

List of Witnesses

The following witnesses will appear on behalf of the Applicant as part of its direct presentation:

1. Ruth Hoang
Senior Vice President, Development
Jair Lynch Real Estate Partners
2. Kalinda Gathinji
Senior Associate
MV+A
Proffered as an expert in architecture.
3. Robert Schiesel
Principal
Gorove Slade
Proffered as an expert in transportation planning and engineering.
4. Shane Dettman, Urban Planner
Goulston & Storrs
Proffered as an expert in land use planning.

Testimony outlines for the witnesses that will present during the Applicant's direct presentation and resumes for the witnesses that are proffered as experts in their respective fields are attached.

Witness Testimony Outlines

Ruth Hoang
Senior Vice President, development
Jair Lynch Real Estate Partners

1. Background on Jair Lynch Real Estate Partners and history with McMillan PUD site
2. Summary of efforts to construct approved PUD on Parcel 2 and Parcel 4
 - a) Discussion of efforts to secure commitment of full-service grocer.
3. Summary of current development program for Parcel 2 and Parcel 4
 - a) Highlights of PUD modification (increased affordable housing, full-service grocer, potential lodging)
4. Summary of community outreach and engagement on proposed PUD modification
 - a) Overview of main comments / issues raised by community.

Kalinda Gathinji
Senior Associate
MV+A

1. Summary of development approved on Parcel 2 and Parcel 4 under PUD order.
2. Summary of current approved Parcel 2 and Parcel 4 site plan and building design
 - a) Use
 - b) Height
 - c) Density
3. Overview of proposed PUD modification
 - a) Parcel 2
 - i. Program modifications.
 - ii. Design modifications.
 - iii. Flexibility
 - b) Parcel 4
 - i. Program modifications.
 - ii. Design modifications.
 - iii. Flexibility

**Robert Schiesel
Principal
Gorove Slade**

1. Transportation evaluation methodology
2. Comparison to approved Consolidated and Stage 2 PUD
 - a) Vehicular parking and access
 - b) Bicycle parking and access.
 - c) Loading
3. Traffic impacts
 - a) Comparison of proposed trip generation to approved Consolidated and Stage 2 PUD
4. Response to DDOT report
5. Update on PUD transportation commitments.
 - a) Public space improvements
 - b) Transportation Demand Management (“TDM”) plan
 - c) Capital Bikeshare
 - d) Transit Improvement Plan (“TIP”)

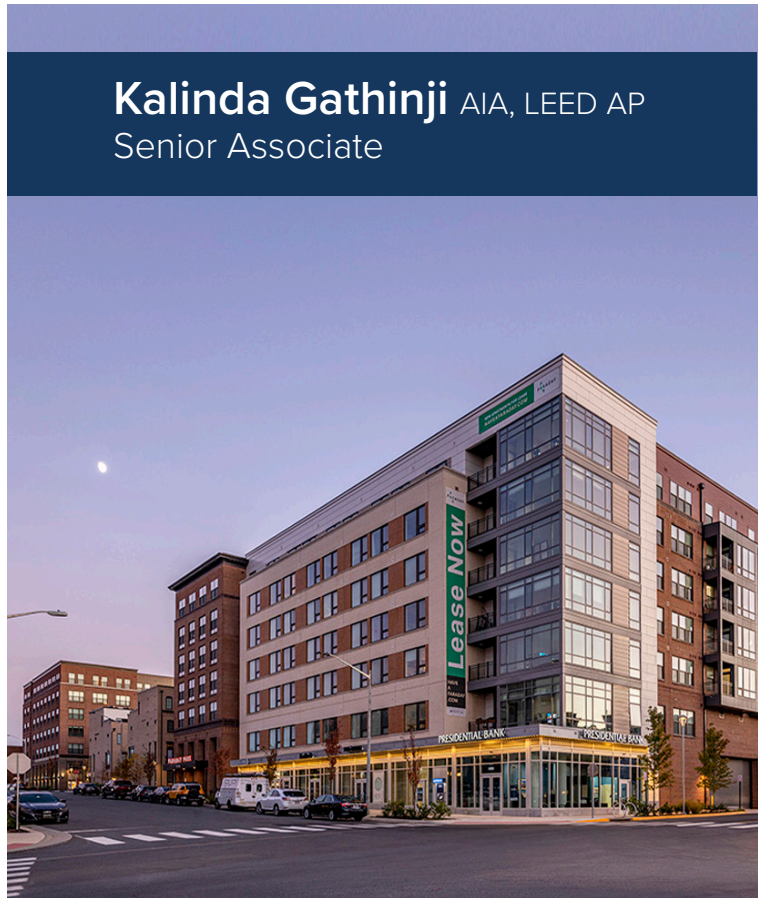
**Shane Dettman
Urban Planner
Goulston & Storrs**

