

OUTLINE OF TESTIMONY
Z.C. Case No. 02-38I

David Smith
Forest City Washington

- I. Introduction to project
- II. Summary and history of PUD, including update on development status
- III. Work with community, ANC, and District agencies
- IV. Conclusions and request for support

OUTLINE OF TESTIMONY
Z.C. Case No. 02-38I

David Shirey and/or Brett Swiatocha
Perkins Eastman

- I. Description of Perkins Eastman and involvement in project
- II. Site location, description, and context within PUD Site and neighborhood
- III. Design considerations and response to OP and community input
- IV. Review of plans, elevations, and renderings
- V. Conclusion

David Shirey AIA, LEED AP

ASSOCIATE PRINCIPAL



David Shirey is a registered architect with more than a fifteen years of experience in the design, development and management of civic and private mixed-use projects. With an emphasis on large scale residential led mixed-use projects, he has helped lead the design and implementation of major urban developments throughout US and abroad. A proponent of efficient and data driven design that is both environmentally and economically sustainable, David is known for his ability to successfully navigate complex developments from initial entitlement and planning phases through design and construction, while securing all requisite regulatory approvals.

RESIDENTIAL

EDUCATION

Bachelor of Architecture, Virginia
Polytechnic Institute and State University
Blacksburg, Virginia

Master of Architecture, Virginia
Polytechnic Institute and State University
Blacksburg, Virginia

MEMBERSHIPS

David maintains architectural registrations in Virginia and Florida, and is a member of the American Institute of Architects (AIA), Urban Land Institute (ULI) Washington District Council and certified by the National Council of Architectural Registration Boards (NCARB). David is also a member of the U.S. Green Building Council as a LEED Accredited Professional.

375 & 425 M ST SW

Washington, DC, USA

Located on a 12-acres in Southwest Washington, DC, the M Street Parcels are adjacent to the Waterfront Station Metro Station. Development of the sites with another 600 units, complemented with neighborhood office and retail will complete the town center plan, solidifying Waterfront Station as a vibrant 24/7 mixed-use community

900 MAINE AVENUE (THE CHANNEL & THE ANTHEM)

Washington, DC, USA

The Channel at 900 Maine is a 501 unit, mixed-use apartment building wrapping the The Anthem, a new 6,000 person music venue at the District Wharf, over another 50,000 sf of retail The design of the residential units will be the forefront of new urban housing for the gen y population in DC with the introduction of 300- 350 sf micro units

2300 16TH STREET

Washington, DC, USA

Located on historic 16th Street NW, Washington DC, this 146 unit condominium building looks upon Malcolm X Park (Meridian Hill Park) to the east, and it features conference space for Meridian International Center and connects to the John Russell Pope's White Meyer House to the west

ELIOT ON 4TH

Washington, DC, USA

Eliot on 4th is a 400k sf, 365 unit, 11-story apartment building, constructed as part of the larger Waterfront Station town center redevelopment in SW DC. Amenities include a rooftop swimming pool, fitness area, club room, yoga & spin studio, a communal dining room, and underground parking. Approximately 5,000 sf of retail complete the ground floor, along 4th Street

NXNW

Philadelphia, Pennsylvania , USA

In addition to 16 townhouse units and a new precast parking garage, NxNW is anchored by new 270 unit, 16-story, apartment building as an addition to the existing Museum Towers complex. The new building connects and reconfigures the existing tower at the ground floor, provide new common lobby, new leasing offices, and a variety of ground floor amenities for both buildings

David Shirey AIA, LEED AP

ASSOCIATE PRINCIPAL

WEWORK: WELIVE

Arlington, Virginia, USA

Adaptive reuse of a 12-story office building, extending the concept of providing flexible, collaborative, shared work spaces. The residential concept connects small, efficient units to common spaces between floors, furthering space and idea sharing beyond the workplace into a livable community.

CIVIC AND MIXED-USE

EUSTON STATION REDEVELOPMENT*

London, United Kingdom

Competition winning design and planning for the complete reconstruction of historic Euston Rail Station, creating a 4.3M sf mixed use commercial, residential, and transportation hub in NW London, to serve the whole of England

LOCKHEED MARTIN CENTER FOR LEADERSHIP EXCELLENCE*

Bethesda, Maryland, USA

Master planning, architecture, and interior design of a \$70M, 300,000 sf executive training center complex to house a private 200 room hotel and conference center

MANAZEL RESIDENTIAL AND CHILDREN'S CENTER

Abu Dhabi, United Arab Emirates

180 dwelling units of housing for physicians and their families complements a masterplan that includes an existing Shopping Center, attracting an international audience of healthcare professionals and medical staff of the new Manazel Medical Community. The vision for the site includes a state of the art Children's Learning and Disability Center, also by Perkins Eastman, within the new Hospital.

