

ZONING COMMISSION CASE NO. 22-11
MCRT INVESTMENTS, LLC
807 MAINE AVENUE, SW
APPLICANT'S PREHEARING SUBMISSION

TAB C
Outlines of Testimony for Witnesses and
Resumes for Expert Witnesses

Peter Braunohler
Mill Creek Residential, Managing Director - Development
Representative of the Applicant

Outline of Testimony

- I. Introduction
- II. Summary and History of the Project
- III. Public Benefits and Project Amenities
- IV. Work with the Community and the District
- V. Conclusion

Christopher Huffer, AIA
SK+I Architecture
Proffered Expert in Architecture and Urban Design

Outline of Testimony

- I. Introduction
 - a. Description of SK+I Architecture
 - b. History and Experience
- II. Site Location and Description
 - a. Overview of PUD Site and Surrounding Area
 - b. Design Considerations
- III. Detailed Description of Building Design
- IV. Description of Flexibility Requested
- V. Conclusion



CHRISTOPHER HUFFER, AIA | Associate Principal

Chris is a collaborative, DC-licensed architect and Associate Principal with over a decade of diverse experience in the planning and design of mixed-use, multi-family residential, high-end single family residential, commercial, and hospitality design. Additionally, he possesses strong organizational skills, design and project management, and construction experience, making him able to deliver project goals in a highly efficient manner. Chris is well-versed in the design process and has initiated and completed all design phases while managing drawings, visualization, and coordination with multiple subconsultants. He has acquired a solid knowledge in a wide range of computer drafting, graphic, and 3D modeling programs including Revit and 3d Max.

EDUCATION

Bachelor of Architecture,
University of Notre Dame

PROFESSIONAL AFFILIATIONS

American Institute of Architects
(AIA), Member

REGISTERED ARCHITECT

DC

RELEVANT EXPERIENCE

MIXED-USE RESIDENTIAL

Rowan
Washington, DC

Verge
Washington, DC

Halstead Square*
Fairfax, VA

Modera Mosaic*
Fairfax, VA

Morse DC
Washington, DC

Maren
Washington, DC

Dock 79
Washington, DC

Aventon Crown
Gaithersburg, MD

The Parker*
Alexandria, VA

2 Sherwood Place
New Rochelle, NY

Russell at Reston Station*
Reston, VA

Avalon Mosaic*
Merrifield, VA

Mount Vernon Center
Alexandria, VA

RESIDENTIAL

West Square*
Boston, MA

The Edison on Charles*
Waltham, MA

The Parkway Apartments*
Boston, MA

9TH & W
Washington, DC

8015 Old Georgetown Road*
Bethesda, MD

MASTER PLANNING

River North - Block D + E
Nashville, TN

Braddock Gateway - II + III
Arlington, VA

*denotes project of wood construction

**denotes project from previous firms

**Robert B. Schiesel, PE and/or
Daniel Solomon, AICP, LEED AP ND**
Gorove/Slade Associates, Inc.

Proffered Expert in Transportation Planning and Traffic Engineering

Outline of Testimony

- I. Introduction
 - a. Description of Gorove/Slade Associates
 - b. History and Experience
- II. Existing Traffic Conditions Surrounding PUD Site
- III. Overview of Circulation and Access
- IV. Parking and Loading
- V. Summary of Traffic Impact Analysis
- VI. Transportation Demand Management
- VII. Conclusion

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:

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
The Children's School, Arlington, VA
Georgetown Day School, Washington, DC
Children's House Montessori School, Arlington, VA
Girls Global Chinatown, Washington, DC

Multi-Modal Planning & Research

City of Alexandria: SmartMobility, Alexandria, VA
City of Alexandria: Cut-Through Research, Alexandria, VA
DC Circulator 2014 Transit Development Plan Update, Washington, DC
Envision Route 7, Northern Virginia, VA
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
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



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)
Society for College and
University Planning (SCUP)

Experience

20 years total
18 years with Gorove Slade

Office

Alexandria, 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 Washington University: Thurston Hall, Washington, DC
Wesley Theological Seminary Campus Plan, Washington, DC
Virginia Theological Seminary, Alexandria, VA
Trinity Washington University Campus Plan, Washington, DC

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

Neighborhood/Master Planning

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

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
Waterfront Station, Washington, DC

Daniel Solomon, AICP, LEED AP ND

Director, Planning

Mr. Solomon has significant transportation planning and engineering experience, including traffic impact studies, traffic simulation, field data collection and analysis, Transportation Demand Management (TDM), roadway signing and striping plans, bicycle planning and facilities design, parking studies, functional parking lot and garage design, and multi-modal planning efforts. Mr. Solomon has been involved with various types of projects including educational institutions, mixed-use developments, commercial and retail developments, office developments, and government facilities throughout the District of Columbia, Virginia, and Maryland. He takes great interest in the multi-modal component of urban projects that require innovative solutions to benefit all modes of transportation.

