

OUTLINE OF TESTIMONY
Z.C. Case No. 08-07C

Keith Turner
Four Points, LLC

- I. Introduction to Four Points
- II. Summary of project
- III. Community engagement
- IV. Description of project benefits and amenities

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David Wahl and/or Lawrence Caudle
Hickok Cole

- I. Introduction and experience
- II. Site location, description, and context within overall PUD and neighborhood
- III. Review of architectural drawings – description and design of proposed building
- IV. Streetscape improvements, circulation, and access
- V. Conclusions

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Erwin Andres
Gorove/Slade Associates

- I. Introduction and project background
- II. Description of studies and discussions with DDOT
- III. General summary of findings from transportation study
- IV. Proposed Transportation Demand Management measures
- V. Conclusions

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Ryan Brannan
Bowman Consulting

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

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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. Not inconsistent with the Comprehensive Plan
- VIII. Conclusions

David Wahl, AIA

ASSOCIATE PRINCIPAL



Education

Bachelor of Architecture, Temple University

David Wahl is a Senior Associate with Hickok Cole Architects and has over 25 years of professional architectural experience (both in the United States and in Asia). His experience includes high-level designs for residential, office/commercial and master planning projects.

Prior to joining Hickok Cole, Mr. Wahl worked at Kerns Group Architects in Arlington, Virginia; Hugh Newell Jacobsen, FAIA, in Washington DC; and Development Design Group in Baltimore, Maryland and Jakarta, Indonesia. Mr. Wahl is an entrepreneur and comes to the firm having founded his own practice, Wahl Architects, which specialized in residential work. While leading the practice, Mr. Wahl designed a number of award-winning homes in Bali, Indonesia and other mixed-use housing developments (which includes shopping center components) in the region. His work has been featured in Architect, Architectural Record, Building Design and Construction, Tropical Homes (Asia), Wallpaper (UK), Time and Newsweek (Asia).

Mr. Wahl is a member of the American Institute of Architects, and is registered in the District of Columbia, Maryland, and Virginia. His effective interpersonal communication skills and ability to oversee the design process, make him an integral part of Hickok Cole's design team.

Professional Experience Includes:

▪ 1901 North Moore Street

Project Manager for a New Mixed-use residential development with 1000 space below grade parking.

▪ Western Supply, Tulsa, OK

Project Manager for affordable and market rate mixed use development. Western supply includes 408 Units, 26,400 SF Office, 22,000 SF Retail, and 392 Parking Spaces

▪ Northwest One, Washington, DC

Project Manager for a new mixed-income, mixed use development in the Capitol Hill neighborhood of Washington, DC. The West Building is 130,000 sf, includes 30 Residential Units, 116 Hotel Rooms, and 89 Parking Spaces. The East Building is 108,000 sf, includes 45 Residential Units, and 122 Parking Spaces.

▪ Station House, Washington, DC

Project Manager for a mixed-use development that went through a PUD approval process. Development includes 377 residential units, 2 levels of below-grade parking and 15,000 sf of retail space.

▪ 300 M Street, NE, Washington, DC

Project Manager for 404,000 sf mixed-use development currently undergoing PUD approvals. The development will include 401 residential units, two levels of below-grade parking (120,000 sf) and approximately 12,000 sf of retail space.



Northwest One



1901 North Moore Street



Western Supply



Fort Totten Square

- **Fort Totten Square (Initial Design), Washington, DC**

Project Manager for a mixed-use development that includes 295,000 sf of residential (345 units), a 130,000 sf anchor WalMart grocery store and below-grade parking.

- **Fort Totten South, Washington, DC**

Project Manager for the master plan and conceptual design phase of this mixed-use development. This project will include approximately 250 residential units, 75,000 sf of retail and a five level above ground garage.



300 M Street, NE

- **Yogyakarta Masterplan, Yogyakarta, Indonesia**

Project Manager for a 4,750,000 sf mixed-use development on a 42 acre parcel in Central Java. Project included office, residential and retail buildings.

- **Lake Anne, Reston, VA**

Project manager for a mixed use development currently in PRC entitlement process. This phased development will ultimately include 1,035 residential units, 75,000 sf of retail space and structured parking for approximately 1500 cars.



Station House

- **Farrish of Fairfax, Fairfax, Virginia**

Project Manager for an addition and renovation to a Chrysler Jeep and Dodge Dealership that was doubled in size.

- **Fiat of Fairfax, Fairfax, Virginia**

Project Manager and Designer of the conceptual design for a new Fiat dealership.

Select Projects Completed at Previous Firms:

- **Plaza Ekolokasari, Bogor, Indonesia**

Project Manager for 35,000 SM shopping mall, featuring an anchor tenant, food court and central atrium.

