

OUTLINE OF TESTIMONY
Z.C. Case No. 15-27B

Austen Holderness
Carr Properties OC, LLC

- I. Introduction and description of Carr's work in the District
- II. Location of Building C and context/location within overall PUD and surrounding area
- III. Summary of Building C2 program and justification for conversion from residential to office use
- IV. Description of proposed penthouse uses for Buildings C1 and C2
- V. Engagement with Office of Planning and DDOT
- VI. Community support
- VII. Request for approval

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**Christopher Woody or John Crump
Smithgroup**

- I. Introduction and experience
- II. Review of architectural drawings
 - a. Design intent and inspiration
 - b. Review of floor plans, elevations, and renderings
 - c. Building materials and signage
- III. Parking and loading
- IV. Circulation and access
- V. Conclusions

OUTLINE OF TESTIMONY
Z.C. Case No. 15-27B

Lauren Brandes
Oculus

- I. Introduction and experience
- II. Description of streetscape design, roof plan, and landscape elements
- III. Review of consistency with first-stage PUD and Union Market Streetscape Guidelines
- IV. Conclusions

OUTLINE OF TESTIMONY
Z.C. Case No. 15-27B

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. Transportation Demand Management measures
- V. Conclusions

OUTLINE OF TESTIMONY
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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

PRINCIPAL-IN-CHARGE

JOHN CRUMP

AIA, LEED AP, NCARB



John Crump leads the Washington, DC Workplace Studio at SmithGroup. He has brought a unique design vision to several of SmithGroup's prominent corporate commercial projects such as 1700 New York Avenue, 901 K Street, and the Hotels at Wharf DC. With a broad range of experience in projects of varying building types, scope and complexity, his primary responsibilities include interaction with clients and users, oversight of in-house design team, consultant coordination and construction management. He has experience in all aspects of the design and construction process, including the regulatory approval process, design, technical detailing, systems engineering and coordination, construction budget and scheduling, and project closeout.

HOTELS AT THE WHARF

Washington, DC. As part of the development of the 24-acre master plan on Washington's Waterfront at The Wharf, SmithGroup is developed two distinct hotel brands resting on a podium of parking and retail of approximately 300,000 sf. The site is at the gateway of a three million sf mixed-use project, featuring a ten-story 175-key signature lifestyle hotel and a 237-key extended stay hotel. The project has been designed to meet LEED Silver Certification. Principal in Charge.

1700 NEW YORK AVENUE, NW

Washington, DC. The 8-story, 120,000 sf trophy office building addition to the National and DC Landmark Corcoran Gallery of Art. The project has been designed to meet LEED Gold Certification. Principal in Charge.

901 K STREET, NW

Washington, DC. The 12-story, 435,000 gsf trophy office building, mixed-use development, overlooks Mount Vernon Square and includes the restoration of the DC Landmark Mount Vernon Place United Methodist Church. A 5-story atrium links the two buildings and serves as a new fellowship hall to the church's expanded office and classroom program. The project has been awarded LEED Gold Certification. Principal in Charge.

CONSTITUTION CENTER MODERNIZATION

Washington, DC. SmithGroup designed a dramatic full building redevelopment of the Nassif Building, a 2.1 million sf office complex. Exterior stonework will be replaced with glass curtainwall, offering prime city views and interior daylighting. SmithGroup's engineers planned new building systems, including an energy saving "chilled beam" HVAC concept. The building is DC's largest and most secure Gold LEED private sector office complex. Architect.

EDUCATION

Master of Architecture
Savannah College of Art and Design

Bachelor of Architecture
Savannah College of Art and Design

REGISTRATIONS

Registered Architect: DC, GA, ME, MD, VA
NCARB Certification

LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

Board of Directors, American
Institute of Architects, DC Chapter

NAIOP Commercial Real Estate
Development Association

Washington Architectural Foundation

Lambda Alpha International George
Washington Chapter

SENTINEL SQUARE (90 K STREET, 1050 FIRST STREET, AND 45 L STREET NE)

Washington, DC. A 1,800,000 sf master plan for a site just north of Union Station in the thriving NoMa district. The three-phase development is a strategic design capable of either standing alone as a single-building or being expanded with construction on the remainder of the site. SmithGroup's design solution is the careful balance of budget for key architectural elements—tenant experience areas, such as the building base, lobby, and core areas—with the strict requirements of federal security criteria. LEED Gold Certified. Principal in Charge.