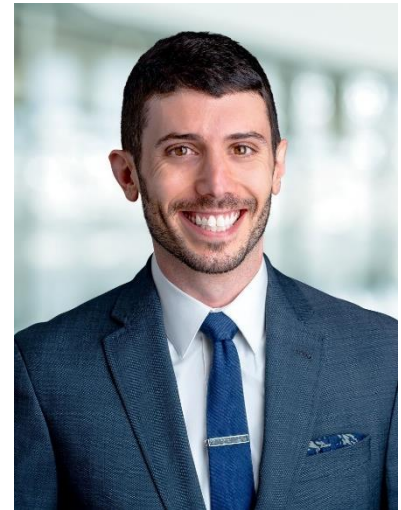
Daniel's project experience covers the full spectrum of land-use and includes:

Mixed-Use Development

1401 Pennsylvania Avenue SE Redevelopment, Washington, DC
301-331 N Street NE, Washington, DC
4001 South Capitol Street, Washington, DC
5 M Street SW, Washington, DC
680 Eye Street SW, Washington, DC
801 New Jersey Avenue NW, Washington, DC
965 Florida Avenue NW Development, Washington, DC
Bryant Street Development, Washington, DC
Hecht's Warehouse, Washington, DC
New City DC, Washington, DC
One M Street SE, Washington, DC
Stanton Square / Martha's Table PUD, Washington, DC
The Lady Bird PUD, Washington, DC
The Randall School Redevelopment, Washington, DC
The Wharf/SW Waterfront Redevelopment, Washington, DC
The Yards, Washington, DC
Union Market Transportation Impact Studies, Washington, DC
101 12th Street S, Arlington, VA
1900 Crystal Drive, Arlington, VA
2001 Richmond Highway, Arlington, VA
223 23rd Street/2300 Crystal Drive, Arlington, VA
2525 Crystal Drive, Arlington, VA
Northfax, City of Fairfax, VA
Tide Lock Development, Alexandria, VA
700 Quince Orchard Road Redevelopment, Gaithersburg, MD
Montgomery Village Shopping Center, Montgomery Village, MD

Multi-modal System Design / Planning

The Yards, Washington, DC
Union Station 2nd Century Master Plan, Washington, DC
DC2026 World Cup Bid Transportation Planning, Washington, DC



Education

Master of Science,
Environmental Studies, Tel Aviv
University, 2013

Bachelor of Arts, Environmental
Policy and Urban Planning,
York University, 2009

Professional Certifications

American Institute of Certified
Planners (AICP)

LEED AP Neighborhood
Development (ND)

Professional Associations

American Planning Association

Urban Land Institute (ULI)

ULI Regional Land Use
Leadership Institute Program
Committee

ULI Young Leaders Group
Education Committee

Young Professional Planners in
Washington DC

Experience

9 years total
7 years with Gorove Slade

Location

Washington, DC
Alexandria, VA

DDOT Livability Project Design, Washington, DC
DDOT Trip Generation Study, Washington, DC
DDOT K Street Transitway Study, Washington, DC
Sherman Avenue NW Streetscaping and Lane Reduction Study, Washington, DC
City of Alexandria Smart Mobility Framework, Alexandria, VA
City of Alexandria Cut-Through Mitigation Study, Alexandria, VA
Eisenhower East Small Area Plan Update, Alexandria, VA

Senior and Affordable Housing

801 Rhode Island Avenue NE, Washington, DC
Ingleside at Rock Creek, Washington, DC
Sunrise Senior Living, Washington, DC
Ward 4 Short-Term Family Housing, Washington, DC
Ward 5 Short-Term Family Housing, Washington, DC
Ward 6 Short-Term Family Housing, Washington, DC
Ward 7 Short-Term Family Housing, Washington, DC

Primary and Secondary Schools

DCPS Petworth Campus Transportation Plan, Washington, DC
Georgetown Day School, Washington, DC
KIPP DC Ferebee Hope, Washington, DC
KIPP DC Terrell School, Washington, DC
Latin-American Montessori Bilingual (LAMB) Public Charter School, Washington, DC
APS Career Center Site Expansion, Arlington, VA
APS Education Center Site Expansion, Arlington, VA
APS New Elementary School on Reed Site, Arlington, VA