MELBOURNE CONVENTION CENTER*

Melbourne, Australia

Competition-winning conceptual design for a 1M sf addition to the convention center, including the expansion of existing conference facilities and structured parking, as well as new hotel, retail, and commercial development

MOSCOW PARK CITY*

Moscow, Russia

Conceptual and schematic design for the development of four luxury residential and mixed-use towers within the Moscow Park City Masterplan, just west of the Kremlin across the Moscva River

PHOENIX CIVIC PLAZA AND CONVENTION CENTER*

Phoenix, Arizona, USA

Architectural design services for the expansion of the Civic Plaza convention center complex including the expansion of Phoenix Civic Plaza, the renovation of Symphony Hall and the renovation of the Light Rail station on the Civic Plaza site, totaling 900,000 sf

LARGE SCALE DESIGN

AN TING CITY CENTER

Shanghai, China

Master planning and conceptual design of almost 5M sf (500,000 sqm). of development across 7 city blocks. Constructed over 2 levels of underground parking, the development includes a system of both public and private green spaces about a central retail spine that connecting various retail, commercial, and residential functions, with a multi-modal transit center

CRYSTAL CITY REDEVELOPMENT PLAN

Arlington, Virginia, USA

Mixed-use urban neighborhood developed on the principles of the super block. With the Base Realignment and Closure Commission (BRAC) dictating the relocation of many tenants to military bases the firm undertook an effort to create a new vision repositioning the development for major landowner, Vornado/Charles E. Smith

DISTRICT WHARF

Washington, DC, USA

The revitalization of the Southwest Waterfront envisioned a vibrant, mixed-use community at District Wharf totaling 3.1M sf with a variety of public spaces and amenities, blending maritime activity, commerce, and residential housing, a hotel, cultural attractions, and 10 acres of parks and open space. The maritime heritage will be celebrated through preservation of existing resources and the reactivation of the water's edge

EXCELLENCE HUANGANG CENTURY CENTER*

Shenzhen, China

Master planning, conceptual and architectural design for a 300 meter high mixed use complex including 1M sf of office in two towers (50,000 sm ea), almost 1M sf (95,000sm) of services apartments, and a 400key (50,000 sm) hotel over almost 400,000 sf (36,000 sm) of retail over parking

David Shirey AIA, LEED AP

ASSOCIATE PRINCIPAL

GENERATION SEVEN MASTER PLAN*

Scottsdale, Arizona, USA

Programming and master planning of 5,500 acres of on the Salt River Indian Reservation for a series of biomedical research and development complexes connected via public green spaces

MINOCO WHARF MASTER PLAN*

London, United Kingdom

Master planning and conceptual design for an ecologically-sensitive 40-acre site including 3,100 units of market-rate housing, parking and public amenities such as schools, public and health, and affordable housing

PINNACLE HILLS PROMENADE*

Rogers, Arkansas, USA

Master planning and conceptual design of 650,000 sf high-end "Town-Center" type retail development, including a retail, dining, entertainment and public green spaces

SARASOTA BAYSIDE*

Sarasota, Florida, USA

Services included conceptual and architectural design services for a 2.7 M sf mixed-use development on 15 acres of the Sarasota waterfront, including commercial, residential, office, parking services, and long-term care facility as well as a 58,000 sf conference center

ST. BENEDICT'S CHURCH CAMPUS*

Parish Hall Chandler, Arizona, USA

Architectural design for a 14,000 sf multi-purpose worship building, seating for 1,600 and a 6,600 sf parish office, as well as parking for 200+ cars

QINGDAO HARBORFRONT*

Qingdao, China

Master plan competition win for an industrial harbor on the Jiaozhou Bay. The design will turn the city's focus towards the golden coast, transforming the 'backyard' in to a new and significant gateway

PRIMARY AND SECONDARY EDUCATION

DUNBAR SENIOR HIGH SCHOOL

Washington, DC, USA

A new 280,000 gsf replacement of existing high school. The design honors the school's traditions, distinguished history and notable alumni, respects and enhances the neighborhood and creates a sustainable 21st Century learning environment that, like the school's original but demolished 1917 building, will become the pride of all of the families of the District

PERRY STREET PREP AT THE TAFT CENTER

Washington, DC, USA

In conjunction with the builder, the firm modernized a 194,000 gsf former junior high school building to house a Pre-K through 12th grade program for 1,000 students, as well as a shell space for an additional charter school

STODDERT ELEMENTARY SCHOOL

Washington, DC, USA

The modernization and expansion of the Stoddert Elementary campus reinforces the sense of community by creating a building that can serve as both a school and a community center. A new 40,000 gsf addition creates a new secure and accessible front door for the school that responds to the context surrounding the site and reinforces the civic presence of the school

