

Witnesses, Testimony Outlines, and Expert Witness Resumes

The following witnesses will appear on behalf of the Applicant as part of its direct presentation:

1. Stephan Rodiger, Managing Partner
Bereket Selassie, Managing Partner
Press House Pursuit LLC
2. Peter Fillat, President / CEO
John Fetty, Principal
Fillat+ Architecture
Proffered as an expert in architecture
3. Shane Dettman, Urban Planner
Goulston & Storrs
Proffered as an expert in land use planning

Testimony outlines for the witnesses that will present during the Applicant's direct presentation and resumes for the witnesses that the Applicant is proffering as experts in their respective fields are attached.

Witness Testimony Outlines

Stephan Rodiger, Managing Partner
Bereket Selassie, Managing Partner
Press House Pursuit LLC

1. Background on Press House Pursuit LLC / Rift Valley Capital LLC
2. Overview of programmatic goals of the proposed PUD modification
3. Summary of community engagement (meetings, input, responses)
4. Anticipated timeline for construction

Peter Fillat, President / CEO
John Fetty, Principal
Fillat+ Architecture

1. Site and surrounding context
 - a) General development pattern and use mix
 - b) Transit accessibility.
 - c) Proximity to NoMa, Union Market, Union Station, other developments
2. Overview of project objectives
3. Discussion of proposed design modifications
 - a) Building modifications
 - a. Façade
 - b. Extension of hotel use into portion of NPC Building ground floor
 - b) Penthouse modifications
 - a. Use (addition of eating and drinking establishment)
 - b. Design

**Shane Dettman
Urban Planner
Goulston & Storrs**

1. Introduction to standard of review
2. Consistent with Prior Commission Approval
3. Comprehensive Plan consistency
4. Balancing of Benefits and Development Flexibility
5. No Unacceptable Impacts

Expert Witness Resumes

PETER FILLAT, III

AIA, LEED AP

President & CEO

peter.fillat@pfarc.com

FILLAT+
ARCHITECTURE



In 1992 Mr. Fillat formed his own studio in order to intimately explore design. In doing so Mr. Fillat created a practice focused on creatively approaching problems in order to find unique and innovative solutions. Under his sole direction the practice focuses on architecture, interior design, urban design, and sustainable practices. Mr. Fillat is committed to creating lasting works of architecture and designing in harmony with the environment. He is dedicated to engaging communities and individuals with works based in permanence that delight the people they serve, are respectful of the environment, and create unity between form, function, and spirit.

SELECTED EXPERIENCE

HOSPITALITY

Moxy DC by Marriott
Meininger DC
Maple Lawn Residence Inn
AC Hotel by Marriott
Generator Youth Hostel
Hyatt Place
Dulles Hyatt EMC
Miramar Courtyard by Marriott
Eilan Hotel & Spa, Autograph Collection by Marriott
Baltimore Waterfront Marriott
IHE Courtyard by Marriott
Silver Spring Courtyard by Marriott
Renaissance Grand by Marriott
Bear Creek Mountain Resort
Liberty Marina & Resort
Queenstown Harbor Resort
Foxwoods Golf Resort
The Resort at Levera Beach
Fort Baker Retreat & Conference Center
Palmas Del Mar Marriott Resort

Washington, DC
Washington, DC
Howard County, MD
Washington, DC
Washington, DC
Baltimore, MD
Herndon, VA
Ocean City, MD
San Antonio, TX
Baltimore, MD
Baltimore, MD
Silver Spring, MD
St. Louis, MO
Macungie, PA
Annapolis, MD
Queenstown, MD
Mashantucket, CT
Grenada, West Indies
San Francisco, CA
Palmas Del Mar, Puerto Rico

EDUCATION

BArch, 1982,
Syracuse University

REGISTRATIONS

Registered Architect:
DC, MD, VA, NJ, PA,
FL, TX
LEED Accredited
Professional

AFFILIATIONS

Member, AIA
Member, DCBIA
Member, DCPL
Member, ICSC
Member, Maryland
Hispanic Chamber of
Commerce
Member, NCARB
Member, ULI
Member, USGBC

BACKGROUND

FILLAT+ Architecture
President & CEO
1992 - Present

RTKL Associates
Associate Principal
1983 - 1992

MIXED-USE

400 E. Pratt Street
Tech World
University Gateway
Harbor East - Parcels B, C, G, H, P
Metroview
18 W Saratoga Street
Metropike

Baltimore, MD
Washington, DC
Nanjing, China
Baltimore, MD
New Carrollton, MD
Baltimore, MD
Rockville, MD

MULTIFAMILY

9th & M Condos
Emblem at Barracks Row
L on Liberty
300 Warwick
Church Street Micro-Residential
The Residences at Annapolis Junction
Berkleigh Residences at Baltimore Crossroads
M on Madison
Oella Mill
New Urban Housing

Washington, DC
Washington, DC
Baltimore, MD
Baltimore, MD
Washington, DC
Howard County, MD
White Marsh, MD
Baltimore, MD
Ellicott City, MD
Pittsburgh, PA

JOHN H. FETTY

AIA

Principal

john.fetty@pfarc.com

FILLAT+
ARCHITECTURE



As a highly respected design and development professional, Mr. Fetty excels at integrating spaces and technical systems into one dynamic design solution that simplifies construction and maximizes operating efficiency. In addition to his design practices, Mr. Fetty has also presented at numerous conferences and expositions including the CFRST owner's conference, and the Hospitality Construction Expo- "Effective Prototype Development."

SELECTED EXPERIENCE

HOSPITALITY

Moxy DC by Marriott	Washington, DC
AC Hotel by Marriott	Washington, DC
Residence Inn by Marriott at The National Harbor	Ft. Washington, MD
SpringHill Suites / Fairfield Inn & Suites	Orlando, FL
SpringHill Suites by Marriott	Las Vegas, NV
Marriott Village- Courtyard, SpringHill Suites & Fairfield Inn	Orlando, FL
Courtyard by Marriott - Florida/New York Ave.	Washington, DC
Marriott Miami Airport Complex	Miami, FL
Renaissance & Residence Inn Combo	Potomac Yards, VA
Courtyard by Marriott	Philadelphia, PA
Courtyard by Marriott	Nashville, TN
Courtyard by Marriott	Seattle, WA

EDUCATION

BS - Architecture,
University of
Maryland, College
Park

Graduate Studies in
Architecture,
University of
Maryland, College
Park

REGISTRATIONS

Registered Architect:
DC

AFFILIATIONS

Member, AIA
Member, USGBC
Member, DCBIA
Member, ACE Mentor
Program

BACKGROUND

FILLAT+ Architecture
JF+ Associates
Marriott International
Sverdrup Corporation
CH&K Architects
Bernard Johnson, Inc.

OFFICE / INSTITUTIONAL

Washington Suburban Sanitary Commission (WSSC)	Laurel, MD
Capital Office Building Complex	Greenbelt, MD
Agricultural Research Services (ARS)	Beltsville, MD
400 East Pratt Street	Baltimore, MD
Government Agency Consulting	Bethesda, MD

MULTIFAMILY

Emblem at Barracks Row	Washington, DC
9th & M St. Condominiums	Washington, DC
Whitley Park Condominiums	Bethesda, MD
Somerset Condominiums	Chevy Chase, MD
Ashburn Village	Ashburn, VA
Vineyard Residences	Briggs Chaney, MD

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)