

## **OUTLINE OF TESTIMONY**

**Leila Finucane  
Victory Housing, Inc.**

- I. Introduction
- II. RFP process and work with the District
- III. Breakdown of affordable housing MFI levels and unit types
- IV. Request for approval of Zoning Map amendment

## **OUTLINE OF TESTIMONY**

### **Representative Office of the Deputy Mayor for Planning and Economic Development**

- I. Introduction
- II. District's vision for the project through RFP process
- III. Work with the Petitioner
- IV. Benefits to the District
- V. Request for approval of Zoning Map amendment

## **OUTLINE OF TESTIMONY**

**Shane Dettman  
Director of Planning Services  
Holland & Knight LLP**

- I. Introduction
- II. Description of subject property and surrounding area
- III. Existing and proposed zoning
- IV. Zoning Map amendment standards
- V. Consistency with the Comprehensive Plan
- VI. Conclusions

## **OUTLINE OF TESTIMONY**

**Nicole White  
Symmetra Design**

- I. Introduction
- II. Work with DDOT
- III. Summary of Comprehensive Transportation Review
- IV. Conclusions

# Holland & Knight

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## 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.

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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.

## Resume

## Nicole White, PE, PTOE

Symmetra Design



Nicole White has over 20 years of experience in transportation planning and traffic engineering projects. She brings extensive management skills and expertise ranging from intersection safety and operational studies to parking studies and Transportation Management Plans. Ms. White specializes in Traffic Impact Studies, master planning and transportation management for federal campuses and educational facilities. She is a certified Charrette Planner through the National Charrette Institute. Ms. White has previously been accepted as an expert witness by the Circuit Court of Prince George's County, Prince George's County Hearing Examiner, District of Columbia Zoning Commission, District of Columbia Board of Zoning Adjustment and Montgomery County Hearing Examiner.

### Education:

Master of Engineering,  
Civil Engineering -  
Transportation,  
University of Maryland,  
2002

Bachelor of Science,  
Civil Engineering,  
University of Maryland,  
1996

### Registrations:

Professional  
Engineer: Maryland

Institute of  
Transportation  
Engineers - Professional  
Traffic Operations  
Engineer

### Professional

#### Affiliations:

Institute of Transportation  
Engineers

Lambda Alpha  
International – Land  
Economics  
Honorary Society

Commercial Real  
Estate Women

Ms. White is a recent award recipient of the *“Leadership and Excellence Award”* from the Minority Enterprise Advocate Magazine and the *“Top 100 Minority Business Enterprise Award”* for minority and woman-owned businesses in the Mid-Atlantic region.

### RELEVANT EXPERIENCE

Ms. White has directed a significant number of Transportation Studies for various jurisdictions in the Baltimore-Washington Metropolitan area. Traffic studies have been prepared for various land-use types ranging from residential and mixed-use to government and institutional. Studies have ranged in size and scope from 2 intersections to greater than 20 intersections. Analyses for traffic studies include the following methodology: Critical Lane Volume, Highway Capacity Manual, and SYNCHRO. Transportation Studies also include assessment of pedestrian, bicycle, parking, transit and loading conditions along with Transportation Demand Management Plans. Project experience includes:

- Sycamore Hill Assisted Living Facility, Mitchellville, Maryland
- Covenant Senior Facility, Washington, DC
- Matthews Memorial Terrace, Washington, DC
- 23 46<sup>th</sup> Street, SE, Washington, DC
- 1371 H Street, NE, Washington, DC
- Hine School Redevelopment, Washington, DC
- Square 37 Redevelopment, Washington, DC
- Square 50 Redevelopment, Washington, DC
- Villas at Laurel, Laurel, MD
- Villages at Peppermill, Capitol Heights, MD
- West End Parcel Square 37, Washington, DC
- Coppin State University Science and Technology Center, Baltimore, MD
- Washington Episcopal School, Bethesda, MD
- McMillan Sand Filtration Site Redevelopment, Washington, DC
- A.V. Bryan Courthouse, Alexandria, VA
- GW Lerner Health and Wellness Center, Washington, DC