

901 MONROE ST NE

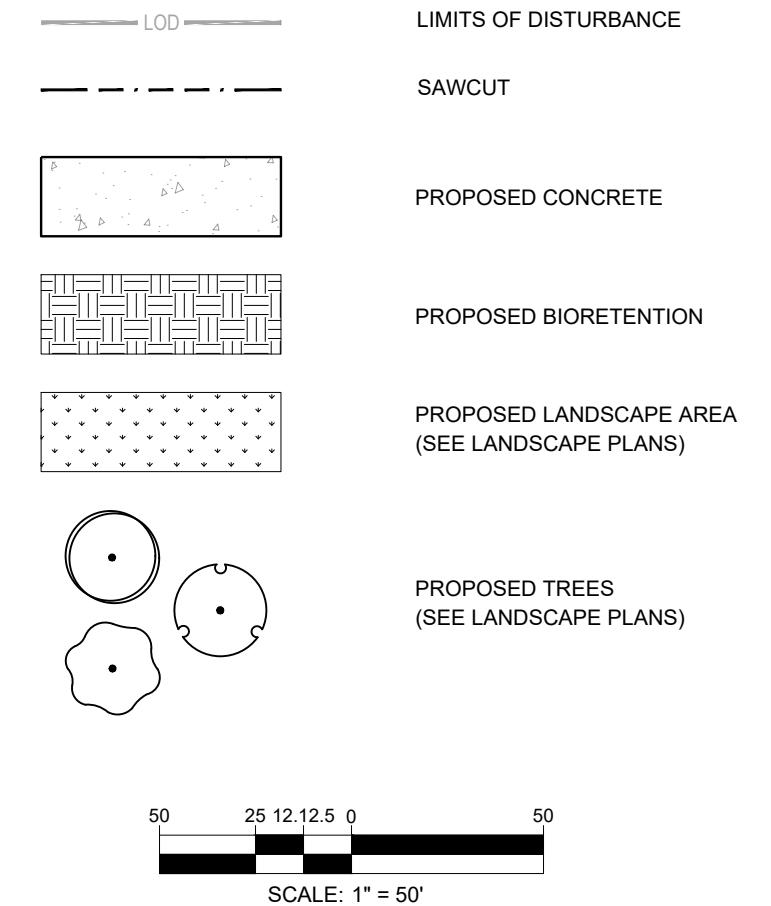
C-03

SITE PLAN

SITE PLAN NARRATIVE:

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF A 6-STORY MULTIFAMILY BUILDING, ASSOCIATED SITE FEATURES, ALLEY WIDENING, AND STREETSCAPE IMPROVEMENTS. THE BUILDING WILL BE LOCATED IN LOT 23 WITHIN SQUARE 3829.

LEGEND:



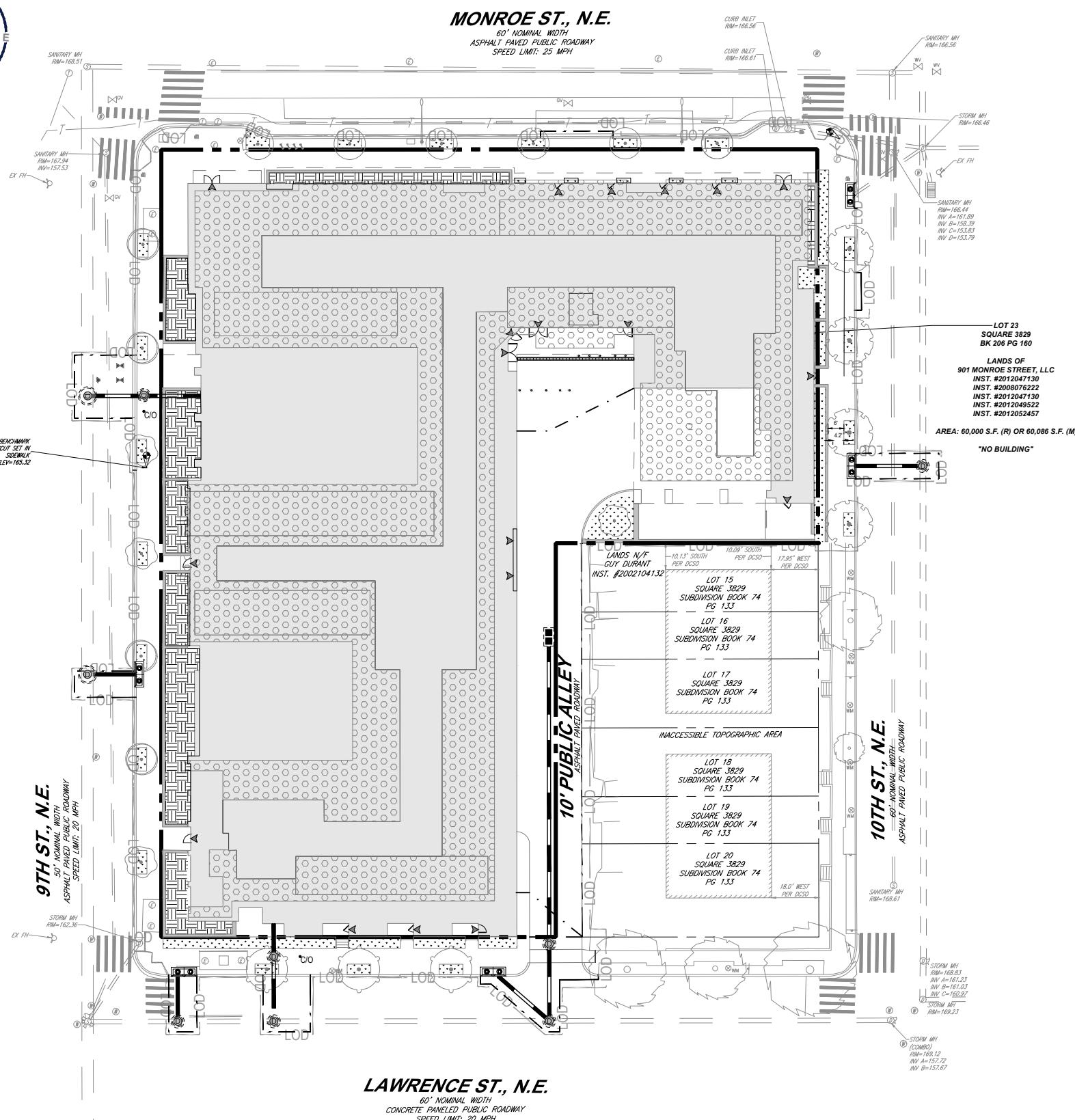
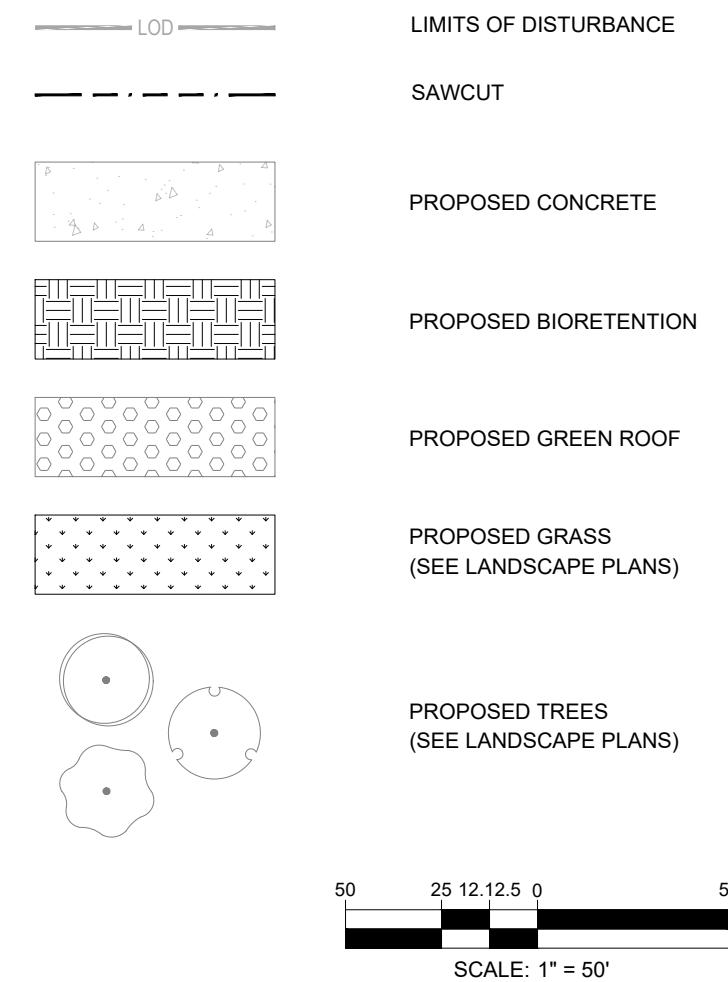
GREEN AREA RATIO NARRATIVE:

THE PROPOSED ZONE FOR THE PROJECT IS MU-5. TO SATISFY THE GAR REQUIREMENT FOR THE PROPOSED SITE, THE CURRENT DESIGN INCLUDES GREEN ROOFS AND BIORETENTIONS WITH VARYING MEDIA DEPTHS. THE LOCATION, SIZE AND DEPTH OF THE GREEN ROOF AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER, THE FINAL DESIGN WILL MEET THE REQUIRED GAR SCORE OF 0.300.

STORMWATER MANAGEMENT PLAN NARRATIVE:

THERE ARE THREE REGULATIONS TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION AND DETENTION VOLUMES AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES GREEN ROOF AND BIORETENTION FACILITIES WITH VARYING MEDIA DEPTHS. THE LOCATIONS, SIZE, AND DEPTH OF STORMWATER BMPs WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS. THIS FINAL DESIGN WILL MEET THE REQUIRED STORMWATER RETENTION AND DETENTION VOLUMES. STORMWATER MANAGEMENT WITHIN THE PROW WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE.

LEGEND:



 Address 1501 Monroe Street NE		Square	Lot	Zone District																																																												
		3829	23	MU-5B																																																												
Other																																																																
Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiplier																																																												
		60,086	.3	Score: 0.300																																																												
Landscape Elements <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Square Feet</th> <th style="text-align: center;">Factor</th> <th style="text-align: center;">Total</th> </tr> </thead> <tbody> <tr> <td>A Landscaped areas (select one of the following for each area)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Landscaped areas with a soil depth < 24"</td> <td style="text-align: center;">square feet</td> <td style="text-align: center;">0.30</td> <td style="text-align: center;">-</td> </tr> <tr> <td>2 Landscaped areas with a soil depth ≥ 24"</td> <td style="text-align: center;">square feet</td> <td style="text-align: center;">0.60</td> <td style="text-align: center;">-</td> </tr> <tr> <td>3 Bioretention facilities</td> <td style="text-align: center;">square feet</td> <td style="text-align: center;">0.40</td> <td style="text-align: center;">1,080.0</td> </tr> <tr> <td>B Plantings (credit for plants in landscaped areas from Section A)</td> <td></td> <td style="text-align: center;">Native Bonus</td> <td></td> </tr> <tr> <td>1 Groundcovers, or other plants < 2' height</td> <td style="text-align: center;">square feet</td> <td style="text-align: center;">0.20</td> <td style="text-align: center;">-</td> </tr> <tr> <td>2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant</td> <td style="text-align: center;"># of plants</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0.30</td> </tr> <tr> <td>3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree</td> <td style="text-align: center;"># of trees</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0.50</td> </tr> <tr> <td>4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree</td> <td style="text-align: center;"># of trees</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0.60</td> </tr> <tr> <td>5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree</td> <td style="text-align: center;"># of trees</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0.70</td> </tr> <tr> <td>6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree</td> <td style="text-align: center;"># of trees</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0.70</td> </tr> <tr> <td>7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree</td> <td style="text-align: center;"># of trees</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0.70</td> </tr> <tr> <td>8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree</td> <td style="text-align: center;"># of trees</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0.80</td> </tr> <tr> <td>9 Vegetated wall, plantings on a vertical surface</td> <td style="text-align: center;">square feet</td> <td style="text-align: center;">0.60</td> <td style="text-align: center;">square feet</td> </tr> </tbody> </table>						Square Feet	Factor	Total	A Landscaped areas (select one of the following for each area)				1 Landscaped areas with a soil depth < 24"	square feet	0.30	-	2 Landscaped areas with a soil depth ≥ 24"	square feet	0.60	-	3 Bioretention facilities	square feet	0.40	1,080.0	B Plantings (credit for plants in landscaped areas from Section A)		Native Bonus		1 Groundcovers, or other plants < 2' height	square feet	0.20	-	2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	0	0.30	3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	1	0.50	4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	0.60	5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0.70	7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0.80	9 Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet
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C Vegetated or "green" roofs <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">1 Over at least 2" and less than 8" of growth medium</td> <td style="width: 10%;">square feet</td> <td style="width: 10%;">0.60</td> <td style="width: 10%;">square feet</td> <td style="width: 10%;">-</td> </tr> <tr> <td>2 Over at least 8" of growth medium</td> <td>square feet</td> <td>21,150</td> <td>0.80</td> <td>16,920.0</td> </tr> </table>					1 Over at least 2" and less than 8" of growth medium	square feet	0.60	square feet	-	2 Over at least 8" of growth medium	square feet	21,150	0.80	16,920.0					
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F Bonuses sub-total of sq ft = 23,900 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">1 Native plant species</td> <td style="width: 10%;">square feet</td> <td style="width: 10%;">50</td> <td style="width: 10%;">0.10</td> <td style="width: 10%;">5.0</td> </tr> <tr> <td>2 Landscaping in food cultivation</td> <td>square feet</td> <td>0.10</td> <td>0.10</td> <td>-</td> </tr> <tr> <td>3 Harvested stormwater irrigation</td> <td>square feet</td> <td>0.10</td> <td>0.10</td> <td>-</td> </tr> </table>					1 Native plant species	square feet	50	0.10	5.0	2 Landscaping in food cultivation	square feet	0.10	0.10	-	3 Harvested stormwater irrigation	square feet	0.10	0.10	-
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Green Area Ratio numerator = 18,030 <p>*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score. Total square footage of all permeable paving and enhanced tree growth. -</p>																			



1 MATERIALS PLAN - STREETSCAPE
PLAN

901 MONROE ST NE

1"=40'

PUD L1

REFERENCE NOTES SCHEDULE

CODE DESCRIPTION

PAVING & CURBS

P-01 PEDESTRIAN CONC.

RAILINGS & FENCES

R-01 STAIR HANDRAIL

R-02 PATIO SCREEN

FURNISHINGS

SF-03 BIKE RACK

WALLS & STAIRS

W-01 BIORETENTION WALL

W-02 METAL PLANTER WALL

W-03 STAIRS

PLANT LEGEND



— · · — PROPERTY LINE



EXHIBIT B

EXHIBIT B

Supplemental Information Regarding the Project's Consistency with the Comprehensive Plan Generalized Policy Map and Compatibility with Neighboring Properties

At the Commission's setdown meeting on February 13, 2025, Commissioners requested additional information on the Project's consistency with the Comprehensive Plan ("Comp Plan") Generalized Policy Map ("GPM"), including a thorough explanation of how the proposed MU-5B zone and Project design are responsive to applicable Comp Plan policy guidance regarding neighborhood compatibility. The following information is provided in response to the Commission's request and supplements the Applicant's detailed evaluation of the GPM and the overall Comp Plan that is included in the case record at Exhibit 3H.

Interpreting and Applying the GPM

The PUD Site is located within a Neighborhood Conservation Area ("NCA") on the GPM, which encompasses the large majority of the Upper Northeast ("UNE") Planning Area, and the District in general. The broad extent of the NCA designation is an important factor when interpreting the GPM, and when evaluating the Project's consistency with the NCA designation.

