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June 1, 2022

BY IZIS

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
One Judiciary Square
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

Re: Zoning Commission Case No. 22-13
Application of The Wesley Theological Seminary of the United Methodist Church
for Approval for a Campus Plan to Thrive in Place (2022-2032)
4500 Massachusetts Avenue, N.W.
Square 1600, Lots 6 (818 and 819), 7, 8 and 9.

Dear Chairman Hood and Members of the Commission:

The Wesley Theological Seminary of the United Methodist Church, by and through undersigned counsel, respectfully submits the following list of witnesses for the June 13, 2022 Public Hearing which inadvertently was not included in its Pre-Hearing Statement.

Witnesses:

1. Rev. David McAllister-Wilson
President
Wesley Theological Seminary
2. Eric Leath
Director Development
Landmark Properties

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Expert Witnesses:

3. Shane L. Dettman
Director of Planning Services
Holland & Knight, LLP
Scope of Testimony: Permitted Uses under Campus Plan,
Comprehensive Plan, Racial Equity
4. Jack Owen Boarman, AIA, NCARB, CID
Partner-in-Charge
BKV Group, Architects
Scope of Testimony: Proposed Design of New Dormitory
5. Steven Karcha, Certified CM, LEED AP, GRP
Vice President of Project and Construction Management
Scope of Testimony: Proposed New Administration Building and Existing and
Proposed Campus Development
6. William Zeid, PE
Senior Associate and Project Manager
Gorove Slave Transportation Planners and Engineers
Scope of Testimony: Transportation Evaluation and Planning, TDM, Future Monitoring.

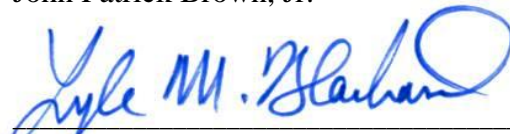
For each of the proposed expert witnesses a current resume or CV has been enclosed. Each of these witnesses have previously been accepted as an expert witness in their respective disciplines by the Zoning Commission and/or Board of Zoning Adjustment.

Thank you for your assistance in this matter.

Sincerely,
GREENSTEIN DELORME & LUCHS, P.C.



John Patrick Brown, Jr.



Lyle M. Blanchard

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on June 1, 2022, the foregoing letter and list of proposed witnesses was delivered via electronic mail to the following:

Ms. Jennifer Steingasser

Mr. Joel Lawson

Mr. Stephen Cochran

D.C. Office of Planning
1100 4th Street, SW, Suite E650

Washington, D.C. 20024

Jennifer.steingasser@dc.gov

joel.lawson@dc.gov

stephen.cochran@dc.gov

Mr. Aaron Zimmerman

D.C. Department of Transportation

55 M Street, SE, Suite 400

Washington, D.C. 20003

aaron.zimmerman@dc.gov

ANC 3D

3D@anc.dc.gov

Mr. Ben Bergmann, Chair, ANC 3D

3D08@anc.dc.gov

Ms. Elizabeth Pemmerl, ANC 3D02

3D02@anc.dc.gov

ANC 3E

3E@anc.dc.gov

Mr. Jonathan Bender, Chair, ANC 3E

jonbender@gmail.com

Commissioner Gianinno, ANC 3E05

3E05@anc.dc.gov



John Patrick Brown, Jr., Esq.

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)
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JACK OWEN BOARMAN, AIA, NCARB, CID

PARTNER-IN-CHARGE

Jack brings over 44 years of experience in the design of residential developments, corporate, government and academic facilities. Since founding the firm in 1978, Jack has led the firm's team design approach in the development of quality architecture across the country. He has expanded the design practice for planning, programming and design of urban redevelopment projects and historic renovations.

EDUCATION // Bachelor of Architecture with Distinction, University of Minnesota

YEARS OF EXPERIENCE // 44

REGISTRATIONS // Professional Architect: DC# 101622, MD #16180, MN #11682, IL #001017467, SD #4926, WI #6144, IA #2153, AZ #20740, NY #018772, CID# C00659, AIA Member # 30022509, NCARB #26798

PROFESSIONAL AFFILIATIONS // American Institute of Architects (AIA), Minneapolis Chapter, Minneapolis Chapter President, 1998; Minneapolis Chamber of Commerce; Minneapolis Downtown Council; Urban Land Institute; Lambda Alpha

RELEVANT EXPERIENCE

Crystal Towers, Dweck, Arlington, VA

Urban Atlantic-Walter Reed Site QRS-Wash-DC

1801 E Main-Richmond,VA- 225,000 square feet, 221 units, with 5,000 square feet of retail and 110 structured parking spaces

Piazza Terminal, Philadelphia, PA

– Multifamily, Market-rate, New Construction, 937,000 SF, 13 stories, 951-unit, 513 parking spaces (5% are dedicated for green vehicles), In Progress