HIGHER EDUCATION

NEW FACILITY PROTOTYPING*

Quantico, Virginia, USA

Conceptual design services provided under a five-year task order contract with the Department of Justice and the Federal Bureau of Investigation, including new construction for office, education, training, computer and technical facilities

YAVAPAI COMMUNITY COLLEGE*

Clarkdale, Arizona, USA

- Library and Computer Lab: Architectural services for a new two-story, 25,000 sf library, and classroom building, including computer commons, administrative offices, reading and break-out rooms
- Northern Arizona Regional Skill Center: Architectural Design for a two-story 18,000 sf Classroom and Practical Laboratory building, making use of numerous passive green building strategies including: thermal storage, natural ventilation and solar power generation

*Designates work completed prior to joining Perkins Eastman

Brett Swiatocha, AIA

SENIOR ASSOCIATE



Brett Swiatocha is a Registered Architect with over ten years of experience designing the complex mixed-use and civic projects that make up the fabric of our cities. A highly skilled and versatile designer, Brett's portfolio demonstrates expertise in all phases and scales of design and reflects a passion for design excellence at all levels. As a design leader in the community, Brett has served as a consultant for Catholic University's Comprehensive Building Design Studio and has been an invited member of design and competition juries at local universities.

RESIDENTIAL

EDUCATION

Bachelor of Science in Architecture,
University of Maryland
College Park, Maryland

Master of Architecture, University of
Maryland
College Park, Maryland

MEMBERSHIPS

Brett is a registered architect in
Washington, DC, and is a member of the
American Institute of Architects (AIA)

375 & 425 M ST SW

Washington, DC, USA

Located on a 12-acres in Southwest Washington, DC, the M Street Parcels are adjacent to the Waterfront Station Metro Station. Development of the sites with another 600 units, complemented with neighborhood office and retail will complete the town center plan, solidifying Waterfront Station as a vibrant 24/7 mixed-use community

ELIOT ON 4TH

Washington, DC, USA

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LARGE SCALE DESIGN

BROOKLAND MANOR VISION STUDIES

Washington, DC

Master plan for a vibrant mixed-use, mixed-income community located near the Rhode Island Avenue Metro; replaces an existing 1930s affordable housing project. Analysis of habitation patterns, multiple phasing strategies with housing typologies for each strategy. A stage 1 PUD has been filed for the project

CRYSTAL CITY

Arlington, Virginia

Mixed-use urban neighborhood developed on the principles of the super block next to Reagan National Airport, just south of downtown Washington DC. With the Base Realignment and Closure Commission (BRAC) dictating the relocation of many tenants to military bases over the next decade, EE&K created a new vision repositioning the development holdings for the long term planning of the major landowner, Vornado/ Charles E. Smith

BISCAYNE LANDING

Miami, Florida

A diverse development that provides a little bit of everything for just about everyone, from urban amenities to nature trails. The community will be located around a vibrant Town Center, filled with shops, entertainment and restaurants. The entire development will overlook lush mangroves and the thriving wildlife habitat of the Oleta River State Park - the largest urban park in Florida. Biscayne Landing offers a variety of housing types, including high-rise condominiums, villas, townhouses and mid-rise lofts

Brett Swiatocha, AIA

SENIOR ASSOCIATE

MCMILLAN

Washington, DC

1.8 M sf development that will significantly transform the adjacent neighborhoods, bringing jobs, workforce housing and great public places to the treasured landmark. Anchored at the north by medical offices, the plan involves reuse of unique historic resources, as well as the creation of a series of parks, a retail street, a piazza, and various housing types throughout the 25 acre site

MOUNT VERNON SQUARE DISTRICT PLAN

Washington, DC

The new urban design strategy guides the District's investment in the area, integrates with the city's present and future transportation network, and improves pedestrian access throughout. The design proposes creating a compelling "great place" by transforming the square with unique public space design, innovative programming, state-of-the-art traffic management and adaptive reuse positioning for the historic library

QINGDAO HARBORFRONT MASTER PLAN COMPETITION

Qingdao, China

Qingdao Harborfront occupies 73.2 hectares of former maritime/industrial uses in Downtown Qingdao, and facing Jiaozhou Bay. The harborfront has the potential to become a vibrant new district on an active harborfront setting.

The master plan proposes new mixed-use communities that will re-unite residents with their waterfront. The plan also includes a multi-modal transit hub to be situated beneath a new public park overlooking the water

PRIMARY AND SECONDARY EDUCATION

FREDERICK DOUGLASS ELEMENTARY SCHOOL

Leesburg, Virginia

A/E services for a replacement 100,231 sf two-story elementary school with a capacity of 875 students. Project includes demolition of the existing 11,600 sf school. The design shall be based upon the owner's prototypical two-story elementary school design plans.