L'ENFANT PLAZA PROMENADE RETAIL RENOVATION

Washington, DC. This renovation is one component of master planned 1.2 million sf re-development. The existing promenade level, 215,000 sf retail space, links the entire L'Enfant Plaza complex. The \$24 million project includes a new three-story atrium, high end retail, dining, banking, post office and fitness center to support the adjacent mixed used development. LEED Silver Certified. Principal in Charge.

NORTHROP GRUMMAN HEADQUARTERS

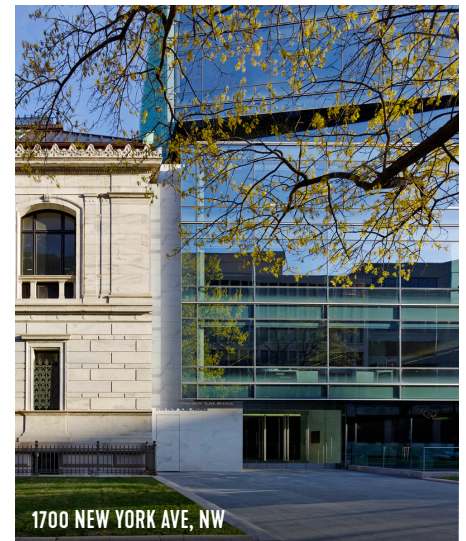
Tyson's Corner, Virginia. 570,000 sf corporate headquarters buildings for major government defense contractor. Consisting of two 8-story buildings arranged in an L shape around a tree-lined central court, the design provides for future expansion to 800,000 sf. Architect.

555 12TH STREET, NW

Washington, DC. Renovation of a 500,000 sf office building, originally designed by SmithGroup in 1990, to upgrade the building and its amenities to attract a new tenant base. Renovations focus on the building entry, lobby, atrium and roof terrace. Principal in Charge.

2025 CLARENDON BLVD, ARLINGTON, VIRGINIA

Arlington, VA. 12-story, 200,000 sf Class A office building, featuring 5 levels of below-grade parking and ground floor retail. Site at the intersection of Wilson Boulevard and Clarendon Boulevard in the Courthouse neighborhood of Arlington, Virginia, the design takes creates a gateway into the neighborhood. Targeting LEED-CS Gold. Project Manager.



PROJECT MANAGER

CHRISTOPHER WOODY



Chris Woody has worked on a variety of projects ranging from new construction, repositioning, historic renovation, and higher education. He has gained broad experience in all phases of a project from conceptual design to construction. His responsibilities include conceptual design, design development, construction document production, and construction administration with on site supervision. Most recently, his roles on multiple projects in and around the DC area have involved new construction adjacent to historic landmarks on extremely limited sites.

MGM, NATIONAL HARBOR RESORT & CASINO

Oxon Hill, Maryland. With one million gsf of mixed-use space, the resort includes a 300-room luxury hotel, casino, 3,000 person theater, high-end branded retail and restaurants, 35,000 gsf of meeting space, and two million gsf of parking. Project Architect.

1700 NEW YORK AVENUE, NW

Washington, DC. The 8-story, 120,000 sf trophy office building addition to the National and DC Landmark Corcoran Gallery of Art. The project has been designed to meet LEED Gold Certification. Project Architect.

901 K STREET, NW

Washington, DC. The 12-story, 435,000 gsf trophy office building, mixed-use development, overlooks Mount Vernon Square and includes the restoration of the DC Landmark Mount Vernon Place United Methodist Church. A 5-story atrium links the two buildings and serves as a new fellowship hall to the church's expanded office and classroom program. The project has been awarded LEED Gold Certification. Project Architect.

L'ENFANT PLAZA MIXED-USE

Washington, DC. Originally conceived in the late 1960s, L'Enfant Plaza in Southwest Washington, DC is a landmark site of mid century modern urban planning at a mega scale. The existing 1.3 million-square-foot development is undergoing a major mixed-use transformation, tripling in size to add density and create a dynamic and sought-after neighborhood. The first step in the plan provides a refreshed retail hub to serve the existing community as well as draw consumers from one of the busiest metro stations in the region. The second phase includes new office and hotel space. Project Architect.