- **Explor Outdoor Campus, Boulder County, Colorado**

Project Manager / Designer for new retail model for extreme sports, providing users with an environment that includes training, entertainment and retail facilities, all on a 180-acre campus.



Explor Outdoor Campus

- **Hotel ALPHA 10, Pecatu, Bali, Indonesia**

Project Designer for boutique hotel consisting of 30 studios within the main building and 27 villas on terraced levels to provide all accommodations with ocean views.

Laurence Caudle, AIA

Principal

Director of Housing



Education

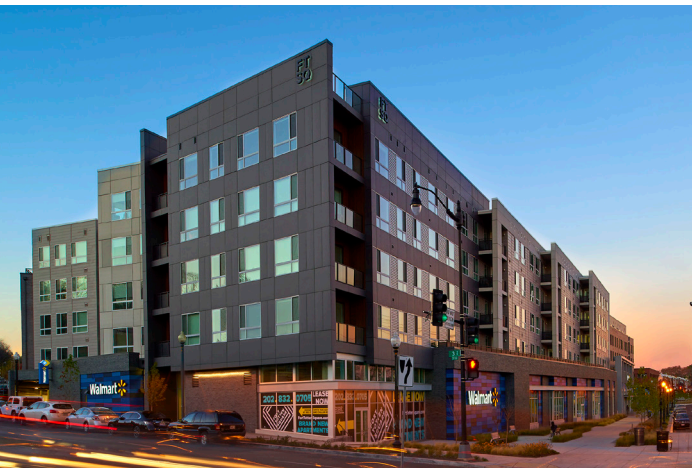
Master of Architecture,
University of Maryland

Bachelor of Science in
Architecture,
University of Maryland

Mr. Caudle is a Principal and the Director of Housing at Hickok Cole Architects. He has many years' experience with custom residential projects (both small and large in size), mixed-use projects and commercial base building design. His projects have been featured in MIMAR Magazine, Architectural Record, Architectural Digest, Residential Architect, Builder Magazine, Multi-Housing News, ULI, and the Washington Post.

A graduate himself, Mr. Caudle is a frequent guest juror for undergraduate and thesis juries at the University of Maryland's School of Architecture as well as at The Catholic University of America's School of Architecture and Planning.

Mr. Caudle is a Registered Architect in the District of Columbia, a member of the American Institute of Architects and the Urban Land Institute. Mr. Caudle was a speaker at the AIA|DC's 2009 DesignDC Conference on the topic of "Niche Housing Projects in New Communities", and in 2013 on "Lifestyle Design". In March of 2014, Mr. Caudle was invited by Multi-Housing News to be a panelist for their "What Renters Want: Development and Design Trends that Drive Occupancy" seminar. Last Fall, Mr. Caudle spoke on the topic of Lifestyle Residential Interiors at NeoCon® East in Baltimore, MD and was also a panelist for a ULI TAP "Re-envisioning Rhode Island Avenue."



Fort Totten Square



Blagden Alley

Professional Experience Includes:

- **Fort Totten Square**, Washington, DC
Director of Housing for mixed-use development, including 295,000 sf of residential (345 units), a 130,000 sf anchor WalMart grocery store and below-grade parking.
- **Blagden Alley**, NW, Washington, DC
Director of Housing for mixed-use residential development, including 72,000 sf residential (126 units) and 940 sf of retail.
- **Harbor East**, Baltimore, MD
Project Director for mixed-use development including 350,000 sf residential with 340 units, 50,000 sf retail and 600 parking spaces.
- **500 & 501 Union**, Alexandria, VA
Project Director for mixed-use development that includes two residential buildings along the Alexandria Riverfront. West Building is 130,000 sf, including 30 residential units, 116 hotel rooms, 89 parking spaces. East Building is 108,000 sf, including 45 residential units and 122 parking spaces.
- **F1RST**, Washington, DC
Project Director for mixed-use development including 240,000 sf residential, 133,000 sf hotel, 23,500 sf retail and 234 parking spaces adjacent to the Nationals Park Stadium in South East Washington, DC.

Laurence Caudle, AIA



Harbor East



500 & 501 Union



FIRST



33 N Street, NE



1555 Wilson Boulevard



300 M Street, NE

- **33 N Street, NE**, Washington, DC
Project Director for mixed-use development including 300,000 sf residential with 350 units, 5,000 sf retail and 210 parking spaces.
- **Reston Station**, Reston, Virginia
Project Director for mixed-use transit oriented development including 520,000 sf residential, 9,000 sf retail and 720 residential parking spaces. Targeting LEED Silver Certification.
- **NYU-DC**, Washington, DC
Project Director / Project Designer of 75,000 sf new academic facility including classrooms, lecture hall, student dormitories and office space.
- **300 M Street, NE**, Washington, DC
Project Director for 404,000 SF mixed-use project containing 400 residential units, 2 levels of below-grade parking (120,000 sf), and 12,000 sf of ground-level retail.
- **Holm**, Washington, DC
Project Director for 38-unit mixed-use luxury condominium building including retail and below grade parking.
- **1555 Wilson Boulevard**, Arlington, VA
Project Director for a large mixed-use residential development in Virginia's Rosslyn neighborhood.
- **455 Eye Street**, NW, Washington, DC
Project Director for mixed-use building with 176 residential units (165,000 sf), 2,300 sf of ground-level retail and 40,000 sf of below-grade parking.
- **1700 Church Street**, Washington, DC
Project Director for a 46,800 sf mixed-use addition to a historic structure. Design includes a modern facility for St. Thomas Episcopal as well as a high-end residential development of approximately 50 units.
- **The Corcoran**, NW, Washington, DC
Project Director for 38,000 sf mixed-use development consisting of 32,000 sf residential, 4,000 sf retail and 15 below-grade parking spaces.
- **The Residences on the Avenue**, Washington, DC
Residential Project Director for large mixed-use project in DC's Foggy Bottom neighborhood which includes 400,000 sf office building; 333 residential units totaling 320,000 sf; and 84,000 sf retail space. Pelli Clarke Pelli Architects is Design Architect.

Erwin N. Andres, P.E.

Principal

Mr. Andres's diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design. Mr. Andres has directed traffic circulation and transit studies, and parking needs and design optimization studies for central business districts and new developments. He has evaluated alternative public transportation modal options. He is familiar with roadway classification and its application to transportation planning. He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses.

Professional Registration

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

Education

Bachelor of Science, Civil Engineering, *Rutgers University, New Brunswick, NJ*

Publications

"Ask the Expert", *Healthcare Magazine*, November 2003

North Capitol Main Street Technical Assistance Program Study, *Urban Land Institute*, August 2009

Professional Associations

Urban Land Institute (ULI); American Planning Association (APA); Institute of Transportation Engineers (ITE) Lambda Alpha International (LAI) Land Economics Honorary Society, Board Member; Georgetown University Real Estate Program, Capstone Advisor

Representative Projects

MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS

Mr. Andres has managed a number of mixed-used developments in the District of Columbia, including the redevelopment of a defunct mall into a premiere mixed-use town center. The analysis addresses the existing traffic conditions, future traffic conditions without development, future traffic conditions with development, and future traffic conditions in ten to twenty years. Other tasks that are usually involved in larger projects of this nature are traffic signal design plans, parking analysis, site access planning, vehicular maneuverability analysis and loading access design, Transportation Demand Management (TDM) planning, and site circulation planning.

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 hourly trip 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.

Projects include: North Bethesda Conference Center, Bethesda, MD; Half Street Akridge Development, Washington, DC; Poplar Point Master Plan, Washington, DC; Burnham Place, Washington, DC; Georgetown Safeway, Washington, DC; Southeast Federal Center Master Plan, Washington, DC

MASTER PLANNING AND REDEVELOPMENT PROJECTS

Mr. Andres has worked on the transportation aspects of overall master planning efforts for several redevelopment projects. 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 and shared parking studies, loading dock maneuverability analyses, and Transportation Demand Management plans.

Projects include: Poplar Point Master Plan, Washington, DC; Southwest Waterfront Development, Washington, DC; Boathouse Row, Washington, DC; Bethlehem Baptist Church Planned-Unit Development (PUD), Washington, DC; Takoma Small-Area Plan, Washington, DC; The Yards, Washington, DC; Walter Reed Army Medical Center LRA and Department of State Redevelopments, 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. In addition, Mr. Andres has worked on numerous federal agency installations throughout the metropolitan Washington, DC area.

Projects include: Ohio State University, Columbus, OH; Howard University, Washington, DC; Georgetown University, Washington, DC; Kingsbury Academy, Washington, DC; Washington International School, Washington, DC; Washington National Cathedral, Washington, DC; National Institutes of Health, Bethesda, MD; National Cancer Institute, Fort Detrick, Frederick, MD; NASA Goddard Space Flight Center, Greenbelt, MD; Suitland Federal Center, Suitland, MD; Department of Homeland Security at St. Elizabeth's Campus, Washington, DC; USDOT Headquarters Building, 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 in Maryland, and numerous counties in Pennsylvania, New Jersey, New York and Connecticut.

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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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.

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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 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.