



## BRIAN PILOT, AIA PRINCIPAL

Brian is an unstoppable problem-solver, driven to use design as a means for overcoming any obstacle. With wide-ranging experience, particularly across mixed use, education, and civic projects, he’s comfortable wearing many hats—whatever is required to get the best possible results for his clients. Brian has a strong passion for designs that impact the public realm. Whether creating a home away from home for wounded warriors, or a city park for residents from all walks of life, he appreciates opportunities to help clients uplift people and communities.

Since joining the team in 1999, Brian’s leadership has been associated with many of the most complex and award-winning projects in STUDIOS’ history. He’s an active member of numerous real estate organizations and a frequent juror and speaker at university and industry events. Brian also serves on The Catholic University of America’s School of Architecture and Planning’s Advisory Board, where he received his Master of Architecture and was awarded the AIA Henry Adams Medal for the highest academic achievement in his class.

**EDUCATION**  
Master of Architecture, AIA Henry Adams Medal Recipient, Catholic University of America

Bachelor of Business Administration, Marketing, The College of William & Mary

**REGISTRATION**  
DC, MD, VA, PA

**CERTIFICATIONS**  
National Council for Architectural Registration Boards (NCARB)

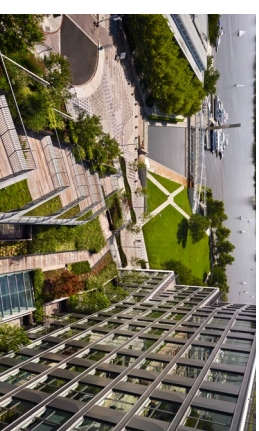
LEED AP

**PROFESSIONAL AFFILIATIONS**  
American Institute of Architects (AIA), Member

## PROJECTS

### BROOKFIELD PROPERTIES–ESTATE AT THE YARDS

Washington, DC, 450,000 GSF Mixed Use Development - Residential and Retail base building and interiors



### 1700 M STREET NW

Washington, DC, 320,000 sf Mixed use office building including amenity spaces, ground-floor retail, and 120,000 sf of below-grade parking

### BROOKFIELD PROPERTIES–1200 K STREET NW

Washington, DC, Repositioning of a 400,000 sf office building

### BROOKFIELD PROPERTIES–650 MASSACHUSETTS

Washington, DC, 95,000 sf office building renovation to accommodate University tenant

### CAMANA BAY MASTERPLAN AND OFFICE BUILDING

Grand Cayman, Multi-block Mixed Use Development and Masterplanning, 200,000sf Office Building In Phase 1

### DC DGS FRANKLIN PARK

Washington, DC, multi-year masterplan effort with DGS and NPS to reimagine the 200 year-old square



### FOREST CITY WASHINGTON–PARCEL H

Washington, DC, 500,000GSF Mixed Use Development - Residential, Retail and Office

### FOREST CITY WASHINGTON– WATERFRONT STATION

Washington, DC, public spaces and amenities

### FOREST CITY WASHINGTON– BALLSTON TOWER

Arlington VA, public spaces and amenities

### FOREST CITY ENTERPRISES–MUSEUM TOWERS

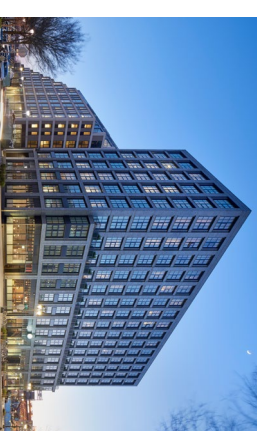
Philadelphia PA, public spaces and amenities

### FOREST CITY ENTERPRISES–HUDSON EXCHANGE

Jersey City, NJ, One acre terrace, public spaces and amenities

### GEOLO / JW CAPITAL–THOMPSON HOTEL AT THE YARDS

Washington, DC, 120,000 gsf hotel and retail base building



### GEORGETOWN UNIVERSITY SCHOOL OF CONTINUING STUDIES

Washington, DC, 100,000 sf off-campus classrooms and office space for graduate programs

### HOFFMAN & ASSOCIATES–THE BANKS

Washington, DC, 165,000 sf mixed use development and masterplanning and residential PUD



### HOFFMAN & ASSOCIATES–THE WHARF PHASE 2 WATER BUILDING 3

Washington, DC, 4,000 sf “jewel-box” amenity building for wharf live-boards

# TRINI M. RODRIGUEZ

## PRINCIPAL

### EDUCATION

Master of Regional Planning, 1985, University of Pennsylvania  
Master of Appropriate Technology for Development, 1985, University of Pennsylvania  
Certificate of Urban Design, 1984, University of Pennsylvania  
Master of Landscape Architecture, 1983, University of Pennsylvania  
Bachelors of Architecture, 1980, Universidad Central de Venezuela



