

John Mitchell RA, LEED AP

ASSOCIATE PARTNER



Since joining HPA in 2004, John Mitchell has distinguished himself as a design leader skilled in managing the challenges of complex mixed-use construction. John has led the design team for several of the firm's mass-timber projects, including INTRO and 1036 West Fulton, one of the first multi-story timber office buildings built in Chicago in a century.

John is a key member of the HPA's Technical Services committee, which advances best practices and facilitates professional development initiatives. An expert in building envelope systems, he organizes comprehensive drawing reviews to promote high quality deliverables.

He is a frequent speaker about wood construction issues, and has juried several wood-design competitions.

EDUCATION

Master of Architecture, University of Cincinnati

Bachelor of Science in Architecture, University of Cincinnati

REGISTRATIONS

Registered Architect - IL

LEED Accredited Professional, BD+C

AWARDS

INTRO

Wood Design Award for Regional Excellence, Woodworks

1225 Old Town

Brick in Architecture: Gold Award, Brick Industry Council

REPRESENTATIVE PROJECT EXPERIENCE

INTRO, Cleveland, OH

New construction of a 9-story development across from West Side Market in the Ohio City neighborhood, which includes 300 apartments, ground floor retail, rooftop event space, and on-site parking

INTRO Atlanta, Atlanta, GA

New construction of a 20-story, 516,000 SF multi-use building with a mass-timber structure. The project includes 314 dwelling units, comprised of apartments and four townhomes; ground-level retail; and below-grade parking. Amenities include a rooftop pool deck and terrace, and an outdoor public green space

2100 North Southport, Chicago, IL

Technical consultant for the architectural design of a 116-foot-tall residential tower that will be Chicago's tallest mass-timber building. The 163,308 SF, nine-story structure will feature upscale residential units with private access to on-site luxury amenities, exposed mass timber details throughout, and thoughtfully curated ground floor retail

Graduate Nashville, Nashville, TN

New construction of a 12-story, 165,400 SF boutique hotel in a college-anchored town with 203 guestrooms, a restaurant, conference center and amenity deck

Eight Eleven Uptown, Chicago, IL

Redevelopment of an existing hospital site into a mixed-use complex comprised of a 27-story, 523,500 SF residential tower with 381 upscale apartments, built atop a podium with parking and retail storefronts, and eight townhomes

1225 Old Town, Chicago, IL

New construction of an 18-story mixed-use lifestyle development with 250 apartments and 35,000 SF retail. LEED Silver Certified

The Scott Residences, Chicago, IL

Boutique six-story mixed-use building with 71 luxury apartments, structured parking and 10,000 SF of ground-level retail space. Amenities include a club room, fitness center, billiards room and roof terraces

Parc Huron, Chicago, IL

New construction of a 21-story, 356,000 SF residential building with 221 luxury apartments, ground-level commercial space, and amenity spaces such as an aqua center, theater, and fitness room. LEED Gold Certified

LEED Gold Certified
District of Columbia
CASE NO. 25-07

HARTSHORNE PLUNKARD ARCHITECTURE

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

American Planning Association

Urban Land Institute

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

Lambda Alpha International Society, Member

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)

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:

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

Multi-Modal Planning & Research

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
City of Alexandria: SmartMobility, Alexandria, VA
Duke Street in Motion Bus Rapid Transit Analyses, Alexandria, VA
DC Circulator 2014 Transit Development Plan Update, Washington, DC
Envision Route 7, Northern Virginia, VA
10th Street Mobility Plan, Bloomington, IN
Millwood Avenue Corridor Study, Winchester, VA
DDOT Trip Generation & Data Analysis, Washington, DC
RightSize Parking: MWCOG Parking Demand Research Study, Washington, DC
RightSize Parking: DDOT Parking Study, Washington, DC
Bicycle Master Plan Update, Falls Church, VA

Neighborhood/Master Planning

RFK & National Armory Campus Framework Plan, Washington DC
Buzzard Point Framework Study, Washington, DC
Poplar Point Environmental Review, Washington, DC
Bridget District Master Plan, 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)
Urban Land Institute (ULI)