EDUCATION

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

RESTON EAST GATE

Reston, Virginia. Phased 3-building, 360,000 sf speculative office complex. The design focuses on creating a flexible space while using a unique combination of materials to create a headquarters for technology companies. Project Architect.

MARKET TERMINAL

Washington, DC. Union Market is an 11 story office building that is a model active workplace sited in an emerging formerly industrial neighborhood of Washington DC. Designed as a next-generation, amenity driven office, the building reinterprets the lobby, the penthouse, and the façade. Project Designer.

2025 CLARENDON BLVD, ARLINGTON, VIRGINIA

Arlington, VA. 12-story, 200,000 sf Class A office building, featuring 5 levels of below-grade parking and ground floor retail. Site at the intersection of Wilson Boulevard and Clarendon Boulevard in the Courthouse neighborhood of Arlington, Virginia, the design takes creates a gateway into the neighborhood. Targeting LEED-CS Gold. Project Architect.

1050 TOWERS CRESCENT PLAZA

Tysons Corner, VA. The third phase of the 1.3 million sf new “town center” of Tysons Corner. The 15-story Class A office tower consists of 340,000 sf of commercial / retail space built on a 1050 space below grade parking garage. Amenities include restaurants, 30,000 sf of landscaped open area, and a pedestrian bridge connecting to Tysons Corner Shopping Mall.

CARLYLE CRESCENT 1 & 2

Alexandria, Virginia. A 220,000 sf, six-story office building with a 420-space, two level subgrade parking structure. This project, together with the Time Life Headquarters, a project also designed by SmithGroup, forms a principle gateway into the Carlyle Development and adheres to stringent design guidelines.

NORTHROP GRUMMAN HEADQUARTERS

Tyson’s Corner, Virginia. 570,000 sf corporate headquarters buildings for major government defense contractor. Consisting of two 8-story buildings arranged in an L shape around a tree-lined central court, the design provides for future expansion to 800,000 sf. Architect.





LAUREN BRANDES

Senior Associate, Landscape Architect

Registered Landscape Architect, Maryland, 2008

EDUCATION

Master of Landscape Architecture
College of Environment and Design
University of Georgia

Bachelor of Arts, Biology
University of North Carolina at Chapel Hill,

PROFESSIONAL EXPERIENCE

OCULUS

Washington, DC
2003-Present

Lauren is a landscape architect with a background in biology and environmental studies. She has over thirteen years of experience in projects ranging from small garden design to large scale master planning. She approaches her work with an understanding and appreciation of the built environment within the larger, natural landscape. Of particular interest to her is how to reveal ecological processes in even the most urban of spaces. Lauren received her MLA from the University of Georgia and holds a BA in Biology from the University of North Carolina at Chapel Hill.

Selected Projects

Market Terminal, Washington, DC
F1RST (Square 701 Ballpark Residential), Washington, DC
99M (Square 701 Ballpark Office), Washington, DC
The Altaire (400 Army Navy), Arlington, VA
American University Life Sciences Hall, Washington DC
Dulles Airport Landscape Master Plan and Design Guidelines, Dulles, VA
Dulles Airport Main Terminal Environs, Dulles, VA
University of Virginia West Grounds Master Plan, Charlottesville, VA
National Gallery of Art - East Wing Sculpture Terrace, Washington, DC
Elevation at Washington Gateway, Washington, DC
Queens Court, Arlington, VA
Institute for Defense Analysis, Alexandria, VA
Constitution Center, Washington, DC
Eleven55 Ripley, Silver Spring, MD
West End 25, Washington, DC
Mt. Pleasant Library, Washington, DC
Evans Parkway Park, Wheaton, MD
Mosaic Park, Arlington, VA
Wheaton Regional Park Playground, Wheaton, MD
Stratford Middle School, Arlington, VA
Burgandy Farm Country Day School, Alexandria, VA
United Therapeutics, Silver Spring, MD
Aerospace Corporation Campus, Chantilly, VA
2000 Tower Oaks Boulevard, Rockville, MD
Northern Virginia Community College Higher Education Center, Loudoun, VA
The George Washington University Law Learning Center, Washington, DC
The George Washington University Science and Engineering Hall, Washington, DC
The George Washington University Law Clinic Townhouses, Washington, DC
Holy Cross Hospital, Silver Spring, MD
Stratford Hospital Center, Stratford, VA

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.



