

## **Witnesses, Testimony Outlines, and Expert Witness Resumes**

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

1. Sohael Chowfla, Senior Vice President, Development  
Redbrick LMD
2. Brian Murch, Principal / Architect, Hospitality Design Director  
DLR Group  
*Proffered as an expert in architecture.*
3. Robert Schiesel, Principal  
Gorove / Slade & Associates  
*Proffered as an expert in transportation planning (previously accepted)*
4. Lindsay Morton, Director, Community Engagement and Corporate Impact  
Redbrick LMD
5. Shane Dettman, Urban Planner  
Goulston & Storrs  
*Proffered as an expert in land use planning (previously accepted).*

The following witnesses will be available for questions following the Applicant's direct presentation:

6. Will Lattanzio, Principal / Partner  
Wiles Mensch  
*Civil Engineering*
7. Craig Atkins, Principal / Partner  
Wiles Mensch  
*Landscape Architecture*
8. Adam Nodjomian-Escajeda, Associate, Senior Project Manager  
Gorove / Slade & Associates  
*Transportation 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**

**Sohael Chowfla**  
**Senior Vice President, Development**  
**Redbrick LMD**

1. Background on Redbrick LMD
2. Overview of Redbrick LMD in Anacostia
3. Overview of Bridge District vision and development master plan
4. Design and programmatic goals of the proposed project

**Brian Murch**  
**Principal / Architect, Hospitality Design Director**  
**DLR Group**

1. Site and surrounding context
  - a) Bridge District
2. Project objectives
  - a) Architectural
  - b) Experiential
  - c) Environmental
3. Overarching plan and design influences
4. Discussion of proposed design

**Robert Schiesel**  
**Principal**  
**Gorove / Slade Associates**

1. Context of site in relation to surrounding transportation network
2. Summary of project transportation elements
3. Summary of areas of transportation-related zoning relief / flexibility
4. Summary of CTR results
5. Proposed transportation mitigation measures and/or Transportation Demand Management (TDM) measures

**Shane Dettman  
Urban Planner  
Goulston & Storrs**

1. Standard of review
  - a) North Howard Road design criteria
  - b) Mandatory design review criteria
    - i. Comprehensive Plan consistency
2. Summary of North Howard Road design criteria compliance (Subtitle K §§ 1004 and 1005)
3. Summary of mandatory design review criteria compliance (Subtitle X § 604)
  - a) Comprehensive Plan consistency
4. Areas of Zoning Flexibility and Relief
  - a) Zoning Flexibility
    - i. Side yard requirements (11-K DCMR § 1001.8).
    - ii. Rear yard requirements (11-K DCMR § 1001.9)
  - b) Special Exception
    - i. Minimum residential requirement (11-K DCMR § 1001.3);
    - ii. Minimum vehicle parking requirement (11-C DCMR § 701.5)
    - iii. Minimum loading requirement (11-C DCMR § 901.1)
    - iv. Minimum long-term bike parking employee shower requirement (11-C DCMR § 806.4); and
    - v. Penthouse enclosing wall / screening requirement (11-C DCMR § 1503.3);

## **Expert Witness Resumes**

# Brian Murch

AIA, NCARB, Principal  
Hospitality Design Leader

Brian is an award-winning design architect with a focus on creating experienced-based design in the retail/mixed-use and hospitality markets. He is a passionate proponent of design innovation and is the leading design advocate for many projects around the world. He is adept at listening to and engaging with clients, and creatively finds unique solutions to craft memorable places with inspired storytelling.