The purpose of the GPM is to categorize how different parts of the District may change over the time horizon of the Comp Plan, with some areas envisioned for broad changes compared to what exists today (such as designated Land Use Change Areas), and other areas envisioned for more limited or targeted changes (such as designated NCAs). Section 225.4 of the Framework Element describes NCAs as areas that are generally residential in character and have little vacant or underutilized land. Across these areas, land uses and community character are anticipated to be maintained over the time horizon of the Comp Plan, and where change occurs it will typically be modest in scale and consist primarily of infill housing, public facilities, and institutional uses. Major changes in density are not expected across NCAs, but some new development and reuse opportunities are anticipated where guided by Comp Plan policies and the FLUM.

The guiding philosophy in NCAs is to conserve and enhance established neighborhoods but not preclude development, particularly when such development will address city-wide housing needs. Although limited, development and redevelopment opportunities do exist within NCAs. Generally, the Comp Plan envisions the diversity of land uses and building types to be maintained in NCAs, and new development, redevelopment, and alterations should be compatible with the existing scale, natural features, and character of each area. Notably, "densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan policies." Framework Element at Section 225.5. Emphasis added.

The various areas depicted on the GPM are not tied to specific development sites, nor is the GPM intended to be interpreted on a site-by-site basis. Rather, as its name implies, and as expressly stated in the Framework Element, the GPM is intended to provide generalized guidance in conjunction with the Comp Plan policies, the Future Land Use Map ("FLUM"), and other Comp Plan maps. The Commission has routinely applied this approach to the GPM, including when evaluating a proposal's consistency with the NCA designation. Specifically, the Commission has stated:

“the Neighborhood Conservation Area designation is not intended to preclude development. It is also not intended to be interpreted as requiring conservation of existing development on a particular site or only permitting small scale development. Perhaps most importantly, the Neighborhood Conservation Area designation is not intended to be interpreted the same way across the District. Rather, the Neighborhood Conservation Area designation is intended to maintain “the diversity of land uses and building types” of a particular area.”¹

As demonstrated below, and as detailed in the Applicant’s full Comp Plan evaluation, the Project is not inconsistent with the NCA designation on the GPM as the Project is:

- Consistent with the uses and density contemplated by the FLUM;
- Compatible with the diversity of land uses and building types that are found in the surrounding area; and
- The Project successfully balances competing Comp Plan policy guidance related to increasing residential density near Metrorail while also addressing neighborhood compatibility and building transition.

The Project is consistent with the uses and density contemplated by the FLUM.

As stated above, densities in NCAs are guided by the FLUM and Comp Plan policies. The Applicant’s full Comp Plan evaluation thoroughly discusses the Project’s consistency with the FLUM. The PUD Site is located within an area that is designated for Mixed Use (Moderate Density Commercial / Medium Density Residential) development on the FLUM, which is part of a larger area designated for Mixed Use development that generally surrounds the Brookland/CUA Metrorail station. The PUD Site’s FLUM designation was adopted by the D.C. Council as part of the 2021 Comp Plan amendment cycle and is now the District’s future land use policy for the site.

The Project, including the related map amendment to MU-5B, will resolve the current inconsistency between the PUD Site’s current low-density zoning and its current FLUM designation. And because this inconsistency will be resolved through the PUD process, the Commission has the opportunity to balance the increased density supported by the FLUM and Comp Plan policies that promote greater residential density near transit with other Comp Plan policies that promote neighborhood compatibility and suitable transitions in building scale.

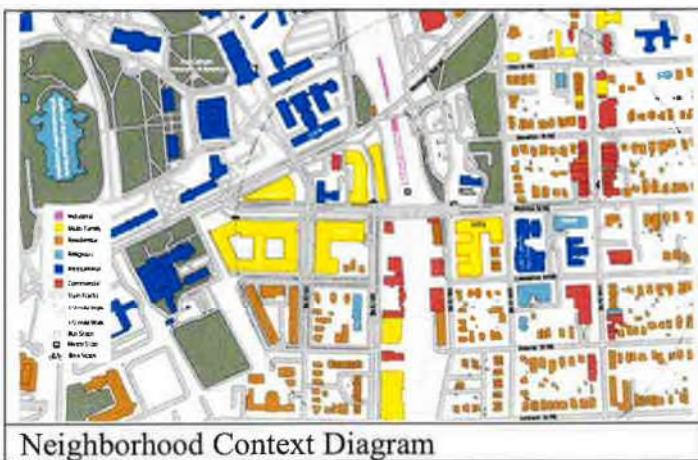
Generally, according to guidance provided by the Framework Element, typical [matter-of-right] densities in areas designated Mixed Use (Moderate Density Commercial / Medium Density Residential) can range between 2.5 FAR – 4.0 FAR, with greater density possible when complying with IZ or when approved through a PUD. A variety of zoning designations are used in Mixed Use areas, depending on the combination of uses, densities, and intensities. To determine the most appropriate zone for the site under the PUD, the Applicant evaluated several zones that permit medium density development. The zones that were evaluated are summarized in the table below. Notably, as the table demonstrates, the MU-5B zone is the least intensive medium-density mixed-

¹ Z.C. Order No. 20-12, FoF 56 (Westminster Presbyterian, Westminster Community Partners, Bozzuto Development Company, and Bozzuto Homes, Inc.)

used zone that could be pursued under the PUD Site's FLUM designation. Additionally, with a density of 4.2 FAR and height of 75 feet, the Project does not utilize any of the bonus density or height that is permitted under a PUD in the MU-5B zone. Rather, the proposed density and height of the Project are within the matter-of-right standards of the MU-5B zone. Thus, even without the substantial setbacks, step downs, and massing reduction, and façade articulation that has been incorporated into the Project in response to the immediate context, the proposed PUD, including the related map amendment to MU-5B, is consistent with the purposes and intent of the NCA designation on the GPM. In particular, the Project will not result in a major change in density within the overall NCA nor within the area surrounding the Project.

Comparison of Zones (Organized According to Lowest to Highest Permitted Overall Density)			
Zone	ZR16 Description	Height	Density
RA-3	Areas developed with predominantly medium-density residential.	MOR: 65 ft. PUD: 90 ft.	<u>MOR</u> 3.0 FAR (3.6 FAR w/IZ) <u>PUD</u> 4.32 FAR
MU-5A	Medium-density, compact mixed-use development with an emphasis on residential use for large area outside the central core along arterial streets, in uptown and regional centers, and at rapid transit stops.	MOR: 65 ft. (70 ft. w/ IZ) PUD: 90 ft.	<u>MOR</u> 3.5 FAR (4.2 FAR w/IZ) <u>PUD</u> 5.04 FAR
MU-5B		MOR: 75 ft. PUD: 90 ft.	
MU-7A	Medium-density mixed-use development on arterial streets, in uptown and regional centers, and at rapid transit stops	MOR: 65 ft. PUD: 90 ft.	<u>MOR</u> 4.0 FAR (4.8 FAR w/IZ) <u>PUD</u> 5.76 FAR
MU-7B			<u>MOR</u> 4.0 FAR (4.8 FAR w/IZ) <u>PUD</u> 5.76 FAR
MU-13	Medium-density mixed-use development generally in the vicinity of the waterfront	MOR: 60 ft. (80 ft. w/ IZ) PUD: 80 ft.	<u>MOR</u> 4.0 FAR (4.8 FAR w/IZ) <u>PUD</u> 5.76 FAR
MU-8	medium-density mixed-use development with a focus on employment and residential use	MOR: 70 ft. PUD: 90 ft.	<u>MOR</u> 5.0 FAR (6.0 FAR w/IZ) <u>PUD</u> 7.2 FAR
MU-2	Medium-density development in areas predominantly developed with residential buildings but also permitting non-residential buildings	MOR: 90 ft. PUD: 90 ft.	<u>MOR</u> 6.0 FAR (7.2 FAR w/IZ) <u>PUD</u> 8.64 FAR
MU-10	Medium- to high-density mixed-use development with a balance of uses	MOR: 90 ft. (100 ft. w/ IZ) PUD: 110 ft.	<u>MOR</u> 6.0 FAR (7.2 FAR w/IZ) <u>PUD</u> 8.64 FAR
Note: Matter-of-Right (MOR) and PUD densities are inclusive of 20% IZ bonus density.			