LANGLEY HIGH SCHOOL

McLean, Virginia

Comprehensive modernization and substantial addition to a 2000 student high school on a compact inner-suburban site. The project includes replacement of the Media Center, all Administrative offices, and the performing arts instructional spaces, as well as the creation of a new STEM-oriented expansion and transformation of the entire facility into an inspiring 21st century learning environment

MAURY ELEMENTARY SCHOOL

Washington, DC

Capital Improvement Projects including replacement of the failing metal roof on the 1886-era building with a slate roof like the original; replacement of the windows in both the 1886 and 1960s era buildings; addition of a new accessible ramp at the entry; and design for the installation of an extensive green roof on an existing flat roof

ST. JOHN'S COLLEGE HIGH SCHOOL

Washington, DC

Twenty year campus master plan for this existing 1,000-student co-educational, Catholic high school. The new facilities include a Performing Arts Center, a major expansion of the athletic center, new and renovated fields, a cafeteria expansion and improvements to the campus' classroom and academic support spaces. In addition to enhancements to program spaces, the master plan addressed accessibility issues across the campus. Currently designing a new 27th Street entrance

*Designates work completed prior to joining Perkins Eastman

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Dan VanPelt
Gorove/Slade Associates

- I. Description of Gorove/Slade and involvement in project
- II. Review of development plan
- III. Review of circulation and access
- IV. Summary of findings from transportation study
 - a. Roadway network, capacity, and operations
 - b. Vehicle trip generation
 - c. Parking and loading
 - d. Public transportation
 - e. Bike and pedestrian facilities
 - f. Safety
 - g. Streetscape and public realm
- V. Proposed Transportation Demand Management
- VI. Pedestrian activity
- VII. Conclusions

QUALIFICATIONS

Mr. VanPelt has more than 20 years of experience in a wide range of traffic and transportation projects including: traffic impact studies, site access and circulation planning, multimodal studies, functional parking lot and garage design, parking demand analysis, corridor studies, campus master planning, major data collection efforts, loading dock design, intersection improvement design, signal design, signing and pavement marking design, and expert witness testimony. He has worked for public, private and institutional sector clients throughout the United States and has worked internationally on projects in the United Arab Emirates, China, Venezuela, Brazil and Mexico.



SELECT PROJECT EXPERIENCE

Mixed-Use Development

- Central Armature Works, Washington, DC
- Brookland Manor, Washington, DC
- Union Market/Angelika Theater, Washington, DC
- Union Market/1270 4th St NE, Washington, DC
- McMillan Sand Filtration Site, Washington, DC
- Gateway at King and Beauregard, Alexandria, VA
- The Wharf/SW Waterfront Redevelopment, Washington, DC
- The Randall School Redevelopment, Washington, DC
- Waterfront Station, Washington, DC
- Ballpark Square, Washington, DC
- The Yards, Washington, DC
- Crystal Square, Arlington, VA

CREDENTIALS

Discipline:
Transportation Planning and Engineering

Education:
Master of Science in Civil Engineering,
Washington University in St. Louis

Bachelor of Science in Civil Engineering,
Washington University in St. Louis

Bachelor of Science in Physics,
Bethany College

Registrations:
Professional Engineer – District of
Columbia, Virginia, Maryland,
Pennsylvania, and West Virginia

Registered Professional Traffic
Operations Engineer



Residential

- 1244 South Capitol Street SE, Washington, DC
- 1200 Varnum Street NE, Washington, DC
- Brookland Townhomes, Washington, DC
- 400 Army Navy Drive, Arlington, VA
- Ingleside at Rock Creek, Washington, DC
- WeLive/Crystal Plaza 6, Arlington, VA
- Monroe Street Market Lot A2, Washington, DC
- The Kingsley, Alexandria, VA
- The Fillmore, Alexandria, VA
- Waterfront Station NW Parcel, Washington, DC
- M Street Town Center, Washington, DC
- St. Matthews' Redevelopment, Washington, DC

Multi-modal System Design/Planning

- DDOT Post-Construction Study, Washington, DC
- DC2024 Olympic Bid Transportation Planning, Washington, DC
- DC North-South Corridor Streetcar Planning Study, Washington, DC
- DC Multifamily Residential Parking Study, Washington, DC
- DC Circulator Transit Plan Update, Washington, DC
- Millwood Avenue Diversion Study, Winchester, VA
- Potomac Yard State of the Commute ('08-'16), Arlington, VA

Office/Commercial

- Alexander Court, Washington, DC
- Old Post Office/Trump Hotel, Washington, DC
- 1900 N Street NW, Washington, DC
- Pinstripes at Georgetown Park, Washington, DC
- 900 16th Street NW, Washington, DC
- 1000 Connecticut Avenue NW, Washington, DC
- 1900 Crystal Drive, Arlington, VA
- 1700 K Street NW, Washington, DC
- DC USA, Washington, DC