## Select Experience

### Hilton Brands

Hilton Des Moines Downtown; Des Moines, IA

### Hyatt Brands

Dream Las Vegas; Las Vegas, NV  
Grand Hyatt Seaside Resort; Seaside, CA  
Hyatt House; San Jose, CA  
Thompson Hotels; Denver, CO; Detroit, MI

### IHG Brands

Kimpton Hotel Kansas City; Kansas City, MO

### Independent Properties

Emeline Hotel; Charleston, SC

### Marriott Brands

AC Hotels; 10+ locations nationwide  
Cascade Hotel, a Tribute Portfolio Hotel;  
Kansas City, MO  
JW Marriott Houston at the Galleria; Houston, TX  
The Laylow, Autograph Collection, Honolulu, HI  
The Scarlet, Tribute Portfolio; Lincoln, NE  
Sheraton Denver Downtown; Denver, CO  
Tetra, Marriott Autograph Collection & AC Hotel  
Silicon Valley; Sunnyvale, CA

## Education

### Bachelor of Science — Architecture

### Bachelor of Construction

Kansas State University

## Registration, Accreditations, Affiliations

Architect: MO, NV  
American Institute of Architects  
National Council of Architectural Registration Boards



## 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

### Neighborhood/Master Planning

RFK & National Armory Campus Framework Plan, Washington DC  
Buzzard Point Framework Study, Washington, DC  
Poplar Point Environmental Review, Washington, DC

### 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



#### 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)  
Society for College and  
University Planning (SCUP)

#### Experience

22 years total  
20 years with Gorove Slade

## 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 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  
The Children's School, Arlington, VA  
Georgetown Day School, Washington, DC

## Multi-Modal Planning & Research

City of Alexandria: SmartMobility, Alexandria, VA  
City of Alexandria: Cut-Through Research, Alexandria, VA  
DC Circulator 2014 Transit Development Plan Update, Washington, DC  
Envision Route 7, Northern Virginia, VA  
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  
10<sup>th</sup> Street Mobility Plan, Bloomington, IN  
Millwood Avenue Corridor Study, Winchester, VA  
DDOT Trip Generation & Data Analysis, Washington, DC  
RightSize Parking: MWCOC Parking Demand Research Study, Washington, DC  
RightSize Parking: DDOT Parking Study, 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

### LICENSES / CERTIFICATES

**Real Estate Investing and Analysis Certificate**, Univ. of Pennsylvania – Wharton Online / Wall Street Prep

### 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

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.

### AREAS OF EXPERTISE

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

### EXPERIENCE

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

Notable projects: Bridge District design reviews, Navy Yard East map and text amendment, Takoma Park Metrorail PUD, McMillan Reservoir PUD modifications, the Wharf PUD modifications

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

- Courses:
- Legal Foundations of Urban Planning
  - Land Use Controls

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

**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)

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



# CRAIG ATKINS, PLA, LEED AP

PRINCIPAL | LANDSCAPE ARCHITECTURE

Years in the Industry: 25

Years with WM: 15

## EDUCATION

Master of Landscape Architecture  
| North Carolina State University,  
2000

Bachelors of Science | Landscape  
Contracting | Pennsylvania State  
University, 1998

## REGISTRATIONS

Professional Landscape Architect  
(PLA):

- District of Columbia
- Virginia
- Maryland

## AFFILIATIONS

- CLARB
- ASLA
- NAIOP
- DCBIA

## PREVIOUS WORK

Lee and Associates (2001-2010)

As a Principal, Mr. Atkins brings extensive experience delivering complex projects throughout the District of Columbia. He has successfully managed and directed numerous notable DC projects, playing a key role in the development of entitlement packages, sustainable landscape initiatives, public projects, and traditional landscape architecture programs.

Throughout his career, Mr. Atkins has overseen every phase of project delivery, from planning and design through construction administration, providing strategic leadership while ensuring technical excellence and client satisfaction. His comprehensive understanding of landscape architecture and its companion disciplines enables him to effectively coordinate diverse project teams and navigate complex stakeholder environments.

For this project, Mr. Atkins will serve as the Landscape Architecture Principal-in-Charge, providing project leadership, quality oversight, and strategic direction. He will lead the landscape architecture teams' design effort, encourage project team coordination, and provide guidance to his team to successfully execute this project.