The Project is compatible with the diversity of land uses and building types that are found in the surrounding area.



As stated above, the guiding philosophy in NCAs is to conserve and enhance established neighborhoods, but not preclude development, particularly to address city-wide housing needs. In addition, the diversity of land uses and building types in NCAs should be maintained, with new development, redevelopment, and alterations being compatible with the existing scale, natural features, and character of each area. The Project is consistent with this guiding philosophy.

The Project is located in the Brookland Neighborhood, adjacent to the Brookland/CUA Metrorail Station. As depicted in the neighborhood context diagram, there is a wide diversity of land uses and building typologies in the area immediately around the PUD Site, including: detached, semi-detached, and multi-family residential, institutional, commercial, industrial transportation infrastructure, and open space. As the neighborhood context diagram shows, the general pattern of development in the immediate area is characterized by higher-density multi-family residential buildings closer to Metrorail and along Monroe Street, with lower-density residential buildings and scattered low- to moderate-density commercial and institutional buildings further away from Metrorail. The Project is consistent with the surrounding range of land uses, building types, and pattern of development. Similar to the multi-family residential buildings on the west side of the rail tracks, the Project will add a new moderately scaled multi-family residential building on a site that is immediately adjacent to Metrorail on the east side of the tracks. Furthermore, the Project will help conserve and enhance neighborhood character by replacing a long vacant parcel next to Metrorail with a new, multi-family residential building.

The Project successfully balances competing Comp Plan policy guidance related to increasing residential density near Metrorail while also addressing neighborhood compatibility and building transition.

As stated in the Framework Element, densities in NCAs are guided by the FLUM and Comp Plan policies, and new development in NCAs should be compatible with the existing scale, natural features, and character of each area. While designing the Project, the Applicant was cognizant of the transitional nature of the PUD site. While the site's proximity to Metrorail lends itself to maximizing height and density to help address citywide housing needs, the Applicant understood that full utilization of the site's development potential would need to be tempered given adjacent lower-scale residential uses.

The Applicant's efforts to balance these competing interests began with the proposed MU-5B zone. As discussed above, not only is the proposed MU-5B zone the lowest intensity mixed-use zone that could be pursued under the site's FLUM designation, but the actual height and

density of the Project is within MU-5B matter-of-right standards (i.e. the Project does not utilize any PUD-related height or density).

The Applicant's efforts to respond to the scale and character of the surrounding area is further demonstrated through the Project's consistency with Citywide and UNE planning area specific policy guidance. As detailed in the Applicant's full Comp Plan evaluation, the Project's design is informed by, and successfully balances, applicable policies in the citywide Land Use and Urban Design Elements that seek to increase the housing supply, including affordable units, near Metrorail with parallel goals to protect the integrity and scope of adjacent neighborhoods.

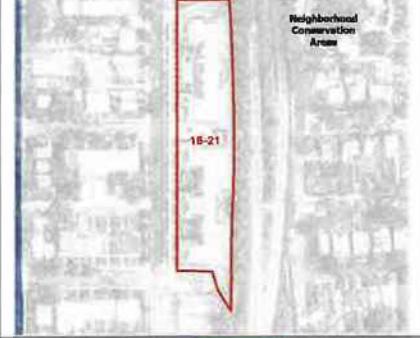


The Project will capitalize on its proximity to transit by locating a moderate- to medium-density multi-family building containing approximately 233 units of new housing (including approximately 36 units of affordable housing) directly across from the Brookland – CUA Metrorail station. (LU-1.4.2, LU-1.4.3). At the same time, the Project's design is responsive to the surrounding context and neighboring residential uses through full-height and upper level setbacks, large courtyards, bay projections, and differentiation of high-quality materials. (UD-2.2.1, UD-2.2.4, UD-2.2.5) As shown in the illustrations to the left, these design gestures reduce the scale of the Project, avoid unacceptable contrasts in scale with neighboring residential uses, and result in a design that is compatible with the character of the area.

The Land Use and Urban Design Elements are citywide elements. Thus, the above-referenced policies regarding development near Metrorail and neighborhood compatibility, and the importance of balance between these two Comp Plan considerations, are applicable to all development sites within NCAs that are transit-adjacent

and border lower-scale neighborhoods. Thus, while the Project will be decided on its own merits, it is instructive to look at other similarly situated PUDs to gain an understanding of how the Commission approached "compatibility" as it relates to balancing development near transit with neighborhood scale and transition. The following table contains examples of previously approved PUDs involving developments near transit that are on sites within NCAs and adjacent to lower-

scale residential neighborhoods. Like the Project, each of these developments utilized a combination of contextual materials, color and material variation, courtyards, projections, balconies, and building setbacks to achieve the desired program while creating visual and spatial compatibility with the context.

Senate Square (Z.C. Order No. 04-22)		
Monroe Street Market (Z.C. Order No. 08-24)		
8th Street, NE (Z.C. Order No. 18-21)		
Reed Street (Z.C. Order No. 22-04)		

Not only is the Project consistent with citywide policy guidance contained in the Land Use and Urban Design Elements, but it is also consistent with the dual UNE planning area policy guidance related to Metro station development and neighborhood conservation. The UNE policy guidance strongly supports development around the Metrorail stations in the planning area. As detailed in the Applicant's full Comp Plan evaluation, the Project will help meet the needs of a

diverse community by locating new residential density for renters in proximity to Metrorail. (UNE-1.1.3). The UNE Element supports mixed-use development around the Brookland/CUA Metrorail station, the Applicant believes the proposed all residential building (with five ground-floor live-work units along Monroe Street) is consistent with this UNE planning area policy guidance. (UNE-1.1.1).

EXHIBIT C

Tummonds, Paul

From: Hagen, Noah (DDOT) <noah.hagen@dc.gov>
Sent: Thursday, March 6, 2025 4:21 PM
To: Erwin N. Andres
Cc: Ozberk, Erkin (DDOT)
Subject: 901 Monroe Street NE | Vehicle Access

Hi Erwin,

Per DDOT's Design and Engineering Manual (31.5.1), a new curb cut or driveway is not permitted from any property with existing alley access. Providing more curb cuts than necessary is detrimental to the pedestrian experience as curb cuts create a conflict point between moving vehicles and pedestrians and result in a loss of green space, curbside space, and street trees. Comprehensive Plan Policy UD-2.1.6 also recommends minimizing mid-block vehicular curb cuts, favoring existing public alleys for parking and loading, as referenced in OP's 2/3/2025 Setdown Report.

The 901 Monroe development has direct access to an existing public alley which currently only serves six homes, and the applicant will double the width of this alley to accommodate site traffic. DDOT finds that this existing access meets our requirements and an additional curb cut is not necessary.

Thanks,
Noah

Noah Hagen, AICP
Transportation Planner, Neighborhood Planning Branch

Planning and Sustainability Division
District Department of Transportation
250 M Street SE
Washington, DC 20003

[e. noah.hagen@dc.gov](mailto:e.noah.hagen@dc.gov)
[m. 202-815-7130](tel:202-815-7130)
[w. ddot.dc.gov](http://ddot.dc.gov)

EXHIBIT D

SOLAR-GREEN BALLASTED SOLAR MOUNTING SYSTEM



PRODUCT DATA



General

The **Greenlight Pro** by Contec, is a PV panel mounting system that is ballasted by roofing overburden, such as green roof media or stone aggregate.

The ballasted panels eliminate the need for welded and bolted connections to the structure, and the waterproofing penetrations and flashing associated with a traditional design.