Institutional and Educational

- Georgetown Day School, Washington, DC
- Ward 4 Short-term Family Housing Facility, Washington, DC
- Ward 7 Short-term Family Housing Facility, Washington, DC
- Cleveland Park Public Library, Washington, DC
- US Capitol Complex Framework Plan, Washington, DC
- National Zoo Lower Entry Plan, Washington, DC
- Georgetown University Campus Plan, Washington, DC
- American University Campus Plan, Washington, DC
- Howard University Campus Plan, Washington, DC
- American University Campus Master Plan, Washington, DC



OUTLINE OF TESTIMONY
Z.C. Case No. 02-38I

Anita Morrison
Partners for Economic Solutions

- I. Introduction and experience
- II. Market considerations
 - a. Weak demand for office use
 - b. High demand for multi-family residential use
- III. Effects on town center retail - Employee vs. resident spending
- IV. Fiscal impacts
- V. Conclusions



40 Years of Experience

Teaches Due Diligence in
CDFA's TIF Training

Master of Public Policy,
University of Michigan

Member Affiliations:

- *Lambda Alpha International*
- *Urban Land Institute*
- *Council of Development Finance Agencies*
- *American Planning Association*

Volunteer Service:

- *ULI Advisory Panels in Little Rock, AR, Paterson, NJ, Albuquerque, NM, Salem, OR, Oklahoma City, OK, Detroit, MI and El Paso, TX*
- *Bus Rapid Transit Citizens Advisory Committee*

Anita Morrison, Principal

Anita Morrison founded Partners for Economic Solutions after more than 30 years of economic and development consulting. During her career, Anita has specialized in public/private partnerships, real estate advisory services, redevelopment strategies and economic impact analysis. From large cities to small towns, she applies her understanding of real estate economic fundamentals to questions of development, redevelopment and smart growth. She helps decision makers and the community to understand how economics and land planning interact. Her market analysis helps to frame the scale, mix and pace of development. Financial analysis evaluates project feasibility, quantifies any funding gap and required investment, and assesses the potential for long-term returns. Fiscal impact analysis forms the basis for realistic and creative funding strategies and allows decision makers to evaluate the potential returns and risks associated with their investment. Anita is adept at incorporating these economic realities into workable solutions.

She has assisted and represented a number of development agencies with major public/private partnerships, including the City of Charlotte, District of Columbia Deputy Mayor for Planning and Economic Development, the Pennsylvania Avenue Development Corporation, the Atlanta Development Authority, the Maryland Department of Transportation, the Fort Monroe Federal Area Development Authority, the Norfolk Redevelopment and Housing Authority, the Orlando Community Redevelopment Agency, the Armed Forces Retirement Home - Washington and the City of Dallas.

Anita evaluated the fiscal impacts of an ambitious program of moving Montgomery County operations facilities to new sites in order to make way for more intensive development near the Shady Grove Metro station. For major institutions and cultural facilities, including Johns Hopkins University, the University of Notre Dame, Northwestern University, the Shakespeare Theatre, Arena Stage and the Washington Opera, Anita has documented their fiscal and/or economic impacts.

Anita has extensive experience in testing the potential for tax-increment financing (TIF) of infrastructure and public amenities. In Washington, DC, she evaluated eight different neighborhood business districts and corridors in terms of their



ability to attract new development and support TIF. She has prepared TIF analyses for Charleston, SC, Orlando Community Redevelopment Agency, Atlanta Development Authority, the City of Dallas, the Maryland Department of Transportation, and the Maryland Avenue project in Washington DC.

In all her work, practical implementation strategies tap available resources and forge collaborations and partnerships to achieve a common vision and joint goals.

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Michael Smith
Streetsense

- I. Market assessment
- II. Competitive landscape and site/project position
- III. Site analysis
- IV. Retail merchandising/leasing recommendations
- V. Public space programming recommendations



“Prioritize the tourists and you’ll only get the tourists, but win over the locals and you’ll win over everyone.”

- Jim Rouse

MIKE SMITH

DIRECTOR, REAL ESTATE

Mike serves as the Director of Real Estate, bringing nearly 20 years of real estate development experience and a successful track record in design, development, leasing, and management of landmark, urban retail destinations. At Streetsense, Mike uses his expertise to advise clients at every touchpoint, including site analysis, strategy, execution, and leasing.