1. Introduction to standard of review
2. Status of McMillan PUD construction
3. Summary of proposed modifications and flexibilities
4. Summary of responses to OP and Zoning Commission setdown comments
 - a) Location of ground floor retail on Parcel 2
 - b) Transportation evaluation of hotel use on Parcel 2
 - c) Relocation of loading facilities in Parcel 2 East Building under flexibility scheme
 - d) Reduction in retail program / full-service grocery store
 - e) Affordable housing program flexibility
 - f) Lodging use flexibility and impact on overall residential program,
5. Comprehensive Plan consistency
6. Balancing of benefits and development flexibility
7. Potential impacts of proposed PUD modification

Expert Witness Resumes



Kalinda Gathinji AIA, LEED AP
Senior Associate



Experience

MV+A Architects | 2015–present

Kalinda Gathinji is highly experienced in the design and delivery of residential, commercial, and mixed-use projects from planning through construction. She leverages an extensive background in mixed-use multifamily design to create value by directing the project team toward efficient, marketable, and economic design solutions. She is a firm wide resource on code compliance, accessibility, and construction and serves as a mentor to the staff. Kalinda has taught Construction courses at Catholic University of America, has been a teaching assistant for several design studios at the University of Notre Dame, and has served on design juries for the University of Notre Dame, University of Maryland, and Catholic University of America.

Catholic University | 2016–2017 | Adjunct Professor
SK+I Architects | 2011–2015 | Project Architect
McCrery Architects | 2007-2010 | Project Manager
Torti Gallas & Partners | 2005-2007 | Staff Architect

Education

University of Notre Dame
Master of Architectural Design & Urbanism | 2009
Bachelor of Architecture, Magna Cum Laude | 2005

mv+a Project Team

Selected Projects

McMillan Parcels 2+4 | Washington, DC
Faraday Park | Reston, VA
Kennett Sq. Lofts | Kennett Square, PA
Travilah Square | Rockville, MD
Tysons West Phase III | Tysons, VA
Crystal City Master Plan | Arlington, VA
Lionsgate at Woodmont | Bethesda, MD

Registration

Idaho
Maryland

Affiliations

AIA | American Institute of Architects
ICAA | The Institute of Classical Architecture
Washington - Mid-Atlantic Board Member 2012-2015

Robert B. Schiesel, PE

Principal

Mr. Schiesel possesses over 20 years of experience in transportation engineering and planning experience in both the public and private sectors. Projects he has worked on include multimodal analyses of large mixed-use plans and campuses, analyses of special events including sports arenas, traffic impact studies, parking studies, queuing analysis, traffic simulation, and transportation demand management. Mr. Schiesel has worked for a variety of clients and land uses, including entertainment complexes, universities, churches, small and large commercial facilities, residential developments, government facilities, and mixed-use developments. Mr. Schiesel specializes in considering all modes of transportation, and can bring non-vehicular analysis methodologies to a project, tailoring approach to specific goals unique to each project's context.

Robert's project experience covers the full spectrum of land-use and includes:

Mixed-Use Development

The Wharf, Washington, DC
The Yards, Washington, DC
City Center DC, Washington DC
Brookland Manor, Washington DC
McMillan Sand Filtration Site, Washington, DC
Parkside Mixed-Use Development, Washington, DC
Union Market Traffic Impact Studies, Washington, DC

Multi-Modal Planning & Research

DDOT Pennsylvania Avenue East of the White House Study, Washington, DC
DC North-South Corridor Planning Study, Washington, DC
DDOT Union Station to Georgetown Studies, Washington, DC
DDOT Post-Construction Analysis, Washington, DC
City of Alexandria: SmartMobility, Alexandria, VA
Duke Street in Motion Bus Rapid Transit Analyses, Alexandria, VA
DC Circulator 2014 Transit Development Plan Update, Washington, DC
Envision Route 7, Northern Virginia, VA
10th Street Mobility Plan, Bloomington, IN
Millwood Avenue Corridor Study, Winchester, VA
DDOT Trip Generation & Data Analysis, Washington, DC
RightSize Parking: MWCOC Parking Demand Research Study, Washington, DC
RightSize Parking: DDOT Parking Study, Washington, DC
Bicycle Master Plan Update, Falls Church, VA

Neighborhood/Master Planning

RFK & National Armory Campus Framework Plan, Washington DC
Buzzard Point Framework Study, Washington, DC
Poplar Point Environmental Review, Washington, DC
Bridget District Master Plan, Washington, DC



Education

Master of Science,
Civil Engineering,
University of Virginia

Bachelor of Science,
Civil Engineering,
University of Virginia

Professional Registrations

Professional Engineer (Civil) –
Virginia #0402038965

Professional Associations

Institute of Transportation
Engineers (ITE)
American Planning Association
(APA)
Urban Land Institute (ULI)