Material Properties

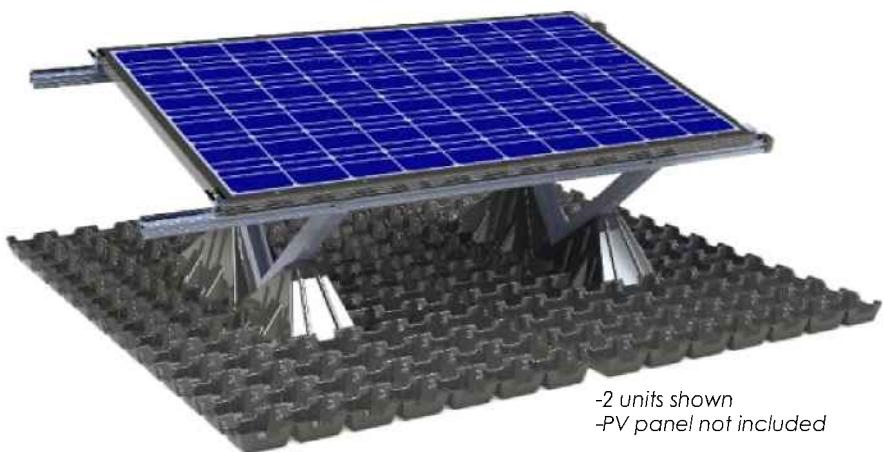
- HDPE base plate (78" x 39" x 2.5").
- Magnelis, Aluminum and Stainless-Steel hardware.
- Unit includes base plate, angled bracket, two (2) profile rails (6'-6" to 11'-0") with hardware.

Warranty Info

- 10-year warranty on all components

Technical Data

- Weight of system – 26.5 lbs. per unit (12 kg) (not including PV panels & ballast)
- Maximum roof slope is 5 degrees.
- Allows for portrait or landscape panel orientation, in 10-, 15- and 20-degree inclinations.
- Water storage volume of panel- 10.5 gal/1.4 cf
- Ballasting requirements determined on a per project basis, including wind uplift and layout study.
- Can be installed on new and existing roofs, with many layout options.



SOLAR-GREEN BALLASTED SOLAR MOUNTING SYSTEM

contec

sempergreen®
USA

PRODUCT DATA

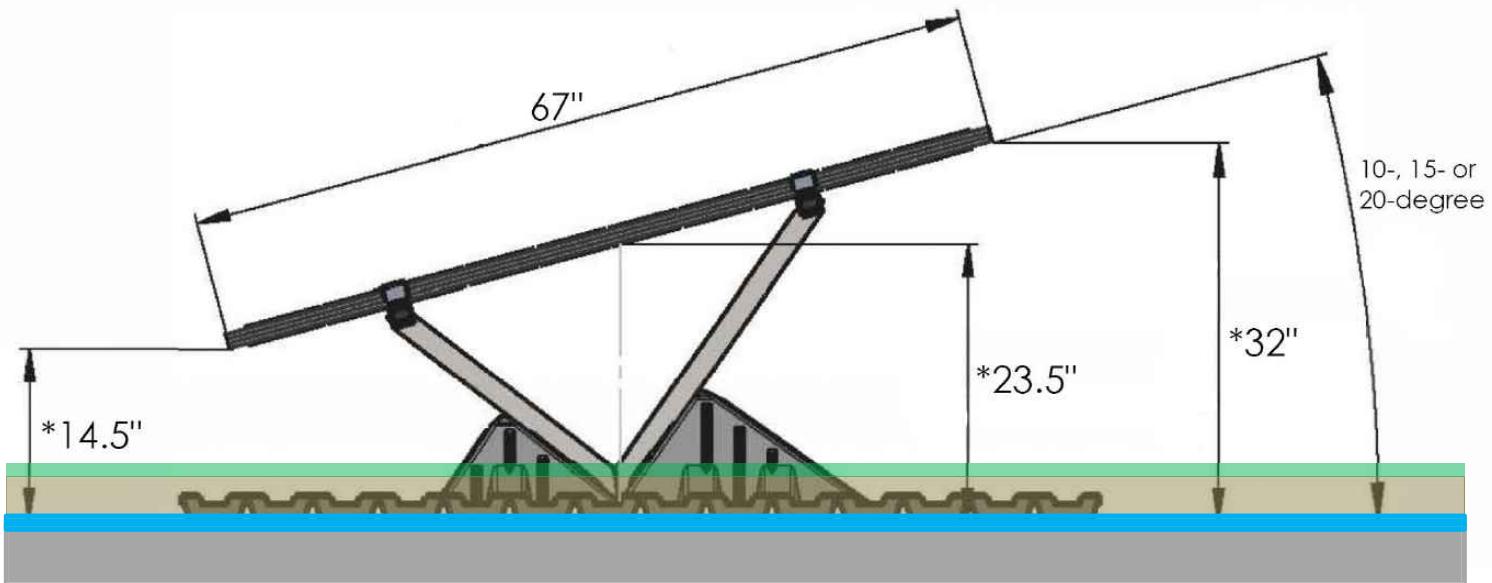
Greenlight pro portrait



Greenlight pro landscape



Typical Detail



Additional Info

- Standard versions
- Greenlight pro 10°, 15°, 20° (5°, 25°, 30° optional) portrait
- Greenlight pro 10°, 15°, 20° (5°, 25°, 30° optional) landscape



PRODUCT DATA SHEET

SOLAR O/E BALLAST FREE VPV UNIT

Product

The VPV unit is a lightweight solar unit consisting of 4 vertical bifacial PV modules on a frame, including electrical wiring and a distributor. The solar panels are made of high-quality hardened glass (2x3.2 mm solar glass with anti-reflective surface) with silicone hetero-junction solar cells. These vertical bifacial PV modules provide a high electricity yield, not only during the summer but also in autumn, winter, and spring, with high performance.

Certified according to NEN-IEC 61215, IEC 61730-1 / EN-IEC 61730 + AC:2018, IEC 62790, P33.3-AA-01 and 02, and CE.

Application

These ballast-free Plug & Play units are specifically designed for application on existing or new extensive green roofs with a slope of up to 5° and remain in place as they assembling a grid at 2lbs/sqft (+/-10kg/m2).

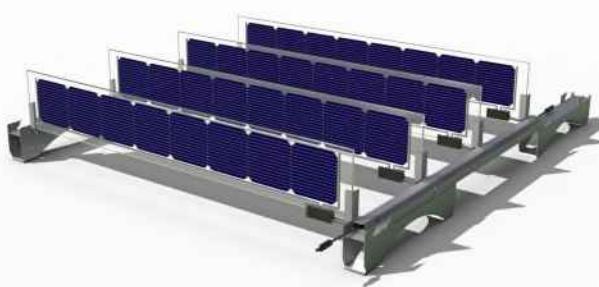
Due to the vertical PV panels and the free space of 120 mm under the frame, the underlying green roof is minimally covered, allowing the vegetation to receive sufficient light and water.

Can also be placed on regular roofs where solar is not an option due to weights, this 2/lbs./sqft system can be applied on any kind of roof.

Delivery and Installation

The VPV units are delivered pre-assembled and stacked on a pallet. In most cases, additional ballast or mechanical attachment to the roof covering is unnecessary.

Two people can install the 58 lbs. pre-assembled solar racks on the green roof system and instantly connect them in series. A certified electrician needs to connect the array to the grid.