Prior to joining Streetsense, Mike served as VP of Development for Williams Jackson Ewing (WJE), a premier retail development and leasing company that specializes in landmark urban projects. At WJE he managed the company’s design and development efforts and many of the firm’s leasing assignments; most notably at CityCenterDC, a 2.5 million square foot landmark mixed-use project in Downtown Washington, DC. Mike was part of a leasing team that assembled a collection of the industry’s most sought after luxury retailers and chefs. In addition to development and leasing duties, Mike oversaw business development for WJE, securing projects that included CityCenterDC, Pier Village (Long Branch, NJ), Canada Square at Harbourfront Centre (Toronto), an ongoing leasing contract at Grand Central Terminal, and a development and master planning contract for Baltimore’s Lexington Market.

Mike holds a real estate license in the District of Columbia and Maryland, and has previously served on the Urban Land Institute’s Baltimore Board of Directors and the City of Baltimore’s Lexington Market Task Force.

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Shane Dettman
Holland & Knight LLP

- I. Introduction
- II. Experience and expertise
- III. Site location and description
- IV. Description of surrounding area
- V. Compliance with PUD requirements
- VI. Compliance with First-Stage PUD
- VII. Consistency with Comprehensive Plan
- VIII. Conclusions

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

PROFESSIONAL QUALIFICATIONS

Shane L. Dettman
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

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 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)
- ZR16: What You Need to Know About the New DC Zoning Regulations (2016)
- Inclusionary Zoning: Upcoming Changes and What You Need to Know (2016)



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 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.

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Trini Rodriguez and/or Brian Bolen
ParkerRodriguez

- I. Introduction and Experience
- II. Description of landscape plan, public space improvements, and design considerations
- III. Conclusions

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 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)

BRIAN BOLEN, PLA

PROJECT MANAGER ASSOCIATE

EDUCATION

Masters of Landscape Architecture, 2008
Virginia Polytechnic Institute & State University
Landscape Graduate Design Certificate, George Washington University
Bachelor of Science in Plant Sciences and Landscape Systems, 2004
The University of Tennessee, Knoxville



With an extensive range of industry positions and multiple degrees in the landscape field, Mr. Bolen provides over fifteen years of working experience in the area of landscape development. During his twelve years at PRI Mr. Bolen has been actively involved with many phases of project development from conceptual design to construction administration. He has acted as project manager for various mixed use developments advocating and implementing sustainable approaches to design in the urban environment. Prior to his employment in the Washington DC metropolitan area he worked in varying landscape industries providing a broad amount of knowledge and experience in the areas of environmental restoration, arboriculture, horticulture, water feature design, construction and landscape design.

Fort Totten Square Washington, DC

Fort Totten Square is a mixed-use development constructed near the Fort Totten Metro Station in Washington DC. PRI completed landscape architectural services for the streetscape design and residential amenity courtyards for 350 rental apartment homes. Work included permitting assistance for public space design approval and visioning for amenity programming. Mr Bolen acted as project manager from design development to finished construction. The amenity spaces include two highly designed courtyards that incorporate multiple activities for residents including a two tiered resort style pool, an outdoor kitchen, firepits, indoor/outdoor yoga rooms encompassed within lush gardens and greenery.

The Tellus Arlington, Virginia

Opened in Spring 2014, The Tellus is a LEED Gold certified 16-story mixed-use building and plaza located in the heart of the vibrant Courthouse neighborhood of Arlington, Virginia within walking distance of Arlington's government center, the Metro, shops and restaurants. Assisted in conceptual plans and county approval process and later project managed through construction documentation and administration. The project features many sustainable approaches through the use of renewable energy sources,

energy efficient materials and sustainable landscaping practices including rain water harvesting to irrigate a lushly planted and highly designed plaza built over a parking structure. Includes the design of a multi-level water feature flowing from the public space to the private, a constellation wall and various social spaces. Connections have also been provided to gardens adjacent to the site. Preservation of views through the site to the Capitol Dome and the Washington Monument were key considerations in the development of the plan. The project design team worked closely with County agencies and boards to successfully navigate an extensive public review process.

Westpark Tyson's Corner, Virginia

Westpark, a transit oriented, mixed-use development, is conveniently located on a 19.32 acre site in close proximity to the proposed Tyson's Central Metro Station. Expansive green connections are established through a large Urban Park over structure where grade transitions between the Urban Park and the Urban Plaza are achieved through the implementation of a grand staircase, gently sloping ramps and an elevator pavilion. The character of the streetscape is contemporary with scored concrete and special paving materials such as precast concrete pavers or stone used as accent bands or in plazas and will be reinforced through the use of

Low Impact Development features such as permeable paving in the landscape amenity zones and LID basins within the landscape amenity zones and the "bump outs" at intersections.