Multi-Family Residential

10 Van Street NE, Washington, DC
1200 Varnum Street NE, Washington, DC
1315 Clifton Street Development, Washington, DC
15th & S Street NW, Washington, DC
1800 Columbia Road NW, Washington, DC
301 Florida NE, Washington, DC
57 N Street NW, Washington, DC
60 Eye Street SW, Washington, DC
Brookland Townhomes PUD, Washington, DC
Second and Fenwick, Silver Spring, MD
400 11th Street S, Arlington, VA

Commercial

1401 Okie Street NE, Washington, DC
Bladensburg DaVita Dialysis BZA, Washington, DC
Department of Public Works Master Plan, Washington, DC
CVS Real Estate Projects, Washington, DC

Entertainment, Sports and Event Centers

Nationals Baseball Park Parking Study, Washington, DC
Kennedy Center for the Performing Arts, Washington, DC
RFK Stadium Campus Redevelopment, Washington, DC

Hotels

20 Massachusetts Avenue NW, Washington, DC
400 Florida Avenue NE, Washington, DC
The Yards Parcel L, Washington, DC

Brad Glatfelter, PE
Bowman Consulting
Proffered Expert in Civil Engineering and Site Design

Outline of Testimony

- I. Introduction
 - a. Description of Bowman Consulting
 - b. History and Experience
- II. Existing Conditions and Demolition Plan
- III. Overview of Access Points and Right-of-Way Connections
- IV. Description of Stormwater Management and GAR Plan
- V. Conclusion

Brad Glatfelter, PE

Principal/Project Manager, Civil Engineering

Education

B.S., Civil, Environmental and Infrastructure Engineering,
George Mason University, 2008

Registrations

Professional Engineer:

Virginia (#0402050992);

Maryland (#46134);

Washington, DC (#PE907970)

VA Construction Contracting Officer

DEQ Certified Erosion and Sediment Control Combined Administrator (DCA 0108)

DEQ Stormwater Combined Administrator Certification, Virginia (DCA 0108)

Professional Certificate in Sustainability

DCR Certified Nutrient Management Planner (CN 802)

Brad is a principal in Bowman's Fairfax office and has more than ten years of urban redevelopment, stormwater management compliance, civil engineering, and construction experience. He has extensive knowledge of all stages of design, construction, and program management, with emphasis on multi-disciplined urban projects. Brad has substantial experience with managing complex projects and is responsible for civil and environmental engineering designs and coordination with various federal, state, and local governmental agencies. Brad oversees a professional design team that specializes urban redevelopment, specifically in high-density areas such as the District of Columbia, Arlington County, and Tysons Corner. When called upon, Brad has previously been accepted by the Zoning Commission (ZC) as an expert witness for Planned Unit Development (PUD) applications.

Experience

Modern on M - 465 M Street SW & 480 K Street SW | Washington, DC

Project manager for this mixed-use redevelopment near the Waterfront in Southwest Washington, DC. This project was a PUD Application and construction was completed in 2019. Modern on M is a pair of new buildings designed to accompany a pair of architecturally significant I.M. Pei buildings, completing a block in the Waterfront neighborhood. The work involved the renovation of the historic I.M. Pei buildings, construction of two new buildings, and the revitalization of the courtyard spaces at the center of the development. The LEED Silver project is located adjacent to the revitalized waterfront in Southwest DC, known as The Wharf. Collectively, the four-building development creates an urban assemblage that spans a city block, frames a public park, and provides more than 1,000 housing units. Modern on M includes street retail integrated into a refreshed streetscape. Bowman provided civil engineering design, surveying, and construction administration services.

The Glover House - 2101 Wisconsin Avenue, NW | Washington, DC

Project manager for this mixed-use redevelopment near the Waterfront in Southwest Washington, DC. This project was a By-Right Application and construction was completed in 2021. Glover House includes apartments, three levels of underground parking, and a large grocery store. The project included the complete renovation of an existing hotel building and the addition of two entirely new structures. Extensive and intensive green roofs complimenting recreational space and an outdoor pool were designed on the building rooftops. Glover House includes a street-level café integrated into a refreshed streetscape. Bowman provided civil engineering design, surveying, and construction administration services.