Technical Data

Dimensions per unit	63" x 59" x 14"	Solar Cable	4mm ² , 25 cm length
Area per unit	25.8 SF	Temperature Coefficient of P _{max}	-0.26%/K
Weight per unit	58 lbs / 3.85 lbs/sf	Temperature Coefficient of V _{oc}	-0.27%/K
Operating Temperature	-40F to 185F	Temperature Coefficient of I _{sc}	+0.055%/K
Fire Safety Class	C	Junction Box	IP-68, 4x1 bypass diode
Units per pallet	30	Connectors	IP-68, MC4 compatible

EXHIBIT E

UPDATED LIST OF COMMUNITY MEETINGS AND PRESENTATIONS

April 8, 2025 – 6:30 pm – ANC 5B04 SMD Meeting (In-Person)

March 29, 2025 – 10:00 am - Monroe Street Farmers Market stand (In-Person)

February 19, 2025 – 7:00 pm - ANC 5B meeting (Virtual)

February 1, 2025 - 10:30 am - Monroe Street Farmers Market stand (In-Person)

December 16, 2024 - 7:00 pm - Presentation to ANC 5F (Virtual)

December 15, 2024 - 5:30pm - Brookland Trolley Tour with the Menkiti Group (In-Person)

November 23, 2024 - 10:00 am- Monroe Street Farmers Market stand (In-Person)

November 12, 2024 - 7:00 pm – Brookland Neighborhood Civic Association Meeting (Virtual)

October 16, 2024 – 7:00 pm - ANC 5B meeting (Virtual)

October 7, 2024 – 5:30 pm – Guided walking tour of the property with the development team (In-Person)

September 25, 2024 – 6:00 pm – SMD and Brookland Civic meeting (In-Person)

September 4, 2024 – 6:00 pm – Immediate neighbor meeting (Virtual)

EXHIBIT F

DEVELOPMENT AND CONSTRUCTION MANAGEMENT PLAN FOR ZONING COMMISSION CASE NO. 24-15

901 Monroe Street, LLC the Applicant in Zoning Commission Case No. 24-15 (“**Applicant**”), seeks to mitigate any adverse impact on the surrounding neighborhood resulting from the Applicant’s plans to construct a multi-family residential building with approximately 230 residential units and 54 vehicular parking spaces (the “**Project**”). The subject property is bound by Monroe Street, NE to the north, 10th Street, NE to the east, R Street, Lawrence Street, NE to the south, and 9th Street, NE to the west (Square 3829, Lot 23, the “**Property**”).

The Applicant will submit this Development and Construction Management Plan (the “**Plan**”) to the Zoning Commission and will request that the Zoning Commission include compliance with this Plan as a condition of approval in Zoning Commission Case No. 24-15.

1. Communication.

- a. Applicant’s Representative. The Applicant shall designate a representative to be the key contact during the period of construction of the Project for interaction with the owners of all property within 200 feet of the Property. The Applicant’s representative (the “**Representative**”) will have a local office and will be accessible during all business hours. At any time construction activity is occurring on the Property, the Representative or his/her designee shall be available on-site or by telephone to receive communications from the surrounding community. The name and work telephone number of the Representative or his/her appointed designee shall be readily available to members of the community. In addition, a name and telephone number of a person designated by the Applicant to contact in case of emergency during hours in which no construction activity is occurring shall be readily available to members of the community.
- b. Duties of the Applicant’s Representative. The Representative and his/her designee will be able to answer questions and receive comments about the site activities, address any concerns members of the community might have throughout the construction process, and have authority to remedy promptly violations of this Plan and enforce its provisions. The Representative, designee and emergency contact shall:
 - i. Hold a pre-construction meeting to coordinate planned construction activities on the Property at least 30 days before construction activity starts;
 - ii. Receive notice of violations of this Plan;
 - iii. Provide notice to the surrounding community of any anticipated public space work (limited street or sidewalk closures) that may impact pedestrian or vehicular circulation around the Property;
 - iv. Respond as soon as possible, to the person who has reported the violation, and to the Neighborhood Contact Person (described below); and

- v. Act to remedy the violation as soon as possible.
- c. **Neighborhood Contact Person.** The Applicant will work with representatives of the owners of the properties directly opposite a public street from the Property in order to designate a single contact person (“**Neighborhood Contact Person**”), who may change from time to time, to represent the surrounding community. The initial Neighborhood Contact Person shall be designated by the community and will be determined prior to the start of construction activity on the Property. The Neighborhood Contact Person will receive and disseminate information from the Applicant to the community. The Applicant shall provide to the Neighborhood Contact Person, and keep updated, the names of and pertinent contact information about the Representative, the designee, and emergency contact. In the event that a single Neighborhood Contact Person cannot be agreed upon, the Applicant shall provide the information described in this Plan to the ANC 5B Single-Member District Commissioner for the Property.

2. **Permits.** The Applicant will secure all permits that are required to complete the Project. All plans and permits will be on-site as required under the DC Construction Code.
3. **Site Management.**
 - a. The Applicant will erect and maintain construction fencing and barricades in order to secure the site during the construction process. The Applicant and its contractors will work with community members and the Department of Buildings to maintain temporary storm water management systems throughout the Project's construction until such time as the permanent facilities are constructed, approved and functioning so that there shall be no adverse water impacts on the adjacent neighborhood.
 - b. A minimum amount of lighting, directed away from residential properties, will be provided on the Property at night. These lights will be sufficient to provide necessary security and to comply with District of Columbia and OSHA safety standards.
 - c. The Applicant will remove rubbish and construction debris as needed during the construction period during the normal construction workday. In addition, the Applicant will monitor and police the construction site daily or more often as required to ensure cleanliness. The Applicant will also undertake a program of pest control to ensure that no increase in pest activity occurs during the construction period. All excavation or back fill trucks will be covered before proceeding from the Property onto city streets. Standard dust control measures will be taken on an as needed basis. Debris will be removed from the Property on an as needed basis.
 - d. The Applicant will work with the General Contractor to find appropriate off-street parking spaces for the construction and trade workers that come to the Property.

4. Work Hours.

- a. The normal construction work week will be Monday through Saturday from 7:00 a.m. until 7:00 p.m. No construction activity will occur on Sundays. All trucks for delivery of materials, construction or otherwise, will arrive, depart and operate on the Property only during the foregoing hours. The Applicant will make good faith efforts to limit queuing of construction related vehicles on the adjacent streets prior to the stated work hours.
- b. The Applicant will make good faith efforts to limit work that could disturb the residents of the adjacent neighborhoods to weekdays, except where limitations on work during the week require work on Saturdays to meet the requirements of the construction teams for a 40-hour work week.

5. **Contractors and Subcontractors.** The Applicant will require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, the policies set forth in this Plan. The Applicant will also require that all contractors and subcontractors use only licensed vehicles and drivers and they comply with all DC traffic laws and regulations.

6. **Pre and Post-Construction Surveys.** Prior to commencement of the excavation work on the Property, the Applicant will reach out to the owner of the properties noted in the attached Appendix A (each, an “**Adjacent Owner**”) to inquire if such Adjacent Owner wishes to have its property and all improvements on its property thoroughly surveyed by an independent professional. The surveys will include video evidence of the condition of each surveyed Adjacent Owner property. After substantial completion of the excavation and construction work on the Property, a final survey of each interested Adjacent Owner property (with video evidence) will be undertaken by the same independent professional. The surveys are intended to provide the Applicant and each participating Adjacent Owner a reference point from which to determine the effect, if any, that excavation and construction activity on the Property had on each Adjacent Owner’s property. The surveys will be performed at the Applicant’s sole cost and expense. Each survey report shall be provided to the Applicant and to the Adjacent Owner. If the Applicant is not permitted access to an Adjacent Owner property, the Applicant is not required to perform the above-noted survey for that particular Adjacent Owner property.

7. **Responsibility for Damage to Adjacent Owner Property.** The Applicant agrees to repair, at its own expense, any damage to the property or improvements thereon of an Adjacent Owner, which is proximately caused by the construction activity on the Property. All repairs shall be commenced within 60 days of the Applicant and the Adjacent Owner agreeing upon the necessary and appropriate repairs.

APPENDIX A

LIST OF ADJACENT OWNERS

(TO BE DETERMINED PRIOR TO PUBLIC HEARING IN THIS CASE)

EXHIBIT G

maurice**walters** | architect

Maurice Walters, AIA

RESUME

professional experience

8/07-present **Maurice Walters Architect, Inc.** Washington, DC
President: Founded architecture firm specializing in urban design and the design of residential and mixed use projects. Expertise in the design of large scale urban mixed use projects in and around Washington, DC, with over thirty nine years of experience in residential projects of a wide range of size, scale and typology.