Mosaic Modera Fairfax, VA

PRI completed landscape architectural services for the newly opened Modera Mosaic located in Fairfax County, VA. The building and landscape are an urban example of contemporary design and compliments the eclectic character of the highly successful Mosaic District, a 31-acre urban mixed use development. PRI was hired by Mill Creek Residential to design the amenity courtyards for 250 luxury apartments residents living above 30,000sf of retail space. The two courtyard designs offer residents multiple activities including a pool deck with great views of the park and surrounding retail as well as the outdoor movie screen at the Angelica Theater. Custom screen panels with backlit LED's were designed as a signature element to a more social courtyard. Outdoor kitchens and bars with TV's were incorporated within lounge spaces to enhance communal gathering opportunities. A garden courtyard lush with planting, fire pit and demonstration kitchen provides an ambient setting for residents wanting to unwind.

Fort Belvoir Family Housing. Fort Belvoir, VA

Awarded LEED Platinum status for the design of a butterfly garden and sustainable landscape surrounding the Fairfax Village neighborhood center. Designed and prepared construction documentation for the project which also included the incorporation of a wildflower garden, rain harvesting, educational signage, and active recreation spaces that include basketball courts and playgrounds and swimming facilities. Also worked as a designer for several new officer housing villages and the renovation of some of the bases historic homes.

The Smithsonian/George Mason University Conservation Research Center. Front Royal, VA

The Smithsonian/George Mason University Conservation Research Center is located on a 5.6 acre site in Front Royal Virginia. The most striking aspect of the project site is the naturally rolling topography and the agrarian character of the landscape and campus architecture. The main focal point to the site is the bio-retention swale in the form of a dry stream bed that will serve as a sensitive way to accommodate storm water within the site by reducing water velocity during storm events through the implementation of a series of concrete weirs. Water will slowly infiltrate through amended soils, fieldstone boulders and river wash gravel meandering through the site will continuously redirect flow and slow the speed of the water, and wetland vegetation that will further filter the water running through the channel. A permeable paving system is proposed for all parking areas to further aid in reducing storm water runoff.

Element 28. Bethesda, Maryland

Element 28 is a new apartment high-rise located at the corner of Old Georgetown Road and Commerce Lane in Bethesda will feature street level retail and a contemporary entry plaza. The entry plaza will serve as an intimate vest pocket park in the urban landscape and will include a highly designed plaza pavilion. Storm water from the plaza will be directed toward the ground level bioretention

planters. Excess storm water from the roof and penthouse that are not intercepted by green roof will be redirected to the plaza and day-lighted to a rain ladder channeled into a vegetated storm water filtration planter.

A roof terrace located on the roof level provides amenities for the building residents such as a linear fire element and an outdoor grilling area as well as opportunities for outdoor seating and gathering. A strong indoor/outdoor relationship has been created between the roof terrace club room and the outdoor terrace rooms.

621 Payne Street Alexandria, VA

621 Payne Street is a mixed-use development occupying an entire city block in historic Old Town Alexandria, Virginia. The project is comprised of two buildings separated by an interior driveway that is located over the parking garage structure that it serves. The building masses are sealed to respond to adjacent development. The landscape features a large public plaza that includes two paved terraces. One terrace serves a future retail space and the other serves the needs of the building residents. At the center and focal point of the public plaza is a vertical fountain that will draw people into the space and provide ambient water noise to mask sounds from the street. Three roof terrace gardens are also included in the project. These amenities are provided for the use and enjoyment of the building residents and feature outdoor seating areas as well as gourmet grills and a firepit. 621 Payne Street has been designed for LEED Certification.

MEMBERSHIPS

American Society of Landscape Architects (ASLA)

Registered Landscape Architect: Virginia and Georgia

AWARDS

Merit Award, Maryland ASLA 2016 for Tellus, Arlington VA

Merit Award, Maryland ASLA 2016 for Fort Totten Square, Washington DC

US Green Building Council, LEED Platinum for New Construction, Fairfax Village Community Building, Fort Belvoir, Virginia

OUTLINE OF TESTIMONY
Z.C. Case No. 02-38I

Ryan Brannan and/or Matthew Senenman
Bowman Consulting

- I. Introduction and Experience
- II. Site location and description
- III. Engineering considerations (grading, utilities, stormwater management, etc.)
- IV. Summary and Conclusions

Ryan Brannan, PE, LEED AP

Principal

Professional Education

B.S., Biological Resources
Engineering, University of Maryland,
College Park, 2001

Professional Registrations

Professional Engineer: District of
Columbia (#905903); Maryland
(#0033929)
LEED Accredited Professional

Professional Affiliations

District of Columbia Building
Industry Association (DCBIA)

Additional Experience:

- Cardozo High School Renovation and Additions
- Ballou High School Construction
- 625 H Street Residential Development
- 2001 V Street Residential Development
- American University Washington College of Law Redevelopment
- Federal Republic of Germany Chancery Renovation
- Peoples Republic of China Residential Redevelopment at 2300 Connecticut Avenue
- Multiple Smithsonian Institution Projects, Value Engineering and Renovations
- Multiple District of Columbia Courts Projects, Perimeter Security and Renovations
- 55 M Street Office Building Redevelopment
- WestEnd 25 Residential Redevelopment

As the Branch Manager, Mr. Brannan is primarily responsible for client and project management for various commercial, residential, mixed use development, and urban redevelopment projects. He also has specific knowledge of site feasibility analyses, site layout and planning, utility design, value engineering, and creative stormwater management solutions. Mr. Brannan has extensive experience in the District of Columbia providing civil site design consultation for multiple projects including new construction, utility relocation, and existing infrastructure renovation.