Experience

25 years total
23 years with Gorove Slade

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

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 Mason University Campus Master Plan, Fairfax, VA
George Washington University: Thurston Hall, Washington, DC
Wesley Theological Seminary Campus Plan, Washington, DC
Virginia Theological Seminary, Alexandria, VA

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
Georgetown Day School, Washington, DC



WILLIAM LATTANZIO, PE, MBA

PRINCIPAL-IN-CHARGE | OVERSIGHT OF ALL WM SERVICES

Years in the Industry: 13

Years with WM: 13

Mr. Lattanzio has worked extensively with private and public clients on projects that invigorate and improve DC communities. His responsibilities includes the oversight of design. His expertise includes coordination with local, state, and Federal agencies; multi-disciplinary teams and Clients; and expedition of Public Agency Review and Permitting. Mr. Lattanzio will oversee the WM team, and interface directly with all required stakeholders and team members to the successful completion of this project.

EDUCATION

Master of Business Administration in Finance | Georgetown University | 2017

Bachelor of Science in Civil Engineering | University of Maryland College Park | 2011

REGISTRATIONS

Professional Engineer (PE):
District of Columbia, Virginia,
Maryland, Delaware

ASSOCIATIONS

The District of Columbia Building Association (DCBIA)
» DDOT Board Member

National Association of Industrial And Office Properties (NAIOP)
» Northern Virginia Chapter

RELEVANT EXPERIENCE

WHITMAN WALKER CLINIC REDEVELOPMENT

Washington, DC

Mr. Lattanzio served as Principal-in-Charge for the transformation of the former Elizabeth Taylor Health Center into a seven-story mixed-use facility. The development features 78 residential units, 60,000 SF of office space, and 20,000 SF set aside for ground-floor retail and community spaces. The project also features outdoor space with public art and outdoor seating areas, on corner of 14th and R streets NW. Mr. Lattanzio provided oversight and project management for the WM team providing full civil engineering services including design documents, stormwater management design, raze documents, and a public streetlight plan. WM also provided the Client with permit services to submit, route, and obtain the necessary site approvals limited to DC Water, DOEE for Sedimentation & Erosion Control, and Stormwater Management, Public Space and DDOT.

KENILWORTH COURTS REDEVELOPMENT

Washington, DC

Mr. Lattanzio provided civil engineering services for the redevelopment of a dilapidated multi-building residential complex in Northeast Washington, DC. The project is planned as a five-story, 155-unit, age-restricted assisted living community that will be 100% affordable housing. Features of the development include outdoor terraces and balconies. A pedestrian boardwalk to connect the property to Anacostia Park and the Kenilworth Aquatic Gardens will also be included. Mr. Lattanzio is responsible for providing QA/QC and oversight for the WM team

The Yards - Parcel H

Washington, DC

Principal-in-Charge; development of 42-acres located near The Waterfront in SE Washington, DC. Parcel H will include 22,000 square feet of retail beneath 500 apartments, 20% of which will be affordable. Mr. Lattanzio is overseeing civil engineering services to support the project from concept design to construction administration, including preliminary GAR calculations, stormwater management design, as-built drawings for DC Water, and PSCH and PDRM hearings. WM is providing design assistance to meet LEED certification requirements for site infrastructure elements, providing initial consultation and feasibility review to develop strategies to maximize potential LEED credits given the program for the site.

The Ford's Theater

Washington, DC

Principal-in-Charge; the Ford's Theater Society purchased space across the street from the notable theatre with the goal of expanding its services by creating a mixed-used venue supporting educational, office, retail and performance needs. Redevelopment included retaining portions of the historically significant front and rear facades while adding a new 5-story addition to the top. Mr. Lattanzio lead the WM survey, civil, dry utility, and landscape architecture teams through all phases of planning, design, and development. *The Ford's Theater is one of a select group of buildings in the District that are registered historic both internally and externally. This was taken into grave consideration throughout the design process.*