

## **OUTLINES OF TESTIMONY**

### **Pastor Ruth Hamilton and Pastor Brian Hamilton, Westminster Presbyterian Church – Applicant**

- I. Introductions
- II. History of Westminster Presbyterian Church
- III. Church services, programming, events, and community engagement
- IV. Need for new facilities and support for proposed redevelopment project

### **Devon Hastie and/or Jeff Kayce, Bozzuto Development – Applicant**

- I. Introductions
- II. Description of subject property and surrounding neighborhood
- III. Summary of development proposal
- IV. Engagement with District agencies, community stakeholders, and ANC
- V. Conclusions

### **Buwa Binitie, Dantes Partners – Applicant**

- I. Introduction
- II. Description of proposed affordable housing component of project
- III. Description of proposed public benefits and amenities
- IV. Conclusions and request for approval

### **Tom Donaghy and/or Iffat Afsana, KGD Architecture – Architecture**

- I. Introduction and experience
- II. Overview of project – Location, site characteristics, development context, design and massing considerations, etc.

- III. Review of architectural drawings – Floor plans, elevations, building materials, renderings, etc.
- IV. Sustainable elements and design
- V. Public space improvements, circulation, and access
- VI. Conclusions

**Nicole White, Symmetra Design – Transportation**

- I. Introduction and project background
- II. Overview of transportation considerations
- III. Summary of transportation aspects of project – parking, loading, circulation
- IV. Description of studies and discussions with DDOT
- V. General summary of findings from transportation report
- VI. Proposed transportation demand management measures
- VII. Conclusions

**Shane Dettman, Holland & Knight LLP – Zoning and Land Use**

- I. Standard of review
  - a. Consistency with the Comprehensive Plan, Small Area Plan, and other adopted programs and policies
  - b. Project impacts
  - c. Public benefits and amenities
- II. Flexibility requested
- III. Balancing of benefits and amenities with PUD flexibility
- IV. Conclusions



## TOM DONAGHY AIA, LEED® AP

### PRINCIPAL-IN-CHARGE

Tom Donaghy brings over 25 years of design excellence to the vibrant office of KGD Architecture. His work ranges from large urban projects to single works of civic, hospitality, cultural, and commercial architecture and is consistently sympathetic to contextual environments and the connection between human experience and sustainable practices. All of his projects strive to achieve both a sense of place and a quality of space, as he sees these elements most notably affecting the human condition. As a seasoned design leader, Tom brings an exceptional ability to foster an engaging design dialogue among project stakeholders. Tom served as Principal in Charge on the following projects:

### EXPERIENCE

**25** total years

**8** years with KGD  
Architecture

### REGISTRATIONS

#### Professional Licensed Architect:

- District of Columbia
- Maryland
- Delaware
- Virginia
- Colorado

LEED® AP

### EDUCATION

**Bachelor of Architecture**  
University of Arizona

### AWARDS

#### **3100 Clarendon Boulevard**

- *Award of Excellence,  
Capital Improvements*  
NAIOP Northern  
Virginia, 2017
- *Jurors' Citation,*  
AIA Northern Virginia,  
2016

#### **Aria Senior Housing**

- *Niche Competition  
Affordable Housing  
Design,* NAIOP, 2015

### RELEVANT EXPERIENCE:

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- **DELTA TOWERS** | Washington, DC  
Delta Towers will be an affordable senior housing building adjacent to the existing Delta Tower Apartments building. The building will have over 200,000 GSF in area comprised of 179 residential units and approx. 4,000 SF of retail atop a below-grade garage.
- **WESTMINSTER MIXED-USE DEVELOPMENT** | Washington, DC  
Westminster Church Living will be a thriving multicultural community providing multifunctional spaces for the Westminster Presbyterian Church, affordable senior housing and home ownership. The new development consists of two buildings, the church as a base to the 123 affordable senior apartment units above with 99 residential units in the adjacent building.
- **THE BEACON** | Washington, DC  
Renovation and repositioning of the nine-story independent hotel in DC. The project consists of 199 guestrooms/suites, 6,215 SF of meeting space.
- **PARK PLAZA** | Wilmington, Delaware  
Renovation of a 124-unit residential condominium building in Wilmington, Delaware built in 1986. KGD is working with the residents to reimagine the generous lobby and public spaces, define their vision and reposition the public face and amenities to appeal to prospective home owners and serve the current residents.
- **ALEXANDER HOUSE** | Silver Spring, Maryland  
Renovation of a 16-story building with a below-grade parking structure originally constructed in 1992. The exterior of the building has been revitalized with new energy efficient windows, new balcony railing systems, a new building entrance, lobby and amenity spaces, canopy feature, as well as new outdoor landscaped areas.
- **ELIZABETH HOUSE III** | Silver Spring, Maryland  
Elizabeth House III, part of the Elizabeth Square mixed-use development, will be a 267 unit 11 -16 story mixed-use, mixed-income affordable senior housing apartment building. By providing contemporary design, planning and services, the project will redefine what subsidized senior housing represents.
- **ELIZABETH HOUSE IV** | Silver Spring, Maryland  
This contemporary, high-rise apartment building will contain 315 Units with three levels of below grade parking, a high end retail location and private access to the Plaza. The main lobby, located directly off of 2nd Avenue, will provide multiple contemporary amenities and shared spaces within its multi-story volume.
- **WATSON STREET** | Tysons Corner, Virginia  
The project consists of 291 luxury apartments centrally located across from Tysons Corner Center and the Tysons Corner Silver Line.
- **GALLERY TOWER EAST** | Philadelphia, Pennsylvania  
Gallery Tower East will be a 330 luxury apartment built overtop Market Street Mall in Philadelphia.