Ryan has testified in several municipalities before Planning Commissions, Zoning Hearing Boards and related municipal entities in Maryland and Virginia, and the District of Columbia.

McMillan Slow Sand Filtration Redevelopment

Project Manager and Civil Engineer of Record: Redevelopment of the 24 acre historic industrial site to include a vibrant mixed use neighborhood. Mr. Brannan is responsible for the grading, site layout, utility design, and stormwater management for this project.

800 17th Street, NW, Washington DC, PNC Place

Project Manager: Mr. Brannan was the Project Manager for the new 330,000 sf office building. The project is one of the first LEED Platinum Projects in the District of Columbia. Mr. Brannan supervised the all aspects of the civil site design of the project and assisted in the alley closing and lot subdivision process.

1200 17th Street, NW Washington, DC

Project Manager and Civil Engineer of Record: Redevelopment of the former National Restaurant Association Headquarters for a new 169,000 sf high performance LEED Platinum office building. Mr. Brannan managed the civil site aspects of the project through the full redevelopment and permitting process from demolition through permitting and construction.

Buchanan School Redevelopment, Washington DC

Project Manager and Civil Engineer of Record: Redevelopment of a 2 acre urban site including the conversion of an 1895 school building to a residential use an construction of 39 new residential townhouse buildings. The scope of the project included site planning, layout, full civil engineering design and permitting consultation.

Walter Reed Army Medical Center, Washington, DC

Project Manager and Civil Consultant: Mr. Brannan was the Civil Engineering Consultant for the Local Redevelopment Authority master planning exercise for 110 acre site in northwest Washington DC. This multi-year planning process included a review of existing site infrastructure and preparation of the master plan documents for the District of Columbia. In the current phase of work, Mr. Brannan is the Civil Engineer for the redevelopment partnership.

Bowman Consulting Group DC PC

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Matthew Senenman, PE

Project Manager

Professional Education

B.S., Civil Engineering, University of Maryland, 2009

Professional Registrations

Professional Engineer: Maryland (#43200), District of Columbia (#907776), and Virginia (#53969)

Professional Affiliations

American Society of Civil Engineers (ASCE)

Mr. Senenman has been working as a civil engineer for over the past eight years in the Washington D.C. and in the metropolitan area of Washington D.C. His project experience ranges from infill developments to large scale developments, including mixed-use and subdivisions. With these projects, he has had the responsibilities of designing stormwater management facilities, water, storm drain, and sanitary mains. Additionally, he has experience in grading and preparing erosion and sediment control plans.

1401 Pennsylvania Avenue, SE, Washington, DC

Civil engineer for the half-acre site which included a mixed-use multi story building (ground floor retail and residential above). Worked closely with the client and architects to develop creative solutions for open space for outdoor amenities and for stormwater management. The project included the design and replacement of an aging water main, new water, sanitary, and storm laterals. Intricate grading coordination was required resulting from the odd shape of the site and conflicting topography from front and back of the building. Drafted full set of construction documents from PUD phase through final approval.

St. Thomas Parish, Washington, DC

Civil engineer for the one-third acre site which included a mixed-use multi story building (residential building with a church). Worked closely with the architects to develop solution for stormwater management. Drafted full set of construction documents from schematic design to final approval.

3534 East Capitol Street, NE, Washington, DC

Civil Engineer for the one acre site which included a mixed-use multi story building (residential and retail). As a phased project, worked closely with the owners, architects, and agencies to develop creative strategies to satisfy stormwater management for this phase of the project and find constructible solutions for the interim phases. Drafted full set of construction documents from schematic design to final approval.

Shops at Dakota Crossing, Washington, DC

Civil engineer for the master development of the retail center. Worked with a team of engineers to design new water, sanitary, and storm drain mains throughout the site. Designed the erosion and sediment control plans with three sediment basins, which had required grading adjustment between initial demolition and rough grading phases. Additionally, was responsible for final grading in areas of the project. Drafted set of the plans focusing mostly on utility and erosion and sediment control design.

Chancellor's Row, Washington, DC

Civil engineer for the townhome development around St. Paul's College. Worked with a team of engineers to revise water and sanitary design as a result of last minute changes and agreements with adjacent property owners. Responsible for the first phase of stormwater management inspections.