

## **OUTLINE OF TESTIMONY**

### **Representative, The Holladay Corporation**

- I. Introduction and history of the Applicant's work in the District
- II. Site location and existing conditions
- III. Support from adjacent property owners
- IV. Development goals for the subject property
- V. Community outreach and support
- VI. Conclusions and request for approval

## **OUTLINE OF TESTIMONY**

**Shane Dettman  
Director of Planning Services  
Holland & Knight LLP  
Zoning and Land Use Expert**

- I. Introduction
- II. Description of subject property and surrounding area
- III. Existing and proposed zoning
- IV. Zoning Map amendment standards
- V. Consistency with the Comprehensive Plan, including the Future Land Use and Generalized Policy Maps
- VI. Consistency with the H Street NE Strategic Development Plan (small area plan)
- VII. Conclusions



## **Shane L. Dettman**

Director of Planning Services

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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

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## 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

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- 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)