Prior to establishing PRI in 1996, Trini Rodriguez was principal of the nationally recognized planning and landscape architectural firm of HOH Associates, Inc. Ms. Rodriguez is a LEED certified, Virginia registered landscape architect, certified planner and architect with a variety of experience ranging from building design to small- and large scale urban design, landscape architecture and master planning. She has managed and designed master plans for projects throughout the United States and abroad. She has interdisciplinary expertise that has served a broad spectrum of public agencies, institutions, private developers and corporations. She is fluent in Spanish, French and English. Ms. Rodriguez has worked as an architect in Venezuela, as a designer with EDAW and has taught in the Landscape Design Program at George Washington University, Washington, D.C.

### **North Bethesda Town Center. Bethesda, Maryland**

North Bethesda Center is a suburban infill mixed-use project with millions of square feet of residential, office, and retail space, located adjacent to an existing WMATA Metro station. This urban infill project has put great emphasis on the urban streetscape while still providing private amenity spaces for the residential buildings. The urban massing and streetscape create a vibrant urban edge and a place with strong pedestrian orientation. Landscaping over structure roof terraces and gardens as well as urban plazas were all designed to create a beautiful urbane environment. Services provided by PRI included site planning, public processing and landscape architecture.

### **Constitution Square. Washington, DC**

Located adjacent to the new ATF Headquarters building and the New York Avenue Metro Station in the heart of the new NOMA district of Washington, DC, Constitution Square was one of the first major projects developed within the NOMA district and serves as a catalyst for future development. The complex master plan features three office towers and three residential towers, all over a parking structure that covers an entire city block. A supermarket and a hotel are also included in the project program. A series of roof terraces and gardens on multiple

levels create a green network and oasis between the office and residential towers. Streetscape design is a major component of the project. PRI has developed a dynamic streetscape design conforming to the newly established NOMA district guidelines. Lush plantings of trees are planted in expanded soil volumes using leading edge soil cell technologies. Low impact development basins are included to filter pollutants and sediment from storm water and to reduce water volumes during peak rain events through the use of check dams and plant materials

### **Arbor Row. Tysons Corner, Virginia**

Arbor Row is located in the Tysons Central 123 area of Tysons Corner, on Westpark Drive and Tysons Boulevard. Under the Cityline Partners redevelopment plan the property is poised to transform a row of suburban office buildings into a mix of residential, office, hotel and retail. The office and residential areas will be connected through a series of terraced open areas, including walking paths, sculptures, fountains, and lawn areas all within close proximity to the Tysons Central 123 Metro Station. The end result will be a live, work, play, shop and stay environment. The grand urban plaza will be built over an underground parking structure. It will be an attractive focal point of the development. It will provide a pleasant pedestrian link to the Tysons

Central 123 Metro Station.

### **Washington Adventist Hospital. Silver Spring, Maryland**

The 48 acre hospital campus being developed by Washington Adventist Hospital is a state-of-the-art health care facility that emphasizes the idea of wellness and gracious harmony in its relationship with the surrounding natural environment. The campus provides healing gardens spread over an area of almost 2 acres immediately adjacent to the buildings. In addition the campus includes a 3.3 acre lake and a 2,500 linear feet trail around the lake, becoming a complementary use with additional therapeutic purposes.

### **Takoma Langley Park. Takoma, Maryland**

PRI first started working in this multi-cultural suburb of Washington, DC, to assess the elements needed by the community for a major new service center. PRI's effort required a massive outreach effort that was immensely successful. The County then asked us to become involved in the new Sub-area Master Plan under contract to PB PlaceMaking and to assume the urban design responsibilities. The major issue was to improve community connectivity by proposing new streets and significantly increasing density to accommodate extending the metro rail and to meet with local citizens to build consensus and community support.

### **8300 Wisconsin Avenue. Bethesda, Maryland**

This residential high rise above a full size grocery will feature a public sculpture garden bisecting the building to connect the adjacent park space to the primary residential and retail entrances. In addition to Art, a fountain represents a stylized stream flowing through the outdoor gallery spaces and under the transparent bridges linking the galleries. The high roof amenity spaces, including a pool, outdoor kitchen, sky terrace and large green roof, overlook the sculpture garden. Nearly all the water on the site is filtered through a series of green roofs and large bio-filter retention cells that terrace down through an intricate and highly coordinated series weirs over the garage ramp.

### **Studio Plaza. Silver Spring, Maryland**

Located in the heart of Silver Spring, this one-block long, mixed-use project contributes a significant public green space to the community. The design of the space takes advantage of grade changes across the site by creating terraced

seating that overlooks an open lawn area that could be used for play, sunning, or performances. This main space is connected to Georgia via a pedestrian promenade that is enlivened with textured plantings, sculpture and festive lighting. PRI collaborated with local sculptor Dan Steinhilber to design integrated sculptural site furnishings, which received compliments from the public art panel.

### **Silver Spring Library. Silver Spring, Maryland**

The Silver Spring Library & Art Center located in downtown Silver Spring features a 63,000 SF Library, a 20,000 SF Arts Center to be operated by a private non-profit art education organization, and 30,000 SF of County office space. A future Purple Line Light Rail Station will be integrated at the ground floor level of the building. The streetscape and public spaces are greatly influenced by the final Purple Line Light Rail design as it runs diagonally through the library site. A public plaza defined by Fenton Street and the Purple Line embraces the iconic architecture of the library. This complex

project will serve as a cultural landmark and become a significant anchor within downtown Silver Spring. This project is committed to achieve a LEED Silver rating.

### **AWARDS**

Tree Conservation Award for Outstanding Commitment to Tree Planting at The Falls at Flint Hill, Fairfax County, Virginia, 2012  
Puerto Rico NAHB Award for Planning, Parque Escorial, San Juan, 2001  
Virginia NAHB Community of the Year, Farrcroft, Fairfax, 2001  
American Planning Association Merit Award NEAC, Prince William County Context, Issues and Strategies, 1995  
American Planning Association Merit Award, VA Chapter, 1989  
Thesis Project Design Award, Lansdowne, Loudoun County Virginia, 1980

### **MEMBERSHIPS**

American Institute of Architects (AIA)  
American Institute of Certified Planners (AICP)  
American Society of Landscape Architects (ASLA)  
Urban Land Institute (ULA)



## Erwin N. Andres, PE

*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  
New City 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, Washington, DC  
High Line at Union Market, Washington, DC  
Gallaudet University 6<sup>th</sup> Street Redevelopment, Washington, DC  
Michigan and Irving Redevelopment, Washington, DC  
Eckington Park, Washington, DC  
8<sup>th</sup> & 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

### 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)

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

#### Experience

27 years total  
23 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  
Hampton Inn Ball Park, 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  
300 Morse 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  
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  
Jumbo Foods, Prince Georges County, MD  
Safeway - Georgetown, Petworth & Palisades,  
Washington, DC  
Georgia Avenue Walmart, Washington, DC  
Whole Foods, Washington, DC



**Shane L. Dettman**

Director of Planning Services

Washington, D.C.

T 202.469.5169

shane.dettman@hklaw.com

Shane Dettman is the director of planning services in Holland & Knight's Washington, D.C., office and a member of the firm's Land Use and Government Team. Mr. Dettman has extensive experience in zoning and land use, urban design, comprehensive planning, environmental and historic preservation planning and compliance, as well as geographic information systems (GIS).

**Education**

University at Buffalo, The State University of New York, MUP

University at Buffalo, The State University of New York, B.S., Environmental Science

**Memberships**

- American Planning Association
- Urban Land Institute

Prior to joining Holland & Knight, Mr. Dettman spent 13 years as an urban planner with the National Capital Planning Commission (NCPC), the federal government's central planning agency in the National Capital Region. Upon joining the NCPC in 2001, Mr. Dettman assumed key roles in the update of the Comprehensive Plan for the National Capital: Federal Elements; preparation of the Federal Capital Improvements Program; and the NCPC's Urban Design and Security Plan. While a member of the NCPC's Physical Planning Division, he served as the subject matter authority on zoning and land use matters related to foreign missions in the District of Columbia. He also played a leading role in the development of the Monumental Core Framework Plan, a long-range plan focused on the revitalization of federal office precincts surrounding the National Mall. The vision set forth in the Framework Plan has been a major catalyst in ongoing efforts to redevelop a major portion of Southwest Washington and the FBI headquarters along Pennsylvania Avenue.

From 2009-2015, Mr. Dettman served as senior planner, and eventually director, of the NCPC's Urban Design and Plan Review Division (UDPRD), where he was responsible for overseeing the review of several complex federal projects, including the development of installation master plans, large-scale infrastructure projects and major commemorative works. In addition to carrying out skilled planning and design analysis, his work required significant knowledge in federal and local environmental and historic preservation compliance, and frequently entailed effective negotiation of sensitive and competing interests, public outreach and engagement, and strategic and collaborative problem solving among public and private entities. Some of his most notable projects include: the Martin Luther King, Jr. National Memorial; the Dwight D. Eisenhower Memorial; the Intelligence Community Campus – Bethesda; the USDA People's Garden; the MLK Library Renovation; the General Services Administration Headquarters Modernization; the Armed Forces Retirement Home Master Plan; and the Washington Navy Yard Master Plan.

Mr. Dettman also represented the NCPC on the District of Columbia Board of Zoning Adjustment (BZA), an independent, quasi-judicial body empowered to grant relief from the strict application of the zoning regulations and rule upon appeals of actions taken by the zoning administrator. He served as vice chairman during the last year of his tenure.

Mr. Dettman has also been a guest lecturer on the topics of urban policy and community development at American University.

# Shane L. Dettman

---

## PROFESSIONAL BACKGROUND

Shane has extensive expertise in urban planning, land use, and zoning gained through over seventeen years of experience working in both the public and private sectors. He is currently the Director of Planning Services at Holland & Knight LLC, Washington, DC office. Prior to that, 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 Chairman, of the District of Columbia Board of Zoning Adjustment. He has also been a guest lecturer on the topics of urban policy and community development at American University.

## EXPERIENCE

### **Holland & Knight LLP**

Director of Planning Services (February 2015 – Present)

#### Responsibilities:

- Prepare and manage developer applications for large-scale planned unit developments and zoning map amendments, zoning variances and special exceptions, and historic preservation reviews.
- Assist clients with all aspects of zoning entitlements, acquisition of building permits, preparation and recordation of easements and covenants, and public space approvals.
- Provide expert testimony in zoning and land use planning before the DC Zoning Commission, Board of Zoning Adjustment, Historic Preservation Review Board, Mayor's Agent for Historic Preservation, and Public Space Committee.
- Advise clients on interpretation and application of development regulations and approval processes.
- Prepare detailed comprehensive plan, zoning, and land use analysis for purposes of informing client property acquisition.

Notable projects: Southwest Waterfront redevelopment project / The Wharf, McMillan Reservoir redevelopment project, Fannie Mae headquarters relocation, Square 701 Ballpark mixed-use project (residential / retail) development, Square mixed-use project (SLS hotel / residential / retail), 1900 Half Street, SW rehabilitation mixed-use project (residential / retail), The Ladybird mixed-use project (residential / retail).

### **National Capital Planning Commission (NCPC)**

Director, Urban Design and Plan Review (June 2014 – February 2015)

Senior Urban Planner (May 2010 – June 2014)

Urban Planner (December 2001 – May 2010)

#### Responsibilities:

- Serve as Director of NCPC Urban Design and Plan Review Division.
- Advise staff and senior leadership, and public and private stakeholders on matters related to urban design, long-range vision planning and infrastructure studies, master plan development, regulatory conformance, zoning and land use, and planning research and policy evaluation.

# Shane L. Dettman

---

- Develop and execute policies within the *Comprehensive Plan for the National Capital* pertaining to urban design, transportation, historic preservation, environmental protection, and foreign missions.
- Guide staff toward effective management of projects of varying complexity throughout the National Capital Region including fulfillment of required environmental and historic preservation analysis and regulatory compliance.
- Facilitate public outreach and collaborative problem-solving among public and private entities with competing interests.

Notable projects: *Monumental Core Framework Plan; Comprehensive Plan for the National Capital*; Old Post Office Rehabilitation; Intelligence Community Campus – Bethesda; Dwight D. Eisenhower Memorial, Washington Navy Yard Master Plan, USDA People’s Garden, Martin Luther King, Jr. Library Renovation.

## **District of Columbia Board of Zoning Adjustment**

NCPC Representative / Vice Chairman (September 2007 – September 2010)

Granted relief from strict application of Zoning Regulations and presided over appeals of actions taken by the Zoning Administrator; identified and negotiated balanced solutions to zoning and land use issues between local residents, private developers, and elected neighborhood officials.

## **AREAS OF EXPERTISE**

Comprehensive planning and facility master planning / zoning and land use / urban design / long-range policy analysis and development / environmental and historic preservation analysis and compliance / public outreach and engagement / strategic and collaborative problem solving / negotiating sensitive and competing interests.

## **EDUCATION**

### **State University of New York at Buffalo**

M.U.P. – Urban Planning

### **State University of New York at Buffalo**

B.S. – Environmental Science

## **CREDENTIALS / SPEAKING ENGAGEMENT**

- D.C. Bar, Annual Real Estate Update (May 2018)
- D.C. Land Use Seminar (April 2018)
- ZR16: What You Need to Know About the New DC Zoning Regulations (April 2016)
- Guest Lecturer, *Urban Policy and Community Development*, The American University, Washington, DC (June 2012, October 2012, June 2014)
- National Environmental Policy Act, Duke University (2010)
- National Historic Preservation Act – Section 106, Advisory Council on Historic Preservation (2010)