Selected projects include:

- 18 Utica, Village Core Mixed Use, Hamilton, NY
- Sophia Apartments, Bethesda, MD
- 301 M SW, Washington, DC
- Big Sky Flats, 1400 Montana Ave. NE, Washington, DC
- The Everton, Monroe Street Market, NE, Washington, DC
- Buchanan School Townhomes, SE, Washington, DC
- Anthem II, Baltimore, Maryland
- The Baldwin, 1300 H St. NE, Washington, DC
- Highbridge, Renovation of The Georgetown, NW, Washington, DC
- Stonehall Condominiums, Bethesda, Maryland
- Renovation of Slayton House, 3411 Ordway NW, Washington, DC
- Cathedral Commons Townhomes, NW, Washington, DC
- The Bartlett, Arlington, VA
- Arts Walk at Monroe Street Market, NE, Washington, DC
- Edgewood Arts Building at Monroe Street Market, NE, Washington, DC

8/96-8/07 **Torti Gallas and Partners** Silver Spring, MD
Principal: Served as Principal Designer and Principal in Charge for many notable residential and mixed-use projects. Projects received both national and local awards, demonstrating skill in relating the building form within its community and leadership in the residential marketplace. Experience included design of a range of projects such as multi-family housing, mixed use development, recreation and community facilities, and urban design in the mid-Atlantic, Florida, California.

Selected projects include:

- City Vista, Washington, DC
- Park Place, Washington, DC
- Kenyon Square, Washington, DC
- Victory Heights, Washington, DC
- Highland Park, Washington, DC
- Upstairs at Bethesda Row, Bethesda, MD
- Lionsgate, Bethesda, MD
- Jefferson at Thomas Circle, Washington, DC
- The Residences at Alban Row, Washington, DC
- The Village at NTC, San Diego, California
- The Ellington, Washington, DC
- Centergate at Baldwin Park, Orlando, Florida
- Centergate at Celebration, Orlando, Florida
- The Kentlands Cottages, Kentlands, Maryland

7/93-7/96	Shalom Baranes Associates Washington, DC Associate: Designer for a range of project types consisting of governmental facilities, community planning, and multi-family housing. <i>Selected projects include:</i> <ul style="list-style-type: none">• Honor Guard Bachelor's Quarters, Anacostia Naval Station, Washington, DC, 1995• U.S. Federal Courthouse Competition, Beckley, WV, 1994• Propulsion Systems Evaluation Facility, Patuxent Naval Station, MD, 1994
3/87-9/91	Architectural Design Group Alexandria, Virginia Project Architect: Responsibility for all aspects of a range of architectural projects including custom residential, single family and multi-family production housing, community planning, recreational and community facilities, retail and office facilities.
6/86-2/87	Rabun Hatch Portman McWhorter Architects Atlanta, Georgia Intern Architect: Involved in preliminary design, design development, and construction documents for 400 room resort and convention Marriott Hotel in Daytona Beach, Florida.
2/84-6/86	Romm and Pearsall Architects Atlanta, Georgia Intern Architect: Involved in design development, construction documents and administration for custom residential, multi-family housing, retail and office facilities.
12/82-2/84	Bradfield Associates, Inc. Atlanta, Georgia Intern: Involved in design and construction documents for multi-family housing and retail facilities.
6/82-8/82	Huber, Hunt and Nichols, Inc. Construction Managers and General Contractor Columbia Gas Project - Columbus Ohio Summer Intern: Assistant to Project Engineer on construction of new corporate headquarters.

professional licenses and certifications

Registered Architect: District of Columbia, Virginia, Maryland, Florida, California, Georgia, Michigan, North Carolina, South Carolina, New York
National Council of Architectural Registration Boards (NCARB) Certification
Leadership in Energy and Environmental Design (LEED) Accredited Professional

academic background

1991-1993	University of Maryland College Park, Maryland, Master of Architecture , 1993 Dean's Thesis Prize, "Revitalizing the City, Urban Housing in Southeast Washington," Spring 1993 The American Institute of Architects Henry Adams Medal Graduate Assistant for undergraduate technology classes.
1979-1984	Georgia Institute of Technology Atlanta, Georgia, Bachelor of Science , 1984 Tau Sigma Delta Honor Society in Architecture and Allied Arts, Gamma Beta Phi Honor Society

teaching experience

Guest Critic: University of Maryland School of Architecture.
Catholic University of America School of Architecture

professional affiliations / community service

- American Institute of Architects (AIA) Member
- District of Columbia Board of Architecture, Interior Design and Landscape Architecture, Board Member (01 / 2023-present)
- University of Maryland School of Architecture, Master of Architecture Final Thesis Review

Critic, 2020

- Eastern Market Community Advisory Committee (EMCAC) Member, 2013 – 2015.
- Board Member, Capitol Hill Restoration Society, 2011 – 2014.
- Volunteer, DC Chapter of the American Institute of Architects, Committee to Develop Architecture Curriculum for the Phelps School of Architecture, Construction and Engineering, 2007 – 2012.
- Volunteer, Board of Directors of the Phelps Foundation, 2008 – 2010.
- Judge, Ninth Annual Preservation Design Awards Program, Arlington County Historical Affairs and Landmark Review Board, 2007
- Board of Directors, Potomac Valley Chapter, American Institute of Architects, 2001-2002
- NVBIA Finest for Family Living Awards Committee, 1999-2002
- Volunteer Designer, Neighborhood Design Center, Prince George's and Montgomery County, Maryland 1993-1998

speaking engagements

- The University of Maryland, "Terps Build the City: Urban Projects by MAPP Graduates", February 2017
- The National Association of Home Builders (NAHB) "Multifamily Success Strategies: Creative Ideas to Overcome Adversity, Webinar, 2013
- Urban Land Institute (ULI), Washington DC, Case Studies Series: "The Evolution of City Vista", March 2009
- Multi – Housing World, Chicago, "Infill Communities" and "Mid-Rise and High-Rise Housing: Doing it Right", September 2006
- National Association of Home Builders, International Builder Show, Orlando, 2006
- ULI, San Francisco, Multifamily Trends, "High Density/High Design", June 2005
- 13th Annual Affordable Housing Conference of Montgomery County, "Mixed Income, Superior Results", March 2004
- Multi-Housing World, Las Vegas, "Mid-Rise to High-Rise: Doing it Right", April 2003
- Multi-Housing Council, Washington DC, "Innovations in Housing", December 2002
- Urban Land Institute, Chicago, "How to Sell Density", September 2002
- National Association of Home Builders, International Builder Show, 2002 & 2003
- National Association of Home Builders National Conference, AIA Plan Review Workshops
- National Building Museum, Panelist, "Visions of Home", 1994

awards

- AIA Maryland, Excellence in Design, Jury Citation, Residential Architecture, Multi-Family, A2 Apartments, 2021
- Brick Industry Association, Bronze Medal, Cathedral Commons Townhomes, 2016
- Global Awards for Excellence – Finalist, Monroe Street Market, 2015
- The Washington Chapter of the American Institute of Architects Presidential Citation in Urban Design, The Arts Walk at Brookland Works, 2014
- The Congress for the New Urbanism Charter Awards, The Ellington 2007
- NAHB "Pillars of the Industry Award", Alban Towers and the Residences at Alban Row, 2005
- NAHB "Pillars of the Industry Award", Centergate at Celebration, 2005
- NAHB "Pillars of the Industry Award", The Ellington, 2005
- Potomac Valley Chapter of The American Institute of Architects Honor Award, Alban Towers and the Residences at Alban Row, 2003
- EPA National Smart Growth Award, The Village at NTC, 2003
- Multifamily Executive Project of the Year, The Village at NTC, 2002

- Builder's Choice Award, Riverwalk at Belmont Bay, 2001
- Residential Architect Design Award, The Kentlands Cottage, 2000
- Builder's Choice Award, The Kentlands Cottage, 1999
- America Society of Landscape Architects Merit Award, Ispartakule, 1997
- The American Institute of Architects Henry Adams Medal for Architectural Excellence, 1993
- University of Maryland School of Architecture, Dean's Thesis Prize, "Revitalizing the City, Urban Housing in Southeast Washington", 1993

Erwin N. Andres, PE

Senior Principal & Vice President

Mr. Andres' diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design.