The Wren - 965 Florida Avenue, NW | Washington, DC

Project manager for this mixed-use redevelopment in the Shaw District in Northwest Washington, DC. This project was a PUD Application and construction was completed in 2020. The Wren is a ten-story, 433-unit, mixed-use residential building with a large grocery store at ground level. Three levels of below-grade parking serve both the

Brad Glatfelter, PE

Principal/Project Manager, Civil Engineering

retail and residential users. The LEED Gold project is located adjacent to Howard University. The Wren development included the reconfiguration of the Florida Avenue and Sherman Avenue intersection. The streetscape and public spaces were improved and refreshed to improve both bicycle accommodations and the pedestrian experience. Bowman provided civil engineering design, surveying, and construction administration services.

The Ladybird - 4330 48th Street, NW | Washington, DC

Project manager for this mixed-use redevelopment in Northwest Washington, DC. This project was a PUD Application and construction is set to begin in 2022. The Ladybird will be a five-story building comprised of 219 residential units, a medium-sized grocery store at ground level, and supporting underground parking with three levels. Additionally, several for-sale townhouses are planned to be constructed directly adjacent to the multi-family structure. The LEED Gold project is located adjacent to American University. The Ladybird development will provide new public amenities, revitalizing a vacant, underutilized lot. The streetscape and public spaces will be enhanced and refreshed to improve the pedestrian experience. Bowman provided/is currently providing civil engineering design, surveying, and construction administration services.

Matt Clark, PLA LEED Green Associate
LandDesign, Inc.
Proffered Expert in Landscape Architecture

Outline of Testimony

- I. Introduction and Experience
- II. Description of Landscape Plan, Public Space Improvements, and Design Considerations
- III. Conclusion



MATT CLARK

PLA, LEED GREEN ASSOCIATE, PARTNER
LANDDESIGN | WASHINGTON DC

Matt Clark is a Partner and Landscape Architect who has been a leader in the LandDesign Washington DC office since 1997. His expertise lies in his ability to understand a client's vision and translate it into a place that is within-budget, buildable and most importantly that matters. In addition to managing a 10-person design studio, Matt oversees daily operations in the DC office and is involved with project management and coordination of the staff while also prioritizing business development and marketing efforts. As a project manager, he is responsible for client management, scheduling, and project development, including conceptual design through preparation of final construction documents to construction administration/implementation.

EDUCATION

Master of Landscape Architecture, State University of New York (1996)

Bachelor of Science Urban Forestry & Landscape Horticulture, University of Vermont (1991)

LICENSING/CERTIFICATIONS

Professional Landscape Architect - NY: 578050; VA: 952; MD: 3343; PA: 3049; MA:4282

LEED Green Associate

AFFILIATIONS

American Society of Landscape Architects (ASLA)

Urban Land Institute (ULI)

Mount Jefferson Park

Alexandria, VA | Partner-in-Charge

Braddock Gateway (Phase II + III)

Alexandria, VA | Partner-in-Charge

Alexandria Renew Enterprises

Alexandria, VA | Partner-in-Charge

Oakville

Alexandria, VA | Partner-in-Charge

Potomac Yard

Alexandria, VA | Partner-in-Charge

Carlyle Crossing

Alexandria, VA | Partner-in-Charge

Yates Corner

Alexandria, VA | Project Manager

Robinson Terminal

Alexandria, VA | Partner-in-Charge

Lakeside Park

Pawling, NY | Partner-in-Charge

Fairwood Community Park

Bowie, MD | Partner-in-Charge

Shane L. Dettman
Holland & Knight LLP
Proffered Expert in Land Use and Urban Planning

Outline of Testimony

- I. Introduction
- II. Experience and Expertise
- III. Site Location and Description
- IV. Character of Surrounding Area
- V. Existing and Proposed Zoning
- VI. Compliance with PUD Evaluation Criteria
- VII. Consistency with Comprehensive Plan
 - a. FLUM and GPM Designations
 - b. Advancement of Policies and Objectives of Area Element and Citywide Elements
 - c. Southwest Neighborhood Plan Small Area Plan
- VIII. Conclusions

Shane L. Dettman



Director of Planning Services

Washington, D.C.

202.469.5169

shane.dettman@hklaw.com

Practices

Real Estate | Land Use: Mid-Atlantic | Land Use and Government

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, and environmental and historic preservation planning and compliance. Mr. Dettman's professional experience and broad technical expertise has effectively guided numerous small- and large-scale client development projects from early conceptualization through entitlements and construction.