Broad and Washington, Philadelphia, PA

– Market-rate, Mixed-use, Multifamily, In Progress

CastleRock, GMU Prince Williams

Bldg C, Prince Williams County,VA - student housing, 3 Buildings Building A 197 Units, Building B 170 Units, Building C 155 Units

Brewers Hill, Greystar, Baltimore, MD

– Market-rate, Multifamily, 500-unit, In Progress

Dominium-Bluffs Pkwy Senior-Canton-GA

City Club Apartments Midtown Detroit, CCA, Detroit, MI - Market-rate, 16-, 6-story structures, 357 units, 30,000 SF retail space, 250 below-grade parking

Harwood Flats, Foulger Pratt & Promark Real Estate Services, Kensington, MD

– Project manager for the design and construction of a mixed use, 614-unit, development. 549,771 GSF, 28,000 SF retail

Cotton Annex, Douglas Development, Washington, DC-

Adaptive reuse of the landmarked 90,000 square foot Cotton Annex, with an additional 400,000 square feet of new construction. 610 total units

Artspace Silver Spring Arts Campus, Montgomery County and Artspace, Silver Spring, MD

– affordable, addition & renovation, 68 live/work artist studios, 11 townhouses

Becker's Park, Foulger-Pratt,

Washington, DC – Multifamily, Mixed Use, 5-story, 327-unit, 60,000 SF

Center City District, Landmark on Grand River / Newman Lofts, East

Lansing, MI – Multifamily, Mixed-Use, Student Housing, New Construction, 2-Towers, 96-Active Adult Units, 289-Student Housing Unit

âme (Meridian Hill Hall), Jair Lynch,

Washington, DC – Multifamily, Adaptive Reuse, Historic Renovation, 8-story, 206-unit, 187,586 SF, \$37M estimated

The Aspen, Ellisdale, Washington,

DC – Multifamily, Mixed Use, New Construction, 10-story, 133-unit, 88,310 SF housing, 5,890 SF retail, \$18.7M

(Mai Place) 1400 14th Street NW, Abdo Development, Washington,

DC – mixed use, corporate, new construction, 4-story, 30-unit, 46,394 SF housing, 13,866 SF retail, \$11.7M

New Carrollton Mixed Use

Development Phase II, Urban Atlantic, New Carrollton, MD- mixed use, 5-story, 291-unit, 327,201 SF

The District (Riverfront Landings),

Pittsburgh, PA – market rate, 2 buildings, 5 stories residential, 1 story amenities, 425 total units, 648,000 SF

Morrow Park City Apartments, Village Green Companies, Pittsburgh, PA

– market-rate, new construction, 213-unit, 273,093 SF, \$37.3M

The Vintage, Valor Development,

Washington, DC – Multifamily, Addition & Historic Renovation, 85-unit, 63,525 SF, \$9.8M

Advanced Project Management, Inc.

Stephen C. Karcha, VP of Project CM

CERTIFIED CM, LEED AP, GRP

Title

Vice President
Project and Construction Management,
36 years' experience; 25 years with APM

Education

B.S. Civil Engineering Technology,
Old Dominion University
A.S. Construction Management,
Northern Virginia Community College

Designations

(CCM) Certified Construction Manager
(GRP) Accredited Green Roof Professional
(LEED AP) LEED Professional
Accreditation

Professional Affiliations

Construction Management Association of
America
Green Roofs for Healthy Cities
U.S. Green Building Council
American Society of Civil Engineers
International Code Council
National Fire Protection Association
Engineer-In-Training (EIT), VA



As the VP of Project and Construction Management, Stephen is a key cornerstone of the APM team. His extensive experience in construction project management, general contracting, civil engineering, and zoning brings an expansive view to all areas of the development process.

Stephen's leadership encourages an open and creative exploration of ways to overcome the challenges encountered by the entire project team in preconstruction, construction, and pre-occupancy phases. He fosters and guides the project team and Ownership through the healthy tensions to achieve the goals of the project and lead to a successful outcome.



Recent Programs

Arlington Partnership
For Affordable Housing
4 Projects \$70.89 Million Program

The Washington National Cathedral
5 Projects \$42.9 Million Program

YMCA of Metropolitan Washington
5 Projects \$41.8 Million Program

Goodwin House Incorporated
13 Projects \$192 Million Program

Episcopal High School
13 Projects \$86 Million Program

The Madeira School
8 projects \$71.1 Million Program

Wesley Theological Seminary
7 Projects \$28.5 Million Program

World Wildlife Fund, Inc.
7 Projects \$8.5 Million

Alexandria Housing
Development Corporation
5 Projects \$264 Million Program

Gonzaga College High School
23 projects \$150.3 Million Program

Flint Hill School
3 Projects \$34 Million Program

Peter Lawrence of Virginia
7 Projects \$51.2 Million Program

Vinson Hall Expansion
4 Projects \$87.9 Million Program

Sidwell Friends School
8 Projects \$113.7 Million Program

Falcons Landing
3 Projects \$45 Million Program

Virginia Theological Seminary
8 Projects 36.1 Million Program

"I appreciate a lot what APM has done to get us to this point. We would not be where we are without you" - Jonathan Frederick, President and CEO AHDC



"We were privileged to have you at the table with us; your experience, attention to detail, dedication and level head were a true benefit to the team.