Mr. Andres has directed transportation impact studies, traffic circulation and transit studies, parking studies, and multi-modal studies for master plans, business districts and new real estate development projects of all types and sizes. He has evaluated alternative public transportation modal options. He is familiar with roadway classification and its application to transportation planning. He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses.

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

Mixed-Use Developments

The Yards, Washington, DC

Walter Reed Army Medical Center Redevelopment, Washington, DC

CityCenter DC, Washington, DC

Skyland Town Center, Washington, DC

Atlantic Plumbing Redevelopment, Washington, DC

The Apollo H Street Mixed-Use Development, Washington, DC

Hecht's Warehouse Redevelopment, Washington, DC

High Line at Union Market, Washington, DC

Press House Development, Washington, DC

Gallaudet University 6th Street Redevelopment, Washington, DC

Eckington Park, Washington, DC

Market Terminal at Union Market, Washington, DC

8th & H Street Connection, Washington, DC

Burnham Place at Union Station, Washington, DC

Armed Forces Retirement Home Redevelopment, Washington, DC

The Ladybird, Washington, DC

Bryant Street NE DC Development, Washington, DC

New City DC, Washington, DC

Michigan and Irving Redevelopment, Washington, DC

Small Area Plans/ Redevelopment and Revitalization

Downtown East Re-Urbanization Strategy, Washington, DC

Poplar Point Planning Alternatives, Washington, DC

Takoma Central District Plan, Washington, DC

Union Station 2nd Century Master Plan, Washington, DC

Union Station Master Plan Constructability, Washington, DC



Education

Bachelor of Science,
Civil Engineering,
Rutgers University, 1994

Professional Registration

Professional Engineer – Maryland

Professional Associations

Urban Land Institute (ULI), Technical
Assistance Panel & Advisory
Services Panel

American Planning
Association (APA)

Institute of Transportation Engineers
(ITE)

Lambda Alpha International
(LAI) Land Economics
Honorary Society, Board
Member & Past President

University of Maryland Graduate
Program in Real Estate, Lecturer

Georgetown University Graduate
Program in Real Estate, Lecturer

Experience

29 years total
26 years with Gorove Slade

Location

Washington, DC

State and Municipal Government

DC Water Headquarters Building, Washington, DC
DC Courts Hardened Mail Center, Washington, DC
Moultrie Courthouse, Washington, DC

Colleges and Universities

George Washington University Mt. Vernon Campus, Washington, DC
Ohio State University, Columbus, OH
University of Toledo, Toledo, Ohio
University of Virginia Health Sciences District, Charlottesville, VA
Wesley Theological Seminary, Washington, DC

Entertainment, Sports and Event Centers

Hearst Park & Pool, Washington, DC
DC United Stadium, Washington, DC
Germantown Soccer Complex, Germantown, MD
National Museum of African American History and Culture (NMAAHC), Washington, DC
Palisades Recreation Center, Washington, DC
RFK Stadium Redevelopment, Washington, DC
Washington Convention Center, Washington, DC
Washington National Cathedral, Washington, DC
Washington Nationals Stadium, Washington, DC
Wilson Aquatic Center, Washington, DC

Federal Government

Department of State at WRAMC, Washington, DC
Federal Reserve Board, Washington, DC
FBI Headquarters Relocation, Washington DC
National Academy of Science, Washington, DC
National Cancer Institute, Ft. Detrick, Frederick, MD
National Institute of Health, Bethesda, MD
National Institute of Standards and Technology (NIST), Gaithersburg, MD & Boulder, CO
NPS Hains Point Facility, Washington, DC
Suitland Federal Center, Suitland, MD
US Coast Guard at St. Elizabeth's - Washington, DC
USDOT Headquarters, Washington DC
Washington Navy Yard, Washington, DC

Hotels

Marriott Marquis, Washington, DC
Pod Hotel, Chinatown, Washington, DC
The Conrad Hotel, Washington, DC
Moxy Hotel, Washington, DC

Medical

Sibley Memorial Hospital, Washington, DC
Children's National Health System, Washington, DC
Kaiser Permanente, Gaithersburg & Largo, MD
Walter Reed National Naval Medical Center, Bethesda, MD
Manazel Medical Center, Abu Dhabi, UAE
MedImmune, Gaithersburg, MD

Office

101 Constitution Avenue, NW, Washington, DC
2100 K Street NW PUD, Washington, DC
901 New York Avenue NW, Washington, DC

Planned Unit Developments

1337 E Street SE PUD, Washington, DC
300 M Street NE PUD, Washington, DC
4th St. NE and RI Ave NE PUD, Washington, DC
810 O Street NW PUD, Washington, DC
Archer Park PUD, Washington, DC
Curtis Properties PUD, Washington, DC
Florida Rock PUD SE, Washington, DC
Square 369 PUD at 9th and L Streets NW, Washington, DC

Primary and Secondary Schools

Capitol Hill Montessori School, Washington, DC
Cardozo Senior High School, Washington, DC
DC Prep, Washington, DC
Duke Ellington School of the Arts, Washington, DC
French International School, Bethesda, MD
Georgetown Visitation School, Washington, DC
Holton-Arms School, Bethesda, MD
Landon School, Bethesda, MD
Lafayette Elementary School, Washington, DC
National Cathedral School, Washington, DC
St. Albans School, Washington, DC
The Field School, Washington, DC
Two Rivers Public Charter School, Washington, DC
Washington International School, Washington, DC
Wilson Senior High School, Washington, DC

Retail

CVS Real Estate Projects, Washington, DC
Safeway - Georgetown, Petworth & Palisades, Washington, DC
Georgia Avenue Walmart, Washington, DC
Whole Foods, Washington, DC

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)

**OUTLINE OF TESTIMONY OF JAMIE WEINBAUM OR ANDREW VINCENT,
REPRESENTATIVE OF THE APPLICANT**

- I. Introduction of Applicant
- II. History of Applicant's Relationship to the Property
- III. Overview and Goals of the Project
- IV. Dialogue Process with ANC and Community Stakeholders
- V. Benefits and Amenities of the PUD Application
- VI. Conclusion

**OUTLINE OF TESTIMONY OF PROJECT ARCHITECT,
MAURICE WALTERS, AIA,
MAURICE WALTERS ARCHITECT, INC.**

I. Introduction

 A. Project Architect, Maurice Walters

II. Presentation of Project

 A. Site Location and Description of Surrounding Area

 B. Discussion of Design Considerations

 C. Description of Project and Responses to Zoning Commission and OP Set-Down Comments

 D. Description of Building Materials

III. Conclusion

**OUTLINE OF TESTIMONY OF PROJECT TRANSPORTATION CONSULTANT,
ERWIN ANDRES, SENIOR PRINCIPAL AND VICE PRESIDENT
GOROVE SLADE ASSOCIATES**

I. Site and Area Conditions

II. Review of Transportation Elements of the Project

 A. Access Considerations

1. DDOT guidance regarding potential additional curb cuts
2. Widening of existing public alley

 B. Discussion of Parking and Loading

 C. Discussion of Traffic Demand Management Plan

III. Conclusion

**OUTLINE OF TESTIMONY OF URBAN PLANNER,
SHANE DETTMAN, GOULSTON & STORRS**

- I. Review of Project's Consistency with the DC Comprehensive Plan
 - A. Consistency with Future Land Use and Generalized Policy Maps
 - B. Consistency with various Elements and Policies of the Comprehensive Plan
- II. Discussion of Racial Equity Analysis
- III. Conclusion