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.

Shane L. Dettman

PROFESSIONAL BACKGROUND

Shane has extensive expertise in urban planning, land use, and zoning gained through over seventeen years of experience working in both the public and private sectors. He is currently the Director of Planning Services at Holland & Knight LLC, Washington, DC office. Prior to that, 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 Chairman, of the District of Columbia Board of Zoning Adjustment. He has also been a guest lecturer on the topics of urban policy and community development at American University.

EXPERIENCE

Holland & Knight LLP

Director of Planning Services (February 2015 – Present)

Responsibilities:

- Prepare and manage developer applications for large-scale planned unit developments and zoning map amendments, zoning variances and special exceptions, and historic preservation reviews.
- Assist clients with all aspects of zoning entitlements, acquisition of building permits, preparation and recordation of easements and covenants, and public space approvals.
- Provide expert testimony in zoning and land use planning before the DC Zoning Commission, Board of Zoning Adjustment, Historic Preservation Review Board, Mayor's Agent for Historic Preservation, and Public Space Committee.
- Advise clients on interpretation and application of development regulations and approval processes.
- Prepare detailed comprehensive plan, zoning, and land use analysis for purposes of informing client property acquisition.

Notable projects: Southwest Waterfront redevelopment project / The Wharf, McMillan Reservoir redevelopment project, Fannie Mae headquarters relocation, Square 701 Ballpark mixed-use project (residential / retail) development, Square mixed-use project (SLS hotel / residential / retail), 1900 Half Street, SW rehabilitation mixed-use project (residential / retail), The Ladybird mixed-use project (residential / retail).

National Capital Planning Commission (NCPC)

Director, Urban Design and Plan Review (June 2014 – February 2015)

Senior Urban Planner (May 2010 – June 2014)

Urban Planner (December 2001 – May 2010)

Responsibilities:

- Serve as Director of NCPC Urban Design and Plan Review Division.
- Advise staff and senior leadership, and public and private stakeholders on matters related to urban design, long-range vision planning and infrastructure studies, master plan development, regulatory conformance, zoning and land use, and planning research and policy evaluation.

Shane L. Dettman

- Develop and execute policies within the *Comprehensive Plan for the National Capital* pertaining to urban design, transportation, historic preservation, environmental protection, and foreign missions.
- Guide staff toward effective management of projects of varying complexity throughout the National Capital Region including fulfillment of required environmental and historic preservation analysis and regulatory compliance.
- Facilitate public outreach and collaborative problem-solving among public and private entities with competing interests.

Notable projects: *Monumental Core Framework Plan; Comprehensive Plan for the National Capital*; Old Post Office Rehabilitation; Intelligence Community Campus – Bethesda; Dwight D. Eisenhower Memorial, Washington Navy Yard Master Plan, USDA People’s Garden, Martin Luther King, Jr. Library Renovation.

District of Columbia Board of Zoning Adjustment

NCPC Representative / Vice Chairman (September 2007 – September 2010)

Granted relief from strict application of Zoning Regulations and presided over appeals of actions taken by the Zoning Administrator; identified and negotiated balanced solutions to zoning and land use issues between local residents, private developers, and elected neighborhood officials.

AREAS OF EXPERTISE

Comprehensive planning and facility master planning / zoning and land use / urban design / long-range policy analysis and development / environmental and historic preservation analysis and compliance / public outreach and engagement / strategic and collaborative problem solving / negotiating sensitive and competing interests.

EDUCATION

State University of New York at Buffalo

M.U.P. – Urban Planning

State University of New York at Buffalo

B.S. – Environmental Science

CREDENTIALS / SPEAKING ENGAGEMENT

- D.C. Bar, Annual Real Estate Update (May 2018)
- D.C. Land Use Seminar (April 2018)
- ZR16: What You Need to Know About the New DC Zoning Regulations (April 2016)
- Guest Lecturer, *Urban Policy and Community Development*, The American University, Washington, DC (June 2012, October 2012, June 2014)
- National Environmental Policy Act, Duke University (2010)
- National Historic Preservation Act – Section 106, Advisory Council on Historic Preservation (2010)