Prior to joining Holland & Knight, Mr. Dettman spent 13 years as an urban planner with the National Capital Planning Commission (NCPD), the federal government's central planning agency in the National Capital Region. While at the NCPD, Mr. Dettman played key roles in the update of the Comprehensive Plan for the National Capital: Federal Elements; the preparation of the Federal Capital Improvements Program; and 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 portions of Southwest Washington and enliven Pennsylvania Avenue. While a member of the NCPD'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.

From 2009-2015, Mr. Dettman served as senior planner, and eventually director, of the NCPD'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 detailed planning and design analysis, his work required significant knowledge in federal and local environmental and historic preservation compliance, and frequently entailed negotiating solutions to 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 Federal Reserve Martin Building Modernization; the Department of State Headquarters Perimeter Security Project; and the Armed Forces Retirement Home 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 chairperson during the last year of his tenure.

Upon joining Holland & Knight in 2015, Mr. Dettman immediately assumed key roles in the firm's successful handling of major redevelopment projects at the Wharf and the McMillan Reservoir Sand Filtration Site. He has also successfully handled the necessary due diligence, Federal and District entitlements, street and alley closures, and building and public space permitting for several other notable and complex development projects in the Capitol Riverfront; downtown, including along Pennsylvania Avenue; and in upper Northwest Washington. As the firm's expert in zoning and land use, Mr. Dettman regularly provides qualified expert testimony before the BZA, the D.C. Zoning Commission, the Historic Preservation Review Board, the Mayor's Agent for Historic Preservation, and the D.C. Council.

Mr. Dettman is currently an adjunct professor teaching land use controls at the Georgetown University, School of Continuing Studies, Master's in Urban & Regional Planning program, and has been a guest lecturer on the topics of urban policy and community development at American University.

Credentials / Speaking Engagements

- Adjunct Professor, Land Use Controls, Georgetown University, Spring 2021
- Federal and District Entitlements, ULI D.C. Young Leaders Group (2019, 2021)
- D.C. Bar, Annual Real Estate Update (2018)
- D.C. Zoning and Land Use Seminars (2016, 2018, 2019, 2020, 2021)
- Guest Lecturer, Urban Policy & Community Development, American University (2012, 2014)
- National Environmental Policy Act, Duke University (2010)
- National Historic Preservation Act – Section 106, ACHP (2010)

Education

- University at Buffalo, The State University of New York, Master of Urban Planning
- University at Buffalo, The State University of New York, B.S., Environmental Science

Shane L. Dettman

PROFESSIONAL BACKGROUND

Shane has extensive expertise in urban planning, land use, and zoning gained through over twenty years of experience working in both the public and private sectors. He is currently the Director of Planning Services at Holland & Knight LLP, 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 chairperson, of the District of Columbia Board of Zoning Adjustment. He is currently an adjunct professor teaching land use controls at the Georgetown University, School of Continuing Studies, Master's in Urban & Regional Planning program, and has 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 small- and large-scale planned unit developments and zoning map amendments, zoning variances and special exceptions, large tract reviews, street and alley closings, 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 D.C. Zoning Commission, Board of Zoning Adjustment, Historic Preservation Review Board, Mayor's Agent for Historic Preservation, Public Space Committee, and D.C. Council.
- 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 and entitlements.

Notable projects: Southwest Waterfront / The Wharf, McMillan Reservoir, Fannie Mae headquarters, Square 701 Ballpark, Children's National Research and Innovation Center zoning map and text amendment, Barry Farm zoning map and text amendment.

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, master plan development, regulatory conformance, zoning and land use, and planning policy.

Shane L. Dettman

- Develop and execute policies within the *Comprehensive Plan for the National Capital*
- Guide staff toward effective management of projects of varying complexity throughout the National Capital Region including fulfillment of required environmental and historic preservation 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, Martin Luther King, Jr. Library Renovation.

District of Columbia Board of Zoning Adjustment

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

AREAS OF EXPERTISE

Comprehensive planning / zoning and land use / environmental and historic preservation analysis and compliance / public outreach and engagement / 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 ENGAGEMENTS

- Adjunct Professor, Land Use Controls, Georgetown University, Spring 2021
- Federal and District Entitlements, ULI D.C. Young Leaders Group (2019, 2021)
- D.C. Bar, Annual Real Estate Update (2018)
- D.C. Zoning and Land Use Seminars (2016, 2018, 2019, 2020, 2021)
- Guest Lecturer, Urban Policy & Community Development, American University (2012, 2014)
- National Environmental Policy Act, Duke University (2010)
- National Historic Preservation Act – Section 106, ACHP (2010)
-