## RELEVANT EXPERIENCE

### Kenilworth Courts Redevelopment

Washington, DC

Principal of Landscape Architecture; WM provided surveying, civil engineering, and landscape architecture services for the redevelopment of a dilapidated multi-building, low-income residential complex in Northeast Washington, DC. The project features a five-story, 155-unit, age-restricted assisted living community that offers 100% affordable housing. Due to the project's size, the site required redevelopment in three phases. Landscape architecture features were designed as part of the consolidated and first stage PUD. The WM Landscape team was responsible for managing meetings, revisions, and resubmissions as related to the PUD.

### Parkside Parcel 10

Washington, DC

Mr. Atkins served as Principal of Landscape Architecture for the development of Parcel 10, located on Block F of the Parkside development. The Parcel 10 site consists of a proposed 118-unit market rate multifamily building with approximately 7,150 square feet of retail space. The proposed building is an 120,000 SF seven-story structure consisting of one (1) level of below-grade parking. Mr. Atkins provided full landscape architecture services, including the preparation of PUD set site plans and site information for the proposed development. Mr. Atkins was also responsible for prepare the appropriate documentation required to comply with the DC Office of Planning Green Area Ratio (GAR) exemption requirements.

### Parkside Parcel 8

Washington, DC

Mr. Atkins served as Principal of Landscape Architecture for the development of Parcel 8, located on Block F of the Parkside development. The Parcel 8 site consists of a proposed 112-unit market rate multifamily building with approximately 7,400 SF of retail space. The proposed building is an 113,000 SF seven-story structure consisting of one (1) level of below-grade parking. Mr. Atkins provided full landscape architecture services, including the preparation of PUD set site plans and site information for the proposed development. Mr. Atkins was also responsible for prepare the appropriate documentation required to comply with the DC Office of Planning Green Area Ratio (GAR) exemption requirements.

### Edgewood Terrace V

Washington, DC

Principal of Landscape Architecture; WM provided landscape architecture services for the development of a new 96-unit affordable housing building located in the Edgewood neighborhood. Mr. Atkins led the WM landscape architecture team through a PUD process (outdoor public space compliance), schematic design, design development, construction documents, technical approvals, and now construction; specifically including the at grade hardscape and softscape elements, a required parking planting, and full amenity space design.

# William Lattanzio, PE, MBA

## Principal-in-Charge

### Civil Engineering



Industry: 11 years | WM: 11 years

Mr. Lattanzio has worked extensively on projects that invigorate and improve DC communities. His responsibilities include the design of utility systems, stormwater management facilities, BMPs, culverts, roadways, Erosion and Sediment Control Plans, terrain modeling, floodplain studies and grading plans. His expertise also 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 the proposed project.

## RELEVANT EXPERIENCE

### ST. ELIZABETH'S EAST CAMPUS REDEVELOPMENT

#### Washington, DC

The District has embarked on a mission to repurpose the approximately 180-acre St. Elizabeth's East Campus development in the interest of community upliftment and economic growth. Mr. Lattanzio has successfully supported five-plus of the campus's redevelopment projects including those with mixed-use, residential, and community focused elements. His responsibilities include oversight of the civil engineering team from schematic design phase through to construction administration, including technical approvals and much more. His knowledge of the St. Elizabeth's site will aid our Team in successfully carrying out the goals of this project.

### THE YARDS (VARIOUS PARCELS)

#### Washington, DC

Mr. Lattanzio is supporting the design development for various parcels in The Yards. Located between Nationals Park and the Washington Navy Yard, The Yards offers a large variety of housing, education, commercial (retail, office, healthcare, recreation, etc) and travel options for its residents and commuters. The scope includes a phased approach to incorporating sustainable improvements to the SE corner of The District. Mr. Lattanzio's support of the 48-acre redevelopment include design oversight, project management, and design assistance for a full-range of civil engineering services.

