

ZONING COMMISSION CASE NO. 22-06
APPLICANT'S PREHEARING SUBMISSION

TAB D
Outlines of Testimony for Witnesses and
Resumes for Expert Witnesses

Brett Swiatocha, AIA / Matthew Bell, FAIA
Perkins Eastman DC, LLC
Proffered Experts in Architecture and Urban Design

Outline of Testimony

- I. Site Location and Description
 - a. Overview of PUD Site and Surrounding Area
 - b. Design Considerations
- II. Detailed Description of Building Design
- III. Description of Flexibility Requested
- IV. Conclusion

Matthew Bell

FAIA | PRINCIPAL



EDUCATION

Master of Architecture in Urban Design,
Cornell University,
Ithaca, New York

Bachelor of Architecture,
University of Notre Dame,
Notre Dame, Indiana

ASSOCIATIONS

Matt is a registered architect licensed in the District of Columbia, Maryland, and New York.

Matt is a member of the College of Fellows of the American Institute of Architects (FAIA), charter member of the Congress for the New Urbanism, former President of the Neighborhood Design Center of Baltimore, Maryland, former Director of the Mayor's Institute on City Design Northeast, and the Vice President of Restoring Ancient Stabia, Castellamare di Stabia, Italy. Matt has also contributed to the American Architectural Foundation's Forum on Urban School Design.

Specializing for more than 30 years in large-scale architecture and sustainable urban and campus design, Matt brings unique insights on challenges facing our cities, towns, and campuses that have resulted in a diverse portfolio of award-winning work spanning national and international contexts. Matt also lends his nationally-recognized expertise as a professor at the University of Maryland, where he leads the urban design curriculum and lectures on architecture and urban design.

Matt builds solid relationships and is actively committed to the D.C. region, serving as a member of the Congress for the New Urbanism, the Urban Land Institute, and DCBIA; he has also served as President of the Neighborhood Design Center and Director of the Mayor's Institute on City Design Northeast.

Selected Projects

Armed Forces Retirement Home

Washington, District of Columbia

The oldest veteran's retirement home in America currently housing more than 1,000 retired military personnel.

Barry Farm

Washington, District of Columbia

Master plan to redevelop a troubled 25-acre public housing site, establishing a mixed-use program comprised of retail, generous open spaces, and diverse residential types.

Collection 14

Washington, District of Columbia

Redevelopment of a 29,000 sf site on 14th Street NW in the greater U Street Historic District. The seven-story mixed-use project includes commercial office space, 230 rental apartments, below-grade parking, rooftop, club room, and retail.

District of Columbia Housing

Authority: Greenleaf

Washington, District of Columbia

Master planning for the redevelopment of two public housing projects selected as part of the New Communities

The District Wharf

Washington, District of Columbia

The revitalization of the Southwest Waterfront delivers a vibrant, mixed-use community totaling 3.2M sf with a variety of public spaces and amenities, blending maritime activity, commerce, and residential housing, three hotel, cultural attractions, and 10 acres of parks and open space. .

2300 16th Street

Washington, District of Columbia

Located on historic 16th Street NW, this new 146-unit condominium building features conference space for Meridian International Center, connects to the John Russell Pope's White Meyer House to the west, and looks upon magnificent views of Meridian Hill Park to the east.

Brett Swiatocha

AIA | ASSOCIATE PRINCIPAL



EDUCATION

Master of Architecture,
Certificate in Urban Design,
University of Maryland
College Park, Maryland

Bachelor of Science in Architecture,
University of Maryland,
College Park, Maryland

ASSOCIATIONS

Brett is a registered architect licensed in
the District of Columbia.

Brett is a member of the American
Institute of Architects (AIA).

Brett Swiatocha co-leads the residential practice for Perkins Eastman's office in Washington, D.C. He is a registered architect with over ten years of experience designing the complex residential, mixed-use and civic projects that make up the fabric of our cities. A highly skilled and versatile designer, Brett's portfolio demonstrates expertise in all phases and scales of design and reflects a passion for design excellence. As a design leader in the community, Brett has served as a consultant for Catholic University's Comprehensive Building Design Studio and has been an invited member of design and competition juries at local universities.

Selected Projects

375 M Street

Washington, District of Columbia

289-unit, 12-story mixed-use apartment building located adjacent to the Waterfront Metro Station. The project includes below-grade parking, ground floor retail, second floor office space, and a 6,000 sf public community center.

425 M Street

Washington, District of Columbia

309-unit, 12-story mixed-use apartment building located within walking distance of transit and the Southwest Waterfront. The project includes below-grade parking, 20,000 sf of ground floor retail, and rooftop amenities with views of the water.

Collection 14

Washington, District of Columbia

Redevelopment of a 29,000 sf site on 14th Street NW in the greater U Street Historic District. The seven-story mixed-use project includes commercial office space, 230 rental

apartments, below-grade parking, rooftop, club room, and retail.

Eliot on 4th

Washington, District of Columbia

365 unit, LEED Gold Certified apartment 12-story building with below-grade parking and ground floor retail. It is the first ground-up residential project constructed as part of the larger Waterfront Station PUD.

The Yards West Parcel I

Washington, District of Columbia

A new 11-story, 350-unit apartment building at The Yards, Southeast DC. Design objectives of the project include: Health promotion, holistic wellness, and social connectedness.

The Avondale

Bethesda, Maryland

Redevelopment of an existing low-rise residential property in Downtown Bethesda with a new mixed-income seven-story multi-family residential building.

Robert Schiesel, P.E.
Gorove/Slade Associates, Inc.
Proffered Expert in Transportation Planning and Traffic Engineering

Outline of Testimony

- I. Existing Traffic Conditions Surrounding PUD Site
- II. Overview of Circulation and Access
- III. Parking and Loading
- IV. Summary of Traffic Impact Analysis
- V. Transportation Demand Management
- VI. Conclusion



GABRIELA CAÑAMAR, PLA

PARTNER
LANDDESIGN | WASHINGTON DC

Gabriela is a partner and landscape architect in LandDesign's Washington DC office. With an architecture background, Gabriela approaches her projects comprehensively with the goal of transforming the public realm into a legible, safe, and engaging environment. She works with design teams and municipal staff to convey a sense of place through underlying details that make big ideas work. Gabriela is known for her legacy impact on the design of many of LandDesign's mixed use, urban infill, public space, residential, and commercial projects. She leads teams in the design of large, complex master plans, bringing a deep understanding of design elements that make spaces engaging, enduring, and, above all, successful.

EDUCATION

Master of Landscape Architecture,
State University of New York (1996)

Bachelor of Architecture, Instituto Tecnológico y de
Estudios Superiores de Monterrey, Mexico (1989)

LICENSING/CERTIFICATIONS

Professional Landscape Architect - MD: 3227,
PA: 3098, VA: 958, NJ: 21A500132100, DC:
LAR000144

AFFILIATIONS

American Society of Landscape Architects (ASLA)
The American Institute of Architects (AIA)
Urban Land Institute (ULI)
Alexandria Economic Development Partnership
(AEDP)
Fulbright Association
USGBC—LEED Sustainable Sites TAG Committee

PROJECT EXPERIENCE

National Harbor

Prince George's County, MD | Project Manager + Landscape Architect

Crystal City Open Space + Streetscape Vision Plan

Arlington, VA | Principal-in-Charge

DowntownDC BID Parks Master Plan

Washington DC | Partner-in-Charge

Alexandria Renew Enterprises

Alexandria, VA | Principal-in-Charge

King of Prussia Town Center

King of Prussia, PA | Principal-in-Charge

Snowshoe Mountain Resort—Various Projects

Snowshoe, WV | Project Manager + Designer

Brambleton Town Center

Brambleton, VA | Designer

Eckington Yards

Washington DC | Principal-in-Charge

Midline

Reston, VA | Principal-in-Charge

Ovation at Park Crest

Tysons, VA | Principal-in-Charge + Lead Designer

Gabriela Canamar
LandDesign, Inc.
Proffered Expert in Landscape Architecture

Outline of Testimony

- I. Description of Landscape Plan, Public Space Improvements, and Design Considerations
- II. Conclusion

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
Waterfront Station, 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

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



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

Office

Alexandria, 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
Children's House Montessori School, Arlington, VA
Girls Global Chinatown, 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
10th Street Mobility Plan, Bloomington, IN
Millwood Avenue Corridor Study, Winchester, VA
DDOT Trip Generation & Data Analysis, Washington, DC
RightSize Parking: MWCOG Parking Demand Research Study, Washington, DC
RightSize Parking: DDOT Parking Study, Washington, DC

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
Trinity Washington University Campus Plan, Washington, DC

Shane L. Dettman
Holland & Knight LLP
Proffered Expert in Land Use and Zoning

Outline of Testimony

- I. Site Location and Description
- II. Character of Surrounding Area
- III. Existing and Proposed Zoning
- IV. Compliance with PUD Evaluation Criteria
- V. Consistency with Comprehensive Plan
 - a. FLUM and GPM Designations
 - b. Advancement of Policies and Objectives of Area Element and Citywide Elements
 - c. Southwest Neighborhood Plan
- VI. Conclusions

Shane L. Dettman



Director of Planning Services

Washington, D.C.

202.469.5169

shane.dettman@hklaw.com

Practices

Real Estate | Land Use: Mid-Atlantic | Land Use and Government

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, and environmental and historic preservation planning and compliance. Mr. Dettman's professional experience and broad technical expertise has effectively guided numerous small- and large-scale client development projects from early conceptualization through entitlements and construction.

Prior to joining Holland & Knight, Mr. Dettman spent 13 years as an urban planner with the National Capital Planning Commission (NCPD), the federal government's central planning agency in the National Capital Region. While at the NCPD, Mr. Dettman played key roles in the update of the Comprehensive Plan for the National Capital: Federal Elements; the preparation of the Federal Capital Improvements Program; and 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 portions of Southwest Washington and enliven Pennsylvania Avenue. While a member of the NCPD'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.

From 2009-2015, Mr. Dettman served as senior planner, and eventually director, of the NCPD'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 detailed planning and design analysis, his work required significant knowledge in federal and local environmental and historic preservation compliance, and frequently entailed negotiating solutions to 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 Federal Reserve Martin Building Modernization; the Department of State Headquarters Perimeter Security Project; and the Armed Forces Retirement Home 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 chairperson during the last year of his tenure.

Upon joining Holland & Knight in 2015, Mr. Dettman immediately assumed key roles in the firm's successful handling of major redevelopment projects at the Wharf and the McMillan Reservoir Sand Filtration Site. He has also successfully handled the necessary due diligence, Federal and District entitlements, street and alley closures, and building and public space permitting for several other notable and complex development projects in the Capitol Riverfront; downtown, including along Pennsylvania Avenue; and in upper Northwest Washington. As the firm's expert in zoning and land use, Mr. Dettman regularly provides qualified expert testimony before the BZA, the D.C. Zoning Commission, the Historic Preservation Review Board, the Mayor's Agent for Historic Preservation, and the D.C. Council.

Mr. Dettman is currently an adjunct professor teaching land use controls at the Georgetown University, School of Continuing Studies, Master's in Urban & Regional Planning program, and has been a guest lecturer on the topics of urban policy and community development at American University.

Credentials / Speaking Engagements

- Adjunct Professor, Land Use Controls, Georgetown University, Spring 2021
- Federal and District Entitlements, ULI D.C. Young Leaders Group (2019, 2021)
- D.C. Bar, Annual Real Estate Update (2018)
- D.C. Zoning and Land Use Seminars (2016, 2018, 2019, 2020, 2021)
- Guest Lecturer, Urban Policy & Community Development, American University (2012, 2014)
- National Environmental Policy Act, Duke University (2010)
- National Historic Preservation Act – Section 106, ACHP (2010)

Education

- University at Buffalo, The State University of New York, Master of Urban Planning
- University at Buffalo, The State University of New York, B.S., Environmental Science