



**Education**

- Masters of Architecture, University of Notre Dame, 2003
- Bachelor of Science in Architecture, University of Maryland at College Park, 2001

**Registration**

- Registered Architect, District of Columbia, 2007
- LEED Accredited Professional, 2007



360° H Street



Park Van Ness



8th and H Street

Ms. Alexander is a Principal Designer involved in numerous project types, including residential, mixed-use, neighborhood revitalization, and international new town projects. Ms. Alexander has extensive experience in the crafting of complex mixed-use urban infill projects through all phases of design. Ms. Alexander is a leader in the firm’s DC entitlement work, specializing in creating value for the client through innovative design solutions that maximize the allowable density for the site. Her projects have received numerous national awards, attesting to her ability to craft beautiful buildings that weave seamlessly into their context.

**Selected Project Experience**

**360° H Street, Washington, DC** - A new residential project that is transforming a vacant site into a vibrant mixed use development along the City’s re-emerging H Street Corridor. The new building includes 212 residential units over a 41,000 sf grocery store and 5,000 sf of other retail, 270 below grade parking spaces. Amenities include a large landscaped courtyard and a roof terrace with views of the Capitol.

**Park Van Ness, Washington, DC** - A new 272 unit mixed-use development which will be a catalyst for revitalization in the Van Ness neighborhood. The 11 stories of prime view residential units on the back overlook Rock Creek Park, while 6 stories on the front maintain a sensitivity to the character of Connecticut Avenue. The project also includes 220 below grade parking spaces and 10,000 SF of neighborhood friendly retail.

**Park Place Condominiums, Washington, DC** - 7-story, 148 unit condominium building with ground floor retail and structured parking above- and below-grade built on six floors adjacent to underground Georgia Avenue Petworth Metro Station.

**South Campus Redevelopment, Catholic University of America, Washington, DC** - Torti Gallas was part of the development team for Catholic University’s University Village, creating a dramatic “Gateway Village” that will enhance the value and amenities of the campus, and will enable the University to have a strong hand in delivering a high quality living and learning experience to its students, faculty, alumni, staff and neighbors.

**Lyon Place at Clarendon Center, Arlington, Virginia** - is a LEED Certified, two-block, two-building, mixed-use/TOD infill development at the Clarendon Metro stop. The project consists of 244 residential units, 43,000 sf of retail, 181,000 sf of office and parking for 600 cars. Two existing buildings on these blocks have been preserved as historic as part of the project.

**The Bartlett, Arlington, Virginia** - Occupying a full city block, this 699-unit, 22-story, high-rise, mixed-use project will be a signature addition to the larger Metropolitan Park development. The majority of the 40,800 sf of ground floor retail space will be occupied by a Whole Foods grocery store and two smaller retail spaces.

**The Nannie Helen at 4800, Washington, DC** - an exciting mixed-use project which is 100% affordable housing and 1/3 of the units are replacement public housing as part of the Lincoln Heights/Richardson Dwellings New Communities Initiative. The new 88,900 sf building contains 70 residential units, an 800 sf fitness center, 41 parking spaces, office, retail and amenity space.

**8th and H Street, Washington, DC** - Following the District of Columbia’s investment of a streetcar system running along H Street, this new mixed-use development features 384 residential units, 52,000 sf of retail, and 405 below grade parking spaces, bringing vibrancy to the H Street corridor. The H Street façade has been carefully designed and articulated to be consistent with the character and fabric of the H Street corridor.

**The Bentley, Washington, DC** - Located in the Arts Overlay and Historic Preservation district, this project will include 53 residential units above neighborhood-serving retail. The team worked closely with adjacent neighbors and Advisory Neighborhood Commissions (ANC) to design the building to be compatible with its historic context while also providing an exciting design to contribute to the Arts District.

**CityVista, Washington, DC** - Redevelopment of the Old Wax Museum site in downtown Washington, DC. This \$133 million redevelopment includes a 55,000 SF Safeway store with a Starbucks coffee shop, dry cleaner and bank; 50,000 SF of retail; 623 condominium and apartment units, 20% of which are set-aside as affordable housing; and 800 parking spaces.

# Erwin N. Andres, P.E.

## Principal

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

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

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

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

**Publications:** "Ask the Expert", Healthcare Magazine, November 2003  
ULI North Capitol Main Street Technical Assistance Program Study, August 2009

### Professional Associations:

Urban Land Institute (ULI)

American Planning Association (APA)

Institute of Transportation Engineers (ITE)

DC Building Industry Association (DCBIA)

Georgetown University Real Estate Program, Lecturer

University of Maryland School of Architecture, Lecturer

Lambda Alpha International (LAI), Chapter President

International Council of Shopping Centers (ICSC)

### MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS

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

Representative projects include the following:

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

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

### **MASTER PLANNING AND REDEVELOPMENT PROJECTS**

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

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

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

### **CAMPUSES, SCHOOLS, AND INSTITUTIONS**

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

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

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

### **PUBLIC TESTIMONY**

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

# 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)

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

## PROFESSIONAL QUALIFICATIONS

Shane L. Dettman  
Director of Planning Services  
Holland & Knight, LLP  
800 17<sup>th</sup> 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.