## IFFAT AFSANA AIA, LEED® AP BD+C

### PROJECT MANAGER

Iffat has more than 20 years of experience working in many project roles for various building types, including education, transportation, public, mission critical, hospitality and residential, ground up construction, and interior renovation projects. She enjoys the challenge of deciphering and solving complex design issues and is passionate about the art of building. Originally from Bangladesh, Iffat received her Bachelor of Architecture degree from Bangladesh University of Engineering and Technology before moving to the United States to pursue a Master of Science in Architecture from Louisiana State University.

### EXPERIENCE

20+ total years  
3.5 years with KGD  
Architecture

### REGISTRATIONS

**Professional  
Licensed Architect:**

- Illinois

LEED® AP Building Design +  
Construction

### EDUCATION

**Bachelor of Architecture**  
Bangladesh University of  
Engineering + Technology

**Master of Science in  
Architecture**  
Louisiana State University

### RELEVANT EXPERIENCE:

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- **4949 BATTERY LANE | Bethesda, Maryland**  
Project Manager on a comprehensive redevelopment plan for the long-time owners/operator to replace six of its 50+ year- old garden-style rental apartment buildings with a mix of modern housing in a rolling, phased approach. The design consists of a three volume composition to include a street scale base and midrise building and two towers of varying heights resulting in a distinct profile that responds to the surroundings.
- **WESTMINSTER MIXED-USE DEVELOPMENT | Washington, DC**  
Project Manager on Westminster Church Living, a thriving multicultural community providing multifunctional spaces for the Westminster Presbyterian Church, affordable senior housing and home ownership. The new development consists of two buildings, the church as a base to the 123 affordable senior apartment units above with 99 residential units in the adjacent building. The 14,750 SF of church spaces open out to the public park and the sculpture walk and will house church functions, weekly music programs, community meetings, art and music rooms and a teaching kitchen.
- **ELIZABETH SQUARE | Silver Spring, Maryland**  
Project Architect on this flourishing multi-generational, mixed income, and mixed-use living environment which integrates sustainability, the arts, health and wellness and technology in the heart of downtown Silver Spring. The project is comprised of three phases and includes an Aquatic and Recreation Center and approximately 900 apartment units.
- **SOUTH COUNTY REGIONAL RECREATION+ AQUATIC CENTER (SCRRAC) | Silver Spring, Maryland**  
Project Architect. The SCRRAC will provide all program and support space needs for an aquatic and recreation facility in Silver Spring. The facility will provide the first Regional Recreation Center including swimming pools, a gymnasium, social hall, fitness rooms and activity rooms. The site will be shared and connected to two new residential apartment buildings.

## Nicole A. White, P.E., PTOE

Principal  
Symmetra Design



### Education:

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

Bachelor of Science, Civil  
Engineering, University of  
Maryland

### Registrations:

Professional Engineer  
MD #25867

Professional Traffic  
Operations Engineer

### Professional Affiliations:

Institute of Transportation  
Engineers

Lambda Alpha  
International – Land  
Economics Honorary  
Society

### Technical Panels & Outreach:

Urban Land Institute –  
Technical Assistance Panel -  
Annapolis City Dock

American Planning  
Association – Planning  
Assistance Team -  
Buzzard Point

Ms. White has close to 25 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, educational facilities and redevelopment studies.

She has significant experience coordinating with project stakeholders and local officials. She is a certified Charrette Planner through the National Charrette Institute. Ms. White has been accepted as an expert witness by the Circuit Court of Prince George's County, Prince George's County Planning Board, District of Columbia Zoning Commission, District of Columbia Board of Zoning Adjustment and Montgomery County Hearing Examiner.