Experience

25 years total
23 years with Gorove Slade

Event Venues, Tourism, and Stadia

DCU: DC United Stadium Environmental Mitigation Study, Washington, DC
DCU: DC United Transportation Management Plan, Washington, DC
DCU: Audi Field Transportation & Parking Operations Plan, Washington, DC
Nationals Park: Traffic Operations and Parking Plan, Washington, DC
Nationals Park: Transportation Management Plan, Washington, DC
Washington2024 Olympic Bid Transportation Planning, Washington, DC
Kennedy Center for the Performing Arts: The REACH Expansion, Washington, DC
Kennedy Center for the Performing Arts: Shuttle & Wayfinding Assistance, Washington, DC
National Zoo: Lower Zoo Pedestrian Safety, Washington, DC
International Spy Museum: New Location Support, Washington DC
Segra Field Operations Plan, Loudoun County, VA

Colleges and Universities

American University: Campus Master Plan, Washington, DC
American University: Tenleytown Law School, Washington, DC
Georgetown University Campus Plan, Washington, DC
Howard University: 2011 Campus Plan, Washington, DC
Howard University: 2020 Campus Plan, Washington, DC
Howard University: Interdisciplinary Research Building, Washington, DC
Wayne State University Campus Plan, Detroit, MI
Indiana University: Master Plan, Bloomington, IN
Indiana University: Memorial Stadium Operations Study, Bloomington IN
IUPUI Campus Plan, Indianapolis, IN
The Ohio State University: Framework Plan, Columbus, OH
The Ohio State University Crosswalks Study, Columbus, OH
University of the District of Columbia Campus Plan, Washington, DC
George Mason University: Arlington Campus, Arlington, VA
George Mason University Campus Master Plan, Fairfax, VA
George Washington University: Thurston Hall, Washington, DC
Wesley Theological Seminary Campus Plan, Washington, DC
Virginia Theological Seminary, Alexandria, VA

Primary and Secondary Schools

ACPS: The High School Project, Alexandria, VA
ASPS: Technical Site Study Assessments, Alexandria, VA
APS: Career Center Site Expansion, Arlington, VA
APS: Education Center Reuse, Arlington, VA
APS: The Heights Operations Planning, Arlington VA
APS: Fleet ES and Jefferson MS Operations, Arlington VA
APS: New Elementary School on the Reed Site, Arlington, VA
St. Stephens and St. Agnes Upper School, Alexandria, VA
The Basilica School of Saint Mary, Alexandria, VA
Bishop Ireton High School, Alexandria, VA
Georgetown Day School, Washington, DC

SHANE L. DETTMAN



EDUCATION

State Univ. of New York at Buffalo
M.U.P. – Urban Planning

State Univ. of New York at Buffalo
B.S. – Environmental Science

AREAS OF EXPERTISE

Comprehensive planning | zoning
and land use | environmental and
historic preservation analysis
and compliance

AFFILIATIONS

- D.C. Building Industry Association
- Co-Lead, DC Agency Working Group, Office of Planning
 - Co-Chair, IZ Plus / XL Working Group
 - Exec. Committee Member, Comprehensive Plan Amendment Working Group

RECENT PUBLICATIONS

*The Intersection of Historic Preservation
and Urban Planning,*
Washington Business Journal
Jan. 2023

PROFESSIONAL BACKGROUND

Shane has over twenty years of public and private sector experience working in urban planning, land use, and zoning. He is currently an Urban Planner at Goulston & Storrs, P.C., Washington, DC office. Prior to entering the legal industry, Shane worked at the National Capital Planning Commission (NCPC), the federal government's central planning agency in the National Capital Region. Shane is a former NCPC representative, and vice chairperson, of the District of Columbia Board of Zoning Adjustment. He is currently an adjunct professor teaching land use controls and legal foundations of planning at the Georgetown University, School of Continuing Studies, Real Estate and Urban Planning program, and has been a guest lecturer on the topics of urban policy and community development at American University.

EXPERIENCE

Goulston & Storrs, P.C.
Urban Planner (Jul 2022 – Present)

Holland & Knight LLP
Director of Planning Services (Feb 2015 – Jun 2022)

Notable projects: Southwest Waterfront / The Wharf PUD, McMillan Reservoir PUD, Children's National Research and Innovation Center at Walter Reed zoning map and text amendment, Barry Farm zoning map and text amendment, Cotton Annex design review and federal interest review, Johns Hopkins Pennsylvania Avenue redevelopment federal interest review, Bridge District design review, Takoma Park Metrorail PUD.

National Capital Planning Commission (NCPC)
Director, Urban Design and Plan Review (Jun 2014 – Feb 2015)
Senior Urban Planner (May 2010 – Jun 2014)
Urban Planner (Dec 2001 – May 2010)

Notable projects: *Monumental Core Framework Plan; Comprehensive Plan for the National Capital*; Old Post Office Rehabilitation; Dwight D. Eisenhower Memorial, Martin Luther King, Jr. Memorial; Martin Luther King, Jr. Library Renovation.

District of Columbia Board of Zoning Adjustment
NCPC Representative / Vice Chairperson (Sept 2007 – Sept 2010)

Georgetown University, Real Estate and Urban Planning Program
Adjunct Professor (Jan 2021 – Present)