### PARKSIDE DEVELOPMENT (VARIOUS PARCELS)

#### Washington, DC

Mr. Lattanzio is serving as Principal-in-Charge for the design development of various parcels in the Parkside Development. Located in the NE corner of The District, Parkside offers a variety of housing, education, commercial (retail, healthcare, recreation, office, etc) and travel options for its residents and commuters. Mr. Lattanzio has provided project management and oversight for full civil engineering services, including the setup and coordination of the Preliminary Design Review Meeting ("PDRM") with DDOT to submit plans for Existing Conditions and Surface Work

## EDUCATION

Master of Business Administration / Finance / Georgetown University / 2017

Bachelors of Science / Civil Engineering / University of Maryland College Park / 2011

## REGISTRATIONS

Professional Engineer (PE):

District of Columbia

Virginia

Maryland

Delaware

## ASSOCIATIONS

District of Columbia Building Industry Association (DCBIA)

in the public space, and for the Public Space Committee Hearing which will review the public space elements at a DCRA public hearing.

### **DC DGS MCMILLAN SAND FILTRATION SITE REDEVELOPMENT (VARIOUS PARCELS)**

#### **Washington, DC**

The 25-acre former McMillan Reservoir Sand Filtration Site is being redeveloped into a mixed-use project providing housing, employment, retail, cultural, and recreational opportunities for District residents. Mr. Lattanzio is responsible for oversight of the schematic design phase through to construction administration, including technical approvals. WM provided on-site hydrologic analysis and computations associated with the watershed as required by the District. Mr. Lattanzio will also assist in designing, obtaining approval, and providing construction administration services for wet utility infrastructure. The project is expected to achieve LEED certification.

### **1333 NEW HAMPSHIRE AVENUE NW**

#### **Washington, DC**

Mr. Lattanzio served as Principal-in-Charge for the repositioning and renovation of the 12-story, 350,000 SF office building. The project included upgrades to public spaces, and improvement of the pedestrian and arrival experience on the ground floor. WM provided redesign of schematic design and design development documents, phased traffic control plans, and Green Area Ratio (GAR) exemption materials. Stormwater management design for the renovation included analysis and computations to determine the effects of the proposed public space development on the existing downstream conditions. 1333 New Hampshire is certified LEED BD+C: Core and Shell.

### **2100 PENNSYLVANIA AVENUE NW**

#### **Washington, DC**

Mr. Lattanzio served as Principal-in-Charge of the WM team for the transformation of two office buildings into one 12-story office building. Originally developed in the 1960's, the site is located in the vibrant Foggy Bottom neighborhood on property owned by neighboring The George Washington University. The office building features 460,000 SF of office space, 30,000-SF of ground floor retail, and 3 floors of below grade parking with 330 spaces. Amenities include roof terraces, a fitness center, and an 11-story atrium. The project required demolition of the current structures on both lots and redevelopment of the footprint of the structures. Mr. Lattanzio oversaw the completion of civil services including stormwater management design and a public streetlight plan. WM managed the Preliminary Design Review Meeting (PDRM) and Public Space Committee Hearing (PSCH), and completed as-built drawings for DOEE and DC Water. The development is currently undergoing certification for the LEED BD+C: Core and Shell status.

### **MIDTOWN CENTER**

#### **Washington, DC**

Mr. Lattanzio served as Principal-in-Charge for the development of a 875,000 SF 14-story office development that covers 94,000 gross SF. To make way for this large project, two existing buildings were demolished; one being the iconic Washington Post Headquarters. Amenities include on-site parking with electric charging stations, an ultramodern fitness center, yoga room, bike room, penthouse conference center, and a rooftop terrace. Extensive permitting coordination was needed in order to address the site issues for this unique development. Stormwater management design for the project included a harvesting cistern for cooling tower makeup, green roof, bioretentions on structure, and irrigation. WM coordinated review and approvals by the Zoning Commission, DC Council, and DDOT. Midtown Center was awarded LEED Gold C&S Certification and Energy Star Certification

**W. Lattanzio, PE**  
Principal, Civil Engineering

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