Ms. White is an 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

#### Expert Testimony

Ms. White has provided expert testimony before the Court of Prince George's County, Prince George's County Planning Board, District of Columbia Zoning Commission, District of Columbia Board of Zoning Adjustment and Montgomery County Hearing Examiner associated with transportation planning and traffic engineering projects. Project experience includes:

- Meadow Green Courts – Washington, DC – DC Board of Zoning Adjustment
- Park Morton, Washington, DC – DC Zoning Commission
- West End Parcel Square 37, Washington, DC – DC Zoning Commission
- Washington Episcopal School, Bethesda, MD – Montgomery County Hearing Examiner
- Sycamore Hill, Mitchellville, MD – Prince George's County Hearing Examiner
- University View, College Park, MD – Court of Prince George's County

#### Traffic Impact Studies

Ms. White has directed a significant number of Traffic Impact Studies for various jurisdictions in the Baltimore-Washington Metropolitan area. Traffic studies have been prepared for various land-use types ranging from commercial and mixed-use to federal 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. Traffic Impact Studies also include assessment of pedestrian, bicycle, parking, transit and loading conditions. Project experience includes:

- 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

### **Accessibility & Mobility**

Ms. White has significant experience developing solutions that improve accessibility and mobility in urban areas. Accessibility improvements include development of an enhanced transportation network with consideration for improved connections for vehicles, shorter walking distances for pedestrians, and recommendations for improved transit services. Ms. White has also developed a significant number of solutions that improve the quality of transportation including roadway and operational improvements that reduce traffic congestion. Accessibility and mobility plans have been included as part of overall redevelopment studies with economic development enhancements and consideration for access to key amenities and services for communities. Project experience includes:

- Department of Homeland Security Headquarters Consolidation at St. Elizabeths, Washington, DC
- Suitland Transportation and Streetscape Study, Suitland, MD
- Mid-City East Small Area and Livability Study, Washington, DC
- Mount Vernon Square District Transit Study, Washington, DC
- Rhode Island Avenue Great Streets Initiative, Washington, DC
- Eastern Boulevard/MD64, Washington County, Maryland

### **Redevelopment & Revitalization**

Ms. White has directed a number of redevelopment and revitalization studies where she has gained significant experience developing transportation concepts by working with consultant planning teams, local agencies, and community groups. Her experience includes balancing the competing needs of various modes of transportation, including transit and pedestrian facilities. Project experience includes:

- Mount Vernon Square District Transit Study, Washington, DC
- Rhode Island Avenue Great Streets Initiative, Washington, DC
- Laurel MARC Station, Laurel, MD
- Morgan Boulevard, Largo, MD
- H Street, N.E. Redevelopment Project, Washington, DC
- Georgia Avenue Revitalization, Washington, DC
- Port Towns Peace Cross Revitalization Study, Bladensburg, MD

### **Transportation Demand Management (TDM)**

Ms. White has managed and developed Transportation Demand Management plans for a number of uses including commercial, federal and institutional. The TDM's include travel demand objectives, goals, strategies, and measures of effectiveness. One of the key starting points of a TDM is to outline existing conditions considering existing traffic data, parking utilization, vehicle occupancy and travel mode split data. Employee and patron surveys are often a tool used to establish base conditions. Ms. White has also conducted follow up surveys to monitor the success of TDM's. Project experience includes:

- Department of Homeland Security Headquarters Consolidation at St. Elizabeths Transportation Management Program, Washington, DC
- Jewish Primary Day School, Washington, DC
- Lowell School, Washington, DC
- National Institutes of Health Monitoring Reports, Bethesda, MD
- Hine School Redevelopment, Washington, DC
- McMillan Sand Filtration Site Master Plan, Washington, DC
- Suitland Federal Center, Suitland, Maryland
- Goddard Space Flight Center, Greenbelt, MD

### **Transportation Safety**

Ms. White has directed a number of projects that address transportation safety issues at problem locations. Studies include assessing crash data, developing collision diagrams, determining potential causal factors based on assessment of collision diagrams and field conditions, and developing crash countermeasures in accordance with industry guidelines. Ms. White is also experienced at developing and analyzing context sensitive solutions given the diverse transportation needs of urban areas. Project experience includes:

- District Department of Transportation Highway Safety Improvement Program, Washington, DC
- DDOT Speed Limit and Safety Nexus for Automated Enforcement Location, Washington, DC
- Mid-City East Livability Study, Washington, DC
- Barry Farm Master Plan, Washington, DC

**Small Area Studies & Master Plans**

Ms. White has experience managing the transportation component of Small Area Studies and Master Plans required for campuses and large-scale development projects. Her work on these studies includes projecting and analyzing future transportation and parking conditions based on population and land-use growth, and recommending necessary improvements to transportation and parking systems. A key component of these projects includes developing a circulation system within the campus and access to adjacent land uses for multiple modes of transportation. Project experience includes:

- Bowie State MARC Station Sector Plan and Sectional Map Amendment, Bowie, MD
- Rhode Island Avenue Diamond of the District Small Area Plan, Washington, DC
- Department of Homeland Security Headquarters Consolidation at St. Elizabeths, Washington, DC
- McMillan Sand Filtration Site Master Plan, Washington, DC
- Suitland Federal Center, Suitland, Maryland
- H Street, N.E. Redevelopment Project, Washington, DC
- Mount Vernon Square District Transportation Study, Washington, DC
- Georgia Avenue Revitalization, Washington, DC



**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.



# Shane L. Dettman

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## 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

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- 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)