- Brandon Ripley | Vice President, Construction Penance

William Zeid, PE

Senior Associate

Will is a senior associate project manager with over 11 years of experience in traffic, parking and transportation engineering and planning in the DC, Maryland and Virginia markets providing support for designing and entitling private and public development projects. He is responsible for managing projects in Washington, DC, Maryland, and Virginia. Will recently helped lead a public-private working group to update Montgomery County's 2022 Local Area Transportation Review (LATR) Guidelines to incorporate a cap on off-site improvement requirements.

He has experience with all types of projects including educational institutions, mixed-use developments, commercial and retail developments, office developments, and government facilities.

Will has been qualified as an expert by the DC Board of Zoning Adjustment, the DC Zoning Commission, by numerous jurisdictions in Maryland and Virginia, and has been recognized as an expert witness by the Loudoun County Circuit Court.

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

Experience

TRAFFIC IMPACT ANALYSIS: Conducted numerous traffic impact studies for residential, commercial, institutional, and mixed-use projects in the Washington metropolitan area. This includes preparation of analyses, reports, and presentations in support of rezoning, site plan, and subdivision approvals.

ROADWAY CAPACITY ANALYSIS: Conducted capacity analyses using Highway Capacity Manual and Critical Lane Volume methodologies. This includes analysis intersections, ramps, and weaving sections using Synchro, Highway Capacity Software (HCS) and SIDRA. Performed microscopic simulation studies and presentations using the SimTraffic software.

TRAFFIC FORECASTING: Estimated the number of vehicular, pedestrian and bicycle trips generated by proposed developments based on data provided in the Institute on Transportation Engineers' Trip Generation as well as other industry publications. Based on these estimates, forecasted future traffic volumes on roadway networks. Determined trip reductions achievable due to proximity to transit and the implementation of a transportation demand management (TDM) program.

PARKING ANALYSIS: Conducted parking analyses of various developments including retail, mixed-use, and institutional clients. Evaluated existing and forecasted future parking demands. Prepared shared parking studies as well as parking reduction studies.



Education

Bachelor of Science,
Civil Engineering,
University of Idaho

Professional Engineer Registration

Maryland: No. 49415
District of Columbia: No. PE921523
Indiana: No. PE12000640

Professional Associations

Institute of Transportation Engineers

Practice Areas

- 11 years of experience
- Traffic Impact Analysis
- Comprehensive Transportation
- Reviews
- Roadway Capacity Analysis and Traffic
- Forecasting
- Parking Analysis
- Signal Warrant Analysis
- On-Site Circulation and Loading

SIGNAL WARRANT ANALYSES: Conducted numerous studies to determine the existing and future need for signalization at specific intersections, according to the guidelines of the Manual on Uniform Traffic

RECENTLY COMPLETED AND ACTIVE DISTRICT OF COLUMBIA PROJECTS

- CSX West - WC Smith, Washington, DC
- Takoma Metro Multifamily Development, Washington, DC
- Reed Street PUD, Washington, DC
- 3000 M Street NW – PUD, Washington, DC
- 3220 Prospect Street, Washington, DC
- 4618 14th Street NW PUD, Washington, DC
- 1250 U Street NW Redevelopment, Washington, DC
- MRP Steuart Buzzard Point Phase 1, Washington, DC
- Square 669-670, Washington, DC
- Smithsonian Institution – Revitalization, Washington, DC
- 1301 S Capitol Street, Washington, DC
- Friendship Center, Washington, DC
- 2406 Massachusetts Avenue NW, Washington, DC
- Dorothy Heights Elementary School, Washington, DC
- Ft. Lincoln / Hagans Recreation Center, Washington, DC
- Raymond Elementary School, Washington, DC
- Wesley Theological Seminary, Washington, DC
- 4.5 Street Alley 2-Way/1-Way Conversion
- MLK Gateway Phase II, Washington, DC
- *Sidwell Friends School, Washington, DC
- *1700 Pennsylvania Avenue, Washington, DC (Qualified as Expert at BZA - Case: 19943)
- *NoMa BID Two-Way Street Conversions, Washington, DC

**Project completed with previous firm.*