

Sarah Alexander, AIA, LEED AP

Senior Associate

Torti Gallas and Partners, Inc.



Ms. Alexander is a Project Designer involved in numerous project types, including, residential, mixed-use, neighborhood revitalization, and international new town projects.

Representative project experience includes:

- **360° H Street** helps anchor the western edge of H Street NE, one of the corridors devastated in the 1968 riots. The District of Columbia is setting the future stage for this important corridor by investing in the infrastructure for a street car line and improved streetscape. 360° H Street will transform what is currently a vacant site to a vibrant mixed use development with 212 residential units, over 46,000 sf of retail, and 270 below grade parking spaces. A grocery store of approx 41,000 sf occupies of the main portion of the ground floor w/ a prominent corner entry. The remainder of the ground floor is occupied by the residential lobby and leasing center and a small neighborhood restaurant at the eastern portion of the plan. Five levels of apartments above overlook the revitalized streetscape or large landscaped courtyard. A roof terrace with views of the Capital tops off the project. Ms. Alexander was the project architect that led the project through the first PUD approval as well as the Modified PUD Approval.
- **Park Place, Washington, DC** - A new mixed-use, transit-oriented development above the Georgia Avenue/Petworth Metro Station along Georgia Avenue in Washington, D.C. The 1.35 acre site that contains 148 apartments above 17,000 SF of retail with an addition 7 fee simple townhouse units along 9th Street, NW. 30 of the apartments are set aside for affordable housing.
- **Kenyon Square and Highland Park, Washington, DC** - Redevelopment of two parcels of this large urban revitalization in the Columbia Heights area of Washington, D.C. The development programs situate ground floor, neighborhood oriented, commercial space on 14th Street NW and Irving Street. Commercial spaces are immediately adjacent to both of the Metro station entries, greatly benefiting residents and commuters. Residential uses are located in a series of artfully massed building forms above the commercial spaces. On both parcels, the proposed buildings "embrace" the space around the Metro entries, forming small piazzas that allow for a lively street life and vibrant urban activities.
- **Clarendon Center, Arlington, VA** - is a two block infill development at the Clarendon Metro stop. The south block massing wraps the block on three sides, with the office on the west and the residential portion on the north and east. The project has a LEED Certification as required by Arlington County. Two existing buildings on these blocks are being preserved as historic: the Underwood Building and the Old Dominion Building. The buildings in the triangular-shaped property are oriented outward, activating the street life on all 3 streets and forming a visually porous perimeter for the site that allows intermittent views of the enclosed green space, which is the focus of the project.
- **South Campus Redevelopment, Catholic University of America, Washington, DC** - Torti Gallas was part of the development for Catholic University's University Village, creating a dramatic "Gateway Village" that will enhance the value and amenities of the campus. Through this partnership, we will create a vibrant, mixed-use village that will contribute significantly to the overall success of the Campus and its surroundings. The site is one of the most highly visible locations on Campus. Extending the rich quality of the campus to the south side of Michigan Avenue in a pedestrian-friendly village atmosphere represents a substantial "sea change" for this portion of the Catholic University Campus. This opportunity enables the University to have a strong hand in delivering a high quality living and learning experience to its students, faculty, alumni, staff and neighbors through this endeavor.

Education

Bachelor of Science in
Architecture, University of
Maryland at College Park,
2001

Master of Architecture,
University of Notre Dame,
2003

Registration

Registered Architect, District
of Columbia, 2007

LEED Accredited Professional,
2007



TORTI GALLAS AND PARTNERS

Board of Zoning Adjustment
District of Columbia
CASE NO. 15313
EXHIBIT NO. 31

Sherief Elfar, AIA
Principal
Torti Gallas and Partners, Inc.



As a Principal of Torti Gallas and Partners, Mr. Elfar espouses the firm's design philosophy of designing residential, commercial, and institutional buildings to be in context with their environment, to be functionally and aesthetically innovative, economically sensible, and a delight to the user. Mr. Elfar has specialized experience in refilling and revitalizing inner cities, densifying the suburbs and designing responsible greenfield communities. During his career, Mr. Elfar has worked on numerous mixed-use, residential, governmental, commercial and retail projects. He has had extensive experience with both new construction and revitalization projects. On these projects Mr. Elfar has been responsible for programming and planning, the preparation of design and construction documents, extensive coordination with multi-disciplined consultant teams and clients, and with construction administration.

Mr. Elfar has been Project Manager on the following relevant projects:

- **CityVista, Washington, D.C.** - Redevelopment of the Old Wax Museum site in downtown Washington, D.C. This \$133 million redevelopment includes a 55,000 SF Safeway store with a Starbucks coffee shop, dry cleaner and bank; 50,000 SF of retail; 623 condominium and apartment units, 20% of which are set-aside as affordable housing; and 800 parking spaces.
- **Park Triangle** - is located on 14th and Park Road near the Historic Tivoli Theater in Washington, DC. A triangular shaped parcel of city-owned land adjacent to the site will be developed into a public plaza. The building has been angled and shaped to maximize the quality of the public plaza. The architecture of the adjacent Historic Tivoli Theater and Historic Riggs Bank Building is complemented in the bays, cornices and facades of Columbia Triangle. The project consists of 131 units of one-story efficiencies, one and two bedroom apartments, as well as two-story lofts with balconies and awnings that animate the public space. A roof deck, rear courtyard, gym and business center are amenities for the residents.
- **Alban Towers, Washington, D.C.** - Torti Gallas was retained to design 229 new luxury rental apartment units to fit within the historic exterior and corridor system of this landmark apartment building near the Washington National Cathedral, as well as a buried parking structure behind the building.
- **Arthur Capper Senior Building I, Washington, D.C.** - a 4-story, 162-unit apartment building for seniors constructed as part of the Arthur Capper HOPE VI Revitalization. The new building include a mix of one and two-bedroom apartments, a small senior Medical Center on the first floor and other building amenities such as a community room, mail room and a roof terrace.
- **Clarendon Center, Arlington, VA** - is a two block infill development at the Clarendon Metro stop. The south block massing wraps the block on three sides, with the office on the west and the residential portion on the north and east. The project has a LEED rating as required by Arlington County. Two existing buildings on these blocks are being preserved as historic: the Underwood Building and the Old Dominion Building. The 8 buildings in the triangular-shaped property are oriented outward, activating the street life on all 3 streets and forming a visually porous perimeter for the site that allows intermittent views of the enclosed green space, which is the focus of the project.
- **Avalon at Grosvenor, North Bethesda, Maryland** - a 497-unit apartment community located steps from the Grosvenor-Strathmore Metro Station. This new community includes garage parking, a community building, landscaped courtyards with gas grills and a heated outdoor pool.

Education

Master of Architecture,
Howard University/Catholic
University of America, 1986
Bachelor of Architecture, Cairo
University, 1980

Registration

Registered Architect Maryland,
Washington, D.C., Virginia



Daniel B. VanPelt, P.E., PTOE

Vice President and Principal

Mr. VanPelt has a wide range of traffic and transportation project experience including: traffic impact studies, site access and circulation planning, functional parking lot and garage design, parking demand analysis, corridor studies, campus master planning, major data collection efforts, loading dock design, intersection improvement design, signal design, signing and pavement marking design, and expert witness testimony. He has worked for public, private and institutional sector clients throughout the United States and has worked internationally on projects in the United Arab Emirates, China, Venezuela, Brazil and Mexico.

Education

Master of Science in Civil Engineering, *Washington University in St. Louis*

Bachelor of Science in Civil Engineering, *Washington University in St. Louis*

Bachelor of Science in Physics, *Bethany College*

Professional Registrations

Licensed Professional Engineer – Virginia #0402 037160, Pennsylvania #PE074759, Maryland #36413, District of Columbia #PE904669, and West Virginia #18288; Registered Professional Traffic Operations Engineer

Professional Associations

Institute of Transportation Engineers (ITE); Society for College and University Planning (SCUP); International Council of Shopping Centers (ICSC); American Society of Civil Engineers (ASCE); NAIOP Northern Virginia; and Lambda Alpha International Land Economics Honor Society

Publications

ITE webinar presenter for “Multi-Modal School Site Planning, Design and Transportation for Primary Grades K-8.” 2010

“Lots to Learn; Don’t let parking and traffic problems sink your entertainment business,” *Casino Journal*, December 2003, p. 28.

Representative Experience

CAMPUSES AND MASTER PLANS

Mr. VanPelt has developed transportation master plans, demand management plans, construction management plans, circulation studies, and parking studies for a number of universities, schools and institutions including the American University Campus Plan, Washington, DC; Georgetown University Campus Plan, Washington, DC; Howard University Campus Plan, Washington, DC; Indiana University Campus Plan, Bloomington, IN; IUPUI Campus Plan, Indianapolis, IN; Calhoun Street East-Waterfront Area Plan, Charleston, SC; US Capitol Complex Master Plan, Washington, DC; The Capitol Visitor Center, Washington, DC; Cannon House Office Building Renewal, Washington, DC; Princeton University Campus Framework Plan, Princeton, NJ; Yale University Medical District, New Haven, CT; Hartford Strategic Framework, Hartford, CT; The National Cathedral Campus Plan, Washington, DC; The Bullis School, Potomac, MD; Alexandria Country Day School, Alexandria, VA; and The Phillips Collection, Washington, DC.

MIXED-USE AND COMMERCIAL DEVELOPMENTS

Mr. VanPelt has prepared traffic studies, parking analysis, site access planning, loading access design, site circulation planning and signal designs for projects including: Monument Ballpark, Washington, DC; Monaco I/II



GOROVE / SLADE

Transportation Planners and Engineers

and Sanremo, Jersey City, NJ; Children's Museum and Air Rights Buildings at L'Enfant Plaza, Washington, DC; Shamrock Business Center, Painesville, OH; Auyare I/II and Hacienda Santa Cruz, Caracas, Venezuela; Oaklawn in Leesburg, VA; Dubai International Finance Center, Dubai, UAE; 5th & K Streets NW, Washington, DC; and Journal Square Centre, Jersey City, NJ.

HOSPITALITY AND ENTERTAINMENT

Mr. VanPelt has worked on numerous hospitality and entertainment sites throughout North and South America. Projects include the St. Regis Mohawk Casino, Monticello, NY; Turning Stone Casino Resort, Verona, NY; Gaylord Texan, Grapevine, TX; Gaