICP
Director of Planning Services
Holland & Knight, LLP
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

Washington, D.C.

T 202.469.5169

shane.dettman@hklaw.com

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.