

OUTLINE OF TESTIMONY

**SHANE L. DETTMAN
DIRECTOR OF PLANNING SERVICES
HOLLAND & KNIGHT LLP**

- I. Overview of Maryland Avenue Small Area Plan and Southwest Ecodistrict Plan
- II. Discussion of D-8 special exception
 - A. Review of relevant criteria
 - B. Zoning Commission authority to approve additional zoning relief
- III. Discussion of variance relief
 - A. Open court
 - B. Historic resource footprint density
- IV. Conclusion

Shane L. Dettman



Director of Planning Services

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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 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 (NCPC), the federal government's central planning agency in the National Capital Region. While at the NCPC, 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 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.

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

Speaking Engagements

- Federal and District Entitlements, Urban Land Institute – D.C. Young Leaders Group,| December 3, 2019
- D.C. Land Use Seminar, Panelist, Holland & Knight Program, October 25, 2018
- Annual Real Estate Update, D.C. Bar, May 31, 2018
- D.C. Land Use Seminar, Panelist, Holland & Knight Program, April 26, 2018
- ZR16: What You Need to Know About the New DC Zoning Regulations, Holland & Knight Program, April 7, 2016

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 Design

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 small- and large-scale planned unit developments and zoning map amendments, zoning variances and special exceptions, large tract reviews, street and alley closings, 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 / The Wharf, McMillan Reservoir redevelopment, Fannie Mae headquarters relocation, Square 701 Ballpark mixed-use development, Square 516 mixed-use development, 1900 Half Street, SW rehabilitation mixed-use development, Spring Valley Super Fresh Site mixed-use development.

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)

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

- Federal and District Entitlements, ULI D.C. Young Leaders Group (December 2019)
- D.C. Bar, Annual Real Estate Update (May 2018)
- D.C. Land Use Seminar (April 2018, October 2018, October 2020)
- ZR16: What You Need to Know About the New DC Zoning Regulations (April 2016)
- Guest Lecturer, *Urban Policy and Community Development*, The American University, (June 2012, October 2012, June 2014)
- National Environmental Policy Act, Duke University (2010)
- National Historic Preservation Act – Section 106, ACHP (2010)