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September 24, 2024

**VIA IZIS**

Mr. Anthony J. Hood, Chairperson  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, NW, Suite 200-S  
Washington, DC 20001

Re: **Z.C. Case No. 24-06 – Applicant’s Pre-Hearing Submission**

Dear Chairperson Hood and Members of the Commission:

On June 13, 2024, the Zoning Commission voted to set down the above-referenced application for a Zoning Map amendment (“**Application**”) for the property known as 4650 Benning Road, SE (Square 5344, Lot 802) (the “**Property**”). With this Application, the District of Columbia and Fletcher-Johnson Community Partners LLC (collectively, the “**Applicant**”) seek approval of a Zoning Map amendment for the Property from the RA-1 Zone to the MU-8B Zone to facilitate redevelopment of the Property into a new mixed-use project.

The Applicant expects to proffer the following witnesses and expert witness to present testimony at the public hearing:

- Representative of the Office of the Deputy Mayor for Planning & Economic Development;
- Representative of Fletcher-Johnson Community Partners LLC; and
- Shane L. Dettman, Urban Planner, Goulston & Storrs (proffered as an expert in land planning).

A copy of the resume of the proposed expert witness and outlines of the proposed testimony of all witnesses are attached hereto as Exhibit A. The Applicant requests approximately 30 minutes for presentation of its case at the public hearing.

Sent under separate cover to the Office of Zoning concurrent with the filing of these materials is a check payable to the D.C. Treasurer in the amount of \$217,750 for the hearing fee in this matter. The Applicant respectfully requests that the Commission schedule this Application for a public hearing at its earliest opportunity.

Respectfully Submitted,

/s/  
Cary R. Kadlecek

/s/  
Lee S. Templin

Enclosures

## **CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing documents were sent via electronic mail to the following on September 24, 2024.

Maxine Brown-Roberts  
Office of Planning  
Maxine.brownroberts@dc.gov

Erkin Ozberk  
District Department of Transportation  
erkin.ozberk1@dc.gov

SMD 7E04, Natasha Dupee  
7E04@anc.dc.gov

ANC 7E  
7E@anc.dc.gov

/s/  
Cary Kadlecek

# EXHIBIT A

**OUTLINE OF TESTIMONY OF REPRESENTATIVE OF  
THE OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC  
DEVELOPMENT AND/OR REPRESENTATIVE OF FLETCHER JOHNSON  
COMMUNITY PARTNERS LLC**

- I. Introduction of Applicant
- II. Site Location and Description
- III. Goals and Objectives of Map Amendment
  - A. RFP Process
  - B. Proposed Program
- IV. Conclusion

**OUTLINE OF TESTIMONY OF PLANNING EXPERT,  
SHANE DETTMAN OF GOULSTON & STORRS**

- I. Introduction
- II. Description of Map Amendment
  - A. Property Information and Location
  - B. Current and Proposed Zoning Designation
  - C. Comprehensive Plan Analysis
    - a. Future Land Use Map
    - b. Consistency with the Comprehensive Plan
    - c. Racial Equity Analysis
  - D. Planning Benefits Inherent in Map Amendment
- III. Conclusion

## SHANE L. DETTMAN



### EDUCATION

**State Univ. of New York at Buffalo**  
M.U.P. – Urban Planning

**State Univ. of New York at Buffalo**  
B.S. – Environmental Science

### AREAS OF EXPERTISE

Comprehensive planning | zoning  
and land use | environmental and  
historic preservation analysis  
and compliance

### AFFILIATIONS

- D.C. Building Industry Association
- Co-Lead, DC Agency Working Group, Office of Planning
  - Co-Chair, IZ Plus / XL Working Group
  - Exec. Committee Member, Comprehensive Plan Amendment Working Group

### RECENT PUBLICATIONS

*The Intersection of Historic Preservation  
and Urban Planning*,  
Washington Business Journal  
Jan. 2023

## PROFESSIONAL BACKGROUND

Shane has over twenty years of public and private sector experience working in urban planning, land use, and zoning. He is currently an Urban Planner at Goulston & Storrs, P.C., Washington, DC office. Prior to entering the legal industry, 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 and legal foundations of planning at the Georgetown University, School of Continuing Studies, Real Estate and Urban Planning program, and has been a guest lecturer on the topics of urban policy and community development at American University.

### EXPERIENCE

**Goulston & Storrs, P.C.**  
Urban Planner (Jul 2022 – Present)

**Holland & Knight LLP**  
Director of Planning Services (Feb 2015 – Jun 2022)

Notable projects: Southwest Waterfront / The Wharf PUD, McMillan Reservoir PUD, Children's National Research and Innovation Center at Walter Reed zoning map and text amendment, Barry Farm zoning map and text amendment, Cotton Annex design review and federal interest review, Johns Hopkins Pennsylvania Avenue redevelopment federal interest review, Bridge District design review, Takoma Park Metrorail PUD.

**National Capital Planning Commission (NCPC)**  
Director, Urban Design and Plan Review (Jun 2014 – Feb 2015)  
Senior Urban Planner (May 2010 – Jun 2014)  
Urban Planner (Dec 2001 – May 2010)

Notable projects: *Monumental Core Framework Plan*; *Comprehensive Plan for the National Capital*; Old Post Office Rehabilitation; Dwight D. Eisenhower Memorial, Martin Luther King, Jr. Memorial; Martin Luther King, Jr. Library Renovation.

**District of Columbia Board of Zoning Adjustment**  
NCPC Representative / Vice Chairperson (Sept 2007 – Sept 2010)

**Georgetown University, Real Estate and Urban Planning Program**  
Adjunct Professor (Jan 2021 – Present)