

**OUTLINES OF TESTIMONY**

**Z.C. Case No. 08-34L**

**Ted Hallinan  
Property Group Partners**

- I. Introduction to project
- II. Summary and history of PUD, including update on development status
- III. Work with community, ANCs, and District agencies
- IV. Conclusions and request for support

**Thomas Wong  
Ennead Architects**

- I. Description of Ennead Architects and involvement in project
- II. Site location, description, and context within Overall PUD Site and neighborhood
- III. Design considerations and response to Office of Planning and community input
- IV. Review of plans, elevations, renderings, materials, etc.
- V. Conclusions

**Jami Milanovich  
Wells + Associates**

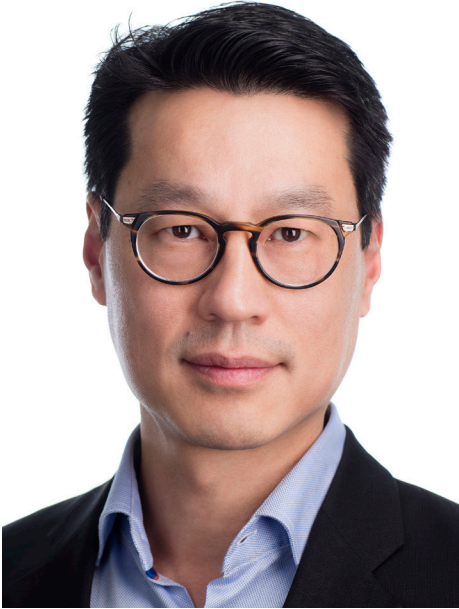
- I. Description of Wells + Associates and involvement in project
- II. Review of development plan
- III. Review of circulation and access
- IV. Summary of findings from transportation study
  - a. Roadway network, capacity, and operations
  - b. Vehicle trip generation
  - c. Parking and loading
  - d. Public transportation
  - e. Bicycle and pedestrian facilities
  - f. Safety
  - g. Streetscape and public realm
- V. Proposed Transportation Demand Management
- VI. Conclusions

**Shane Dettman  
Holland & Knight LLP**

- I. Introduction
- II. Experience and expertise
- III. Site location and description of zoning and land use designations
- IV. Description of surrounding area
- V. Compliance with PUD standards
- VI. Compliance with first-stage PUD
- VII. Conclusions

## Thomas Wong AIA

Design Partner  
Ennead Architects



In his 27-year tenure at Ennead, Thomas Wong has provided insightful design leadership on a broad range of building and program typologies, from museums to ambulatory care centers and inpatient hospitals. The projects he has designed span multiple geographic regions, from Asia and the Middle East to cities across the United States. The diversity of typologies and contexts in which he designs speak to the range of his design approach: Thomas treats each design problem as a unique set of opportunities and issues that lead to a distinct, specific, and authentic solution. His projects have received global recognition and multiple design awards.

### Laboratories / Healthcare

#### Multi-Site Master Plan, Not-for-Profit Hospital System

Northern Virginia | 32 Acres | Design Partner

Program: 375 Inpatient Beds, Diagnostic & Treatment Platform, Emergency Department, Musculoskeletal Ambulatory Surgery Cancer Center, Ambulatory Surgery & Clinics, Amenities and Support, Structural Parking

#### NYU Winthrop Hospital, Inpatient Replacement Hospital

Mineola, NY | 750,000 GSF | Design Partner

Program: 592 Single Bed Rooms, Expanded Diagnostic and Treatment Platform to 20 OR + Multiple, Procedure Rooms, Expanded Emergency Department to 102 Bays

#### NYU Langone Health, Alumni Hall

New York, NY | Design Partner

Program: 445 Seat Lecture Hall, Prefunction Space, Public Amenities

#### NYU Long Island Hospital, Strategic Master Plan

Mineola, NY | 2,300,000 GSF | Design Partner

Program: Procedures, Observation Beds, Parking Garage (3 Levels, 500 Spaces Below Grade), Centralized Mep, Cogeneration (Modular Cost Included By Phase), Bulk Oxygen/Fuel Oil, Loading Dock & Materials Management, Utility/Service Tunnel, Pedestrian Bridge, 102-Bay Emergency Department, Operating Rooms, Imaging - Di, Ir, Icu, M/S - 240 Beds, Lobby & Cafeteria

#### NYU Langone Hospital—Brooklyn, New Ambulatory Surgery Center and Family Health Center Expansion

Brooklyn, NY | 65,000 GSF | Design Partner

Program: Inpatient Tower, Interventional Platform, Renovation Of Existing Facility, Central Utility Plant, Free-Standing Ambulatory Hubs

#### 1101 Chestnut Ambulatory Care Center

Philadelphia, PA | 444,424 GSF Above Grade, 153,400 GSF Below Grade Parking Design Partner

Program: National Jewish, Pulm, Transplant, Surgical Rooms, Specialty Oncology Rooms, Radiation Rooms, SKCC Resource Center, Ambulatory Surgery Rooms, Amenity Space, Retail & Pharmacy, Lobby

#### Yangtze River Estuary Chinese Sturgeon Nature Preserve

Shanghai, China | 427,000 GSF (unbuilt) | Design Partner

Program: Research Laboratory, Breeding Facility, Exhibit Halls, Teaching Center, Auditorium, Staff Dormitory

#### NYU Langone Health, Helen L. and Martin S. Kimmel Pavilion

New York, NY | 830,000 GSF | LEED Platinum | Design Partner

Program: 22-story glass tower, 374 inpatient rooms, 34 operating and procedure rooms, dedicated pediatric facility. The Kimmel Pavilion includes a public lobby and atrium, conference center, café, roof terrace overlooking the East River, new docks, materials Design support areas and a central sterile processing facility.

#### NYU Langone Health, Grossman School of Medicine

New York, NY | 37,200 GSF | Design Partner

Program: New Medical Library, Conferencing and Academic Space, Administrative Offices, Dean's Suite

\*Project in Washington DC

### Education

1993

Cornell University, College of Architecture, Art, and Planning, Master of Architecture

1991

Cornell University, College of Architecture, Art, and Planning, Bachelor of Architecture

### Registrations

Colorado, District of Columbia, Maryland, Michigan, New York, New Jersey, NCARB

### Professional Experience

1993-present

Ennead Architects

### Academic Appointments

1993-present

Visiting Juror:

Cornell University

Columbia University

New Jersey Institute of Technology

Pratt Institute

1991-1993

Teaching Assistant

Cornell University

College of Architecture, Art and Planning

### Professional Affiliations

Municipal Art Society

American Institute of Architects

## Thomas Wong AIA

Design Partner  
Ennead Architects

### Speaking Engagements

2020

IMCC London 5th International Museum  
Construction Congress

2019

Association of Science Technology Centers  
Annual Conference Moderator

2019

ICOM / CIMUSET International Conference  
(International Committee for Museums and  
Collections of Science and Technology)  
Connecting Humans to the Universe: The New  
Shanghai Planetarium and Astronomy Museum

2018

AIA Newark Chapter – Year End Keynote Evolution  
of a Design Practice

2018

ARTO21 Art Fair , Arts Districts as Economic and  
Civic Catalysts - Panelist

2016

American Federation of the Arts  
US – China Museum Summit Presentation at  
The Brooklyn Museum

2015

The Plan Magazine, Perspectives  
The Shanghai Planetarium

HOSCON China – Asia Hospital  
Construction Summit  
The Hospital as Civic Institution

University of Miami, College of Architecture  
Making Global Culture

CLOG Magazine Sponsored Panel at Cooper  
Union, Architecture on the National Mall

2014

IFC Film Forum  
Sagrada – Panel Moderator  
American Alliance of Museums

Annual Convention  
Keynote Address to the Chinese Museum  
Leaders Delegation

2013

American Alliance of Museums  
Annual Convention  
Keynote Address to the Chinese Museum  
Leaders Delegation

### References

Vicki Match-Suna  
VP & Vice Dean for Real Estate,

### NYU Langone Health, New Energy Building and Central Utility Plant (Cogeneration Building)

New York, NY | 70,000 GSF | Design Partner  
Program: Mechanical Facility

### NYU Langone Health, Tisch Hospital Renovations, Cafeteria

New York, NY | 34,460 GSF | Design Partner  
Program: Cafeteria, Robust Cooking and Food Storage Facility, Public Space

### National University Health System, Center for Oral Health and Utility Plant

Singapore | 653,205 GSF (unbuilt) | Design Partner  
Program: School of Dentistry Clinical, Teaching, Research and Student Space

### NYU Langone Health, Tisch Hospital Renovation and Addition

New York, NY | 45,000 GSF | Design Partner  
Program: Main Lobby Space At The First Floor And Bed Floors, Conference and Consult Rooms, Family  
Resource Room/Library

### NYU Langone Health, Tisch Hospital Elevator Tower and Lobby

New York, NY | 40,364 GSF | Design Partner  
Program: New Elevator Tower, New Electrical and It Risers, Four New Glass Shaft Passenger Elevators

### NYU Langone Health, Manhattan Campus Master Plan

New York, NY | 1,200,000 GSF | Team Member  
Program: Patient Care, Education, Research, Housing, Administration, Clinical Support, Building Support and  
Infrastructure

### Weill Cornell Medicine, Weill Greenberg Center

New York, NY | 330,000 GSF | LEED Not Pursued | Senior Designer  
Program: State-Of-The-Art Clinical Laboratories and Testing Facility, Large-Scale Research Facilities,  
Twelve Enlarged Exam Rooms, Patient Care Simulation Center, Computer Aided Visual Environment  
Space, 3D Virtual-Reality Theater, Library, Amenities For Patients and Families and Faculty Offices.  
Clinical Space For Cardiology, Dermatology, Gastroenterology, Neurology, Reproductive Medicine,  
Ophthalmology, and Otorhinolaryngology

### Weill Cornell Medicine, Belfer Research Building

New York, NY | 476,069 GSF | LEED Gold | Team Member  
Program: 13 Floors Laboratories, 3 Floors Academic Programs, 2 Floors Research Support Space,  
Offices, Conference Rooms, Two-Story Atrium, Landscaped Garden, Lounge, Study Spaces, Cafeteria,  
Classrooms

### University of Michigan, A. Alfred Taubman Biomedical Science Research Building

Ann Arbor, MI | 491,666 GSF | LEED Not Pursued | Senior Designer, Planning and Pre-Design  
Program: 240 Labs, 120 Offices, 16 Break Rooms, 12 Conference Rooms, A 300-Seat Auditorium, 3  
Combinable Seminar Rooms, And An Underground Vivarium. 535 Car Garage for which Ennead was Only  
a Design Consultant

### NYU Langone Health, Skirball Institute of Biomolecular Medicine & Residence Tower

New York, NY | 550,000 GSF | Team Member  
Program: Below-Grade Vivarium, Mri, Linear Accelerator Suite, 68 Biomolecular Research Laboratories,  
Faculty Practice Offices, Residential Units For Staff

### Education

#### New York University, College of Arts and Sciences

New York, NY | 40,500 GSF | Design Partner  
Program: College of Arts & Sciences Dean's Office, College Cohort Program, University Learning Center,  
Academic Affairs, Student Advising

#### New York University, StudentLink and Global Services Center

New York, NY | 66,828 GSF | Design Partner  
Program: Private Offices, Student Workstations, Hoteling Workstation, Executive Offices, and Casual  
Meeting And Lounge Spaces.

## **Thomas Wong AIA**

Design Partner  
Ennead Architects

Development & Facilities,  
NYU Langone Health  
212.263.8712  
Vicki.Match.Suna@nyumc.org

Harry Robinson III  
Board Member of the Vietnam  
Veterans Memorial Fund  
202.262.1776  
dangerforward4767@icloud.com

Joseph Juliano  
Vice Provost and Associate Vice  
Chancellor, Strategic Planning,  
4444NYU Operations and Planning  
212.998.8015  
jpoj@nyu.edu

### **Tianjin Academy of Fine Arts Competition**

Tianjin, China | 2,165,139 GSF (unbuilt) | Design Partner  
Program: Maker Space, 3d Printing and Rapid Prototyping, Computer and Production Labs, Shared Studio Space, Museum, Ground-Level Podium And Concourse, Study Pods, Exhibition Areas, Landscaped Courtyards and Art Production Space

### **New York University, King Juan Carlos I of Spain Center**

New York, NY | 56,000 GSF | Team Member  
Program: University Common Space, Academic and Administrative Offices, Classrooms, Meeting/Conference Spaces, 75-Seat Screening Room, Library, Double-Height Gallery, Programmable Landscaped Outdoor Terraces, Screening Room

### **New York University, Main Hall**

New York, NY | 30,000 GSF | Team Member  
Program: Laboratory, Lecture Facility, Student Lounge, Gallery Space

### **Programming / Master Planning**

### **Taopu Sci-Tech City, Phase I, Masterplan Competition for Taopu Smart City**

Shanghai, China | 7,470,150 GSF | Team Member  
Program: Offices, Residences, Hotel, Retail Space, Restaurants and Cafés, Public Outdoor Spaces

### **Beihang University, Qingdao International Science and Education City**

Qingdao, China | 23,008,130 GSF (unbuilt) | Project Designer  
Program: Residences, Stadium, Student Commons, Classrooms, Offices, Labs, Library

### **Lixin University of Finance and Accounting Master Plan**

Shanghai, China | 3,013,894 GSF | Design Partner  
Program: Library, Accounting Museum, Teaching Buildings, Lab Buildings, Teaching & Research Buildings, Gymnasium, Students Activity Center, Students Dorms, Canteen, Admin Building, Apartments for Teachers and Foreign Students, Back service Building, 35kv Transformer substation

### **Barnard College, Academic Space Planning**

New York, NY | 180,000 GSF | Design Partner  
Program: Library, Master Plan for Renovation and Expansion

### **The Walters Art Museum Master Plan**

Baltimore, MD | 440,580 GSF | Design Partner  
Program: Galleries, Conservation, Curatorial Departments, Exhibit Support, Administrative Spaces, Education and Special Events Spaces, Retail Shop

### **Yale University Arts Area Planning Study**

New Haven, CT | 109,801 GSF | Team Member  
Program: Programming, building survey and planning study

### **Seamen's Church Institute Feasibility Study**

Port Newark, NJ | 32,000 GSF | Team Member  
Program: Offices, Galleries for The Extensive Collection of Nautical Artifacts, a Navigation Training Facility, Activity Spaces, Meeting Rooms, Legal Services, Ecumenical Chapel

### **Commercial**

### **Lingang Science and Technology City**

Shanghai, China | 925,700 GSF | Design Partner  
Program: Three Office Towers, Common Labs, Research Areas and Maker Space, Conferencing and Exhibition Facility, Auditorium

### **Lingang Fengxian Biopharm Industrial Park**

Shanghai, China | 2,788,724 GSF | Design Partner  
Program: 43 Biopharmaceutical Factories, R&D Facilities, One Expo Hall

### **Corning Incorporated, Houghton Park, C Building Renovation**

Corning, NY | 80,000 GSF | Team Member  
Program: Offices, Reception, Conference Rooms

## **Thomas Wong AIA**

Design Partner  
Ennead Architects

### **Institutional**

#### **Shanghai Children's Library Design Competition**

Shanghai, China | Design Partner

Program: Public Space, Learning Environment, Safe Outdoor Learning Terrace and Planted Roof, Scape, Kindergarten Classrooms, Admin. Offices, Featured Reading Room, Primary School and Middle School, Reading Stairs & The Learning Spiral, Reception, Service Desk, Library Support / Admin. Offices, Featured Reading

#### **The New York Botanical Garden, International Plant Science Center**

Bronx, NY | 84,000 GSF | Senior Designer

Program: Lobby, Laboratory, Conference Room, Faculty Office

#### **New York Public Library for the Performing Arts Master Plan and Renovation**

New York, NY | 137,000 GSF | Team Member

Program: Master Plan, Renovation

#### **The New York Times Printing Plant**

Queens, NY | 540,000 GSF | Team Member

Program: Paper Storage, Employee Amenities, Lunch Room, Press Room To Accommodate 6 Presses

### **Performing Arts**

#### **Xiamen Music Center Competition**

Xiamen, China | 395,702 GSF (unbuilt) | Design Partner

Program: Public plaza, 2,500-seat Cineyard-style Concert Hall, Recital hall, Musical Education Space, Other Academic Functions

#### **New York City Center Renovation**

New York, NY | 164,000 GSF | LEED Silver | Team Member

Program: 2,209-Seat Theater, Lobby Redesign

#### **Carnegie Hall, Judy and Arthur Zankel Hall**

New York, NY | 40,100 GSF | Senior Designer

Program: 599-Seat Multi-Use Performance Space, Lobby, Street-Level Entry Marquee

### **Museums**

#### **Yale University Art Gallery Renovation and Expansion**

New Haven, CT | 97,000 GSF | Senior Designer

Program: Permanent Galleries, Temporary Exhibition Gallery, Sculpture Terrace, Renovation of Gallery Space

#### **Confidential Natural History Museum Competition (Project Darwin)**

Abu Dhabi, UAE | 379,966 GSF (unbuilt) | Design Partner

Program: Exhibition Galleries, Collection Storage, Research Space, Public Amenities

#### **Shenzhen Science and Technology Museum Competition**

Shenzhen, China | 1,345,489 GSF (unbuilt) | Design Partner

Program: Exhibition Galleries, Innovation and Education Space, Science Theaters, Science Expo and Convention Space

#### **Shenzhen Natural History Museum Competition**

Shenzhen, China | 1,076,391 GSF (unbuilt) | Design Partner

Program: Exhibition Galleries, Collection Storage and Conservation, Science Education, Planetarium Theater, Optical Telescope, Public Amenities

#### **Jean & Ric Edelman Fossil Park of Rowan University**

Glassboro, NJ | 45,000 GSF | Design Partner

Program: Exhibition Halls, Displays, Event Spaces, Nature Trails, Paleontology-Themed Playground, and State-Of-The-Art Exhibits For Immersive Ever-Changing Experience

## **Thomas Wong AIA**

Design Partner

Ennead Architects

### **Shanghai Astronomy Museum**

Shanghai, China | 420,000 GSF | Design Partner

Program: Permanent Exhibit Galleries, Temporary Exhibit Galleries, 68-foot Diameter Digital Sky Theater, 60-foot-Diameter Optical Planetarium, IMAX theater, Education and Research Center, Solar Telescope, Youth Observation Camp, and Observatory

### **Natural History Museum of Utah**

Salt Lake City, UT | 161,000 GSF | LEED Gold | Project Designer

Program: Interpretive exhibit galleries, temporary exhibit gallery, multi-use public space for banquets, lectures and performances, collections storage, discovery classrooms, lecture space, research and conservation laboratories, administrative offices, retail, cafeteria

### **Brooklyn Museum, Entry Pavilion and Plaza**

Brooklyn, NY | 39,400 GSF | Team Member

Program: Lobby, Public Plaza, Outdoor Exhibition, Performance Space

### **Wuxi Museum and Art Park Design Competition**

Wuxi City, China | 59,739, GSF | Design Partner

Program: Exhibition Galleries, Exterior Exhibition Lawn, Exhibition Support, Public Space and Services (Multi-purpose Hall, Café, Store, etc.), Collection Storage and Archiving, Education and Artist Studios, Administration

### **Vietnam Veterans Memorial, Education Center\***

Washington, DC | 39,800 GSF (unbuilt) | Design Partner

Program: Exhibition Halls, Visitory Center This Memorial, located on the National Mall, is virtually invisible

### **American Museum of Natural History, Starr Natural Sciences Building**

New York, NY | 76,000 GSF | Team Member

Program: Research Laboratories, Collections Storage Facilities, Digital Media Laboratory, Offices, Classrooms, Temporary Exhibit Gallery, Museum Store

### **Stanford University, Iris and B. Gerald Cantor Center for Visual Arts**

Stanford, CA | 115,990 GSF | Team Member

Program: Flexible Galleries, Classrooms, Art Storage, Cafe, Bookstore, Special Events Room, Outdoor Sculpture Courts, Gardens

### **Lingang Fengxian Soccer Training Camp**

Shanghai, China | 275,017 GSF | Design Partner

Program: 3,000 Seat Competitive Soccer Stadium, Press Center, Training Facilities and Education Center, Dormitories, Indoor Soccer Field, FC Barcelona Store

### **Hainan Art Museum Competition**

Hainan, China | 355,209 GSF | Project Designer

Program: Exhibition Space, Collection Support, Research and Education Space, Event Spac

## **Thomas Wong AIA**

Design Partner

Ennead Architects

### **Mixed-Use**

#### **Capitol Crossing Center Block\***

Washington, DC | 180,000 GSF Luxury Apartments; 297,000 GSF Hotel Building | LEED Gold (pursuing) | Design Partner

Program: 150-Unit Residential Tower, 350-Key Hotel, Ground-Floor Retail, Outdoor Gathering Spaces, Food And Beverage Concepts, Casual Meeting and Lounge Spaces, and Open Lobbies

#### **One World Trade Center Office**

New York, NY | 40,000 GSF | LEED Gold and WELL (pursuing) | Design Partner

Program: Office, 11 Updated Conference Rooms, Studio Space, Reimagined Reception Area

#### **Jing'An Innovation Galaxy International Cultural and Creative Park**

Shanghai, China | 298,160 GSF | Design Partner

Program: Theater, Office, Retail, Food & Beverage

#### **Zhonghuan Investment Development, Hongqi Village, Plot E3**

Shanghai, China | 2,945,436 GSF | Design Partner

Program: Office, Retail, Hotel, Apartment, Conference Center, Exhibition and Trade Center, Co-working Space, Maker's Space, Showroom

#### **Sherman Avenue Mixed Use Development\***

Washington, DC | 725,000 GSF (unbuilt) | Design Partner

Program: Hospitality, Multi-Family housing, Offices - Corporate/Institutional, Retail

#### **Marina Bay Integrated Resort Competition**

Singapore | 6,135,000 GSF (unbuilt) | Senior Designer

Program: Continuous Waterfront Promenade with Public Plazas and Gathering Spaces, Restaurants, Food and Beverage Kiosks, Landscaped Areas, Stepped Amphitheater-Like Areas for Seating; Resort with 5,000 Hotel Rooms and Formal Event Spaces, Grand Ballroom, 12,000-seat Arena, Flexible Showroom/Plenary Hall, Outdoor Events Plaza; Integrated Natural History/Science Museum, Casino, the World Congress and Exhibition Center, Singapore Leadership Institute

#### **COMAC Headquarters Campus**

Shanghai China | 570,487 GSF | Design Partner

Program: Corporate Headquarters, 5G R&D Innovation Center, Exhibition and Conference Center

#### **Lingang Baoshan Nanda Pilot Plot**

Shanghai, China | 951,615 GSF | Design Partner

Program: Class A Office Space, 5 Story Retail Mall, Cinema and Food & Beverage Amenities

### **EnneadLab**

#### **Baishanzu National Park Visitor Center Design Guidelines**

Zhejiang, China | 60,000 GSF | Design Partner

Design Guidelines and Prototype for Visitors Centers Throughout China's National Park System

#### **Urban Infill: InTandem**

New York, NY | Design Partner

Program: Affordable Housing Infill Proposal on NYC owned Small Lots

#### **Liberty City Workforce Housing Prototypes**

Miami, FL | Design Partner

Program: 3 Housing Prototypes Tailored For Climate And Workforce Income Levels In The Liberty City Neighborhood of Miami





## Jami L. Milanovich, P.E.

### PRINCIPAL ASSOCIATE

**Ms. Milanovich** is a registered professional engineer with over 20 years of experience in a wide range of traffic and transportation projects including: traffic impact studies, corridor studies, parking analyses, traffic signal design, intersection improvement design, and signing and pavement marking design. Over the past 10+ years, Ms. Milanovich has worked primarily in the District of Columbia on a multitude of mixed-use, residential, institutional, and office projects throughout the City. A sampling of her projects is included below.

#### INSTITUTIONAL/CIVIC USES

##### **MEDSTAR GEORGETOWN UNIVERSITY HOSPITAL, WASHINGTON, D.C.:**

In conjunction with the 2017 – 2037 Georgetown University Campus Plan, Medstar Georgetown University Hospital plans a new 450,000 SF medical/surgical pavilion. In conjunction with the Campus Plan, Ms. Milanovich prepared a comprehensive transportation plan. Specific to the hospital, the transportation plan included a parking plan that would not only provide a direct replacement for spaces lost to accommodate the new pavilion, but also would reduce the number of stacked spaces in other parking facilities on campus, thereby making the existing facilities more efficient and user-friendly. The transportation plan also included campus circulation improvements including significant improvements to the hospital's main entrance and construction of a new campus roadway that would provide connectivity to an existing campus entry that currently is under-utilized. Ms. Milanovich and the project team worked closely with the surrounding communities and DDOT to develop a comprehensive transportation demand management plan to ensure that the number of parking spaces will adequately serve the hospital in the future and to minimize the impact of traffic on the surrounding neighborhoods.

The District of Columbia Zoning Commission approved the Campus Plan in December 2016.

##### **THE GEORGE WASHINGTON UNIVERSITY MUSEUM, WASHINGTON, D.C.:**

The University currently is constructing a new museum in an infill site on their Foggy Bottom Campus. Ms. Milanovich prepared a traffic evaluation for in support of a Second Stage Planned Unit Development Application. Access to the site was a significant challenge given the configuration of the site coupled with the unique loading needs of a museum. The small infill site had frontage on only one street and was bordered on the rear by the University Yard, which is a significant pedestrian-oriented space.

#### EDUCATION

Master of Engineering; The Pennsylvania State University

Bachelor of Science – Civil Engineering (With Distinction); The Pennsylvania State University

#### SPECIALTIES

Traffic Impact Studies

Parking Studies

Corridor Analyses

Loading Management Plans

Site Access Studies

Expert Witness Testimony

#### PROFESSIONAL REGISTRATIONS

Registered Professional Engineer:

Washington, D.C.

Virginia

Pennsylvania

West Virginia

#### PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers

The Urban Land Institute

Additionally, the museum needed to have an internal, climate-controlled area to load/unload priceless artifacts. Ms. Milanovich prepared an extensive curb cut justification memo, which documented the need for the proposed curb cut; evaluated vehicular and pedestrian impacts; and, at the DDOT's request; evaluated the feasibility of loading through the University Yard as an alternative. Ms. Milanovich also prepared a loading management plan, which included accommodation of school buses and seniors buses) and a curb cut monitoring plan, in consultation with DDOT, to minimize the impact of the curb cut and to ensure that it would operate as intended. The project was approved by the District of Columbia Zoning Commission in May 2012.

## **COLLEGES AND UNIVERSITIES**

**GEORGETOWN UNIVERSITY CAMPUS PLAN, WASHINGTON, D.C.:** Ms. Milanovich and her team conducted a comprehensive transportation study in conjunction with Georgetown University's 2017 - 2036 Campus Plan. Ms. Milanovich worked extensively with the University, Medstar Georgetown University Hospital, the community, and the District Department of Transportation to develop transportation solutions that were amenable to all. A key component of the transportation plan was a comprehensive transportation demand management (TDM) plan that, over time, will substantially reduce vehicular traffic coming to and from the campus. The TDM included a comprehensive monitoring plan to ensure the community that the agreed upon performance monitoring targets are met. Ms. Milanovich provided expert witness testimony at the District of Columbia Zoning Commission, which approved the Campus Plan in December 2016.

Prior to the 2017 - 2036 Campus Plan, Ms. Milanovich conducted a peer review of the transportation study conducted in conjunction with the University's 2011 - 2017 Campus Plan. She provided input on the proposed scope of work and methodology based on extensive experience with other, similar projects. Ms. Milanovich also provided expert witness testimony on technical aspects of the transportation component of the Plan at the Zoning Commission hearing in November 2011. Ms. Milanovich then worked with the University and other consultants on implementation of the Campus Plan, including required rerouting of the Georgetown University Transportation System buses and the design of a new bus turnaround on campus.

**THE GEORGE WASHINGTON UNIVERSITY FOGGY BOTTOM CAMPUS PLAN, WASHINGTON, D.C.:** Ms. Milanovich conducted a comprehensive transportation study in support of the University's 2006-2025 Foggy Bottom Campus Plan. The Plan envisioned two million square feet of new high-tech classrooms, labs, offices, residential space, support space, and other modernized University facilities through 18 potential redevelopment sites, including the demolition of the 1,482-space University Parking Garage. The transportation study evaluated existing and proposed traffic and parking conditions; documented existing public transportation facilities, pedestrian facilities, bicycle facilities, and loading facilities; and documented the effectiveness of the existing Transportation Management Plan. Additionally, the study evaluated the impact of the Campus Plan on over 30 intersections in

1420 Spring Hill Road  
Suite 610  
Tysons, Virginia 22102  
703-917-6620  
703-917-0739 FAX  
[www.mjwells.com](http://www.mjwells.com)



and around the campus. The District of Columbia Zoning Commission approved the Campus Plan in 2007.

## **SCHOOLS AND DAYCARES**

**SIDWELL FRIENDS SCHOOL, WASHINGTON, D.C.:** Sidwell Friends School proposes to relocate its Lower School from its current location in Bethesda to its Upper/Middle School campus on Wisconsin Avenue in the Cleveland Park neighborhood of Washington, D.C. Ms. Milanovich and her team prepared a preliminary assessment of traffic operations to identify strategies to accommodate the Lower School traffic on the Wisconsin Avenue campus. Data was collected on both campuses to determine trip generation rates, pick-up/drop-off queues, and parking occupancy. W+A determined that the relocation of the Lower School would require improved pick-up/drop-off operations and proposed conceptual pick-up/drop-off area designs as well as more efficient procedures that would accommodate the increase in traffic.

Following the preliminary assessment, Ms. Milanovich met with several community working groups and neighbors to address their concerns related to traffic. A strong commitment to a robust Transportation Demand Management (TDM) plan and Monitoring Plan as well as relocating pick-up/drop-off operations for the Middle School from a public street to a location on campus helped Sidwell ultimately gain the active community's support.

A substantial Comprehensive Transportation Review (CTR) was also prepared for review by the District Department of Transportation (DDOT). The CTR included detailed assessments of multi-modal site access and circulation, the five pick-up/drop-off locations, existing and anticipated loading needs, intersection operation with the proposed TDM plan and Middle School pick-up/drop-off relocation, Wisconsin Avenue corridor operations, and transportation solutions proposed by the community to address existing traffic issues. W+A also conducted a mode split survey of parents and teachers to determine their travel characteristics.

Ms. Milanovich provided expert testimony before the Board of Zoning Adjustment (BZA). The BZA approved the Lower School relocation and subsequent student and staff cap increases in March 2016.

## **MIXED-USE DEVELOPMENTS**

**CAPITOL CROSSING, WASHINGTON, D.C.:** Located in the heart of DC in the Judiciary Square neighborhood, Capitol Crossing is a mixed-use project including 2.2 million square feet of office, residential, and retail development. The three-block site of the proposed Planned Unit Development (PUD) is bordered by E Street on the south, Massachusetts Avenue on the north, 3rd Street on the west, and 2nd Street on the east. The project will span I-395. Since the traffic impact study was completed in conjunction with the original PUD, Ms. Milanovich has been responsible for the following:

1420 Spring Hill Road  
Suite 610  
Tysons, Virginia 22102  
703-917-6620  
703-917-0739 FAX  
[www.mjwells.com](http://www.mjwells.com)



- Updated traffic impact studies evaluating proposed changes to the plan;
- Evaluation of modified access for the project;
- Review of the proposed below-grad loading facilities to ensure accessibility and maneuverability; and
- Testimony before the District of Columbia Zoning Commission for 2nd Stage PUD applications and PUD Modifications.

Recent approvals by the Zoning Commission include approval of the Second-Stage PUD application for the Center Block on January 27, 2014.

**CONGRESS HEIGHTS, WASHINGTON, D.C.:** Located at the Congress Heights Metro Station, the proposed PUD includes a mixed-use development with approximately 216 residential units, 240,000 SF of office space, and 15,000 SF of retail space. In conjunction with the PUD, Ms. Milanovich was responsible for the following:

- Oversight of the traffic impact study conducted in conjunction with the PUD application and
- Testimony before the District of Columbia Zoning Commission.

The Zoning Commission approved the project in February 2015.

## **RESIDENTIAL**

**1333 M STREET SE, WASHINGTON, D.C.:** Located east of the Navy Yard, the proposed PUD will include nearly 700 residential units and over 10,000 SF of ground floor retail space in three buildings constructed over four phases. In conjunction with the PUD, Ms. Milanovich was responsible for oversight of the traffic impact study, which included a transportation demand management plan and a loading management plan for the site. Ms. Milanovich provided testimony at the Zoning Commission hearing in February 2015 and the project was subsequently approved.

**THE PATTERSON HOUSE, WASHINGTON, D.C.:** SB Urban proposes to renovate and construct an addition to the historic Patterson House located in the Dupont Circle neighborhood. The proposed residential development will include 97 micro-unit apartments with no parking. Ms. Milanovich was responsible for the preparation of a traffic study in support of the special exception from the parking requirements. The study provided extensive documentation of the growing trends of reduced auto use and ownership. The study also included a comprehensive transportation demand management plan. Ms. Milanovich provided expert testimony at the Board of Zoning Adjustment, which subsequently approved the special exception request in May 2014.

1420 Spring Hill Road  
Suite 610  
Tysons, Virginia 22102  
703-917-6620  
703-917-0739 FAX  
[www.mjwells.com](http://www.mjwells.com)



**HOTELS**

**HOMEWOOD SUITES, CAPITOL – NAVY YARD, WASHINGTON, D.C.:** The Homewood Suites – Capitol/Navy Yard is a 195-room extended-stay hotel located in the Capitol Riverfront neighborhood in southeast Washington, DC. The hotel is located across the street from the Navy Yard Metro Station and includes 4,500 SF of ground floor retail space. A below-grade parking garage provides 40 parking spaces. Ms. Milanovich was responsible for conducting to a transportation study to evaluate the transportation impacts of the project, specifically related to the parking relief that was sought in conjunction with the project. The study included an evaluation of transportation options available proximate to the site, a parking assessment to determine the adequacy of the proposed parking supply, and a transportation demand management plan for the hotel. Ms. Milanovich provided expert witness testimony before the District of Columbia Zoning Commission in July 2014. The project subsequently was approved.

**HAMPTON INN AT THE EDITORS BUILDING, WASHINGTON, D.C.:** Ms. Milanovich was responsible for conducting a traffic assessment for the adaptive reuse that converted the 61,090 SF office building into a 116-room hotel in downtown. As an adaptive reuse, no parking was proposed in conjunction with the hotel. Therefore, as part of the traffic assessment, Ms. Milanovich worked with the hotel developer and DDOT to establish a curb side drop-off/pick-up zone for hotel guests. The evaluation established precedence for hotels to provide curbside guest loading zones along public roadways.

**OFFICE**

**1701 RHODE ISLAND AVENUE, NW, WASHINGTON, D.C.:** Akridge Development proposes to convert the former YMCA located on Rhode Island Avenue in the Dupont Circle neighborhood of Washington, D.C. to a trophy office building. Plans for the renovation call for conversion of the former swimming pool to a below-grade parking garage. Given the constraints of the existing building, limited parking can be provided. Ms. Milanovich and her team worked with Akridge and the project architects to maximize the number of parking spaces that could be provided. Additionally, she conducted a parking evaluation and study that showed that the requested parking relief would not have an adverse impact on the surrounding neighborhood based on the proposed Transportation Demand Management Plan, the proximity of the site to multiple Metro lines, and the location of the site with respect to existing public parking facilities.

Ms. Milanovich provided expert testimony before the Board of Zoning Adjustment, which approved the project in May 2016.

1420 Spring Hill Road  
Suite 610  
Tysons, Virginia 22102  
703-917-6620  
703-917-0739 FAX  
[www.mjwells.com](http://www.mjwells.com)



**2112 PENNSYLVANIA AVENUE, NW, WASHINGTON, D.C.:** The proposed redevelopment in the Foggy Bottom neighborhood of the District includes construction of a new 250,000 SF office building (with up to 22,428 SF of ground floor retail space) in place of an existing 87,554 SF office building. Ms. Milanovich was responsible for the preparation of a comprehensive transportation study in support of the proposed redevelopment. Specific project challenges included development of a loading management plan sensitive to the adjacent residential building and development of a transportation monitoring program to mitigate the impact of the proposed redevelopment. The project was approved by the District of Columbia Zoning Commission in January 2013.

## **RETAIL**

**SHOPS AT DAKOTA CROSSING, WASHINGTON, D.C.:** The proposed 432,270 SF shopping center will include a 154,000 SF Costco and a 65,000 SF supermarket in the Fort Lincoln neighborhood of the District. Ms. Milanovich conducted a traffic study to evaluate the impacts on ten intersections surrounding the site. A number of improvements were recommended to mitigate the impact of the proposed development.

**COSTCO WHOLESALE, WASHINGTON, D.C.:** Ms. Milanovich conducted a traffic impact study in conjunction with Costco's Special Exception application to install and operate a fueling facility at the Costco in the Shops of Dakota Crossing shopping center. The study included an evaluation of data from other Costco fueling facilities to determine the number of trips that would be generated by the proposed fueling facility. Ms. Milanovich also evaluated the impact of the additional trips on three intersections near the site and formulated recommendations to mitigate the impact. The project was approved by the BZA in November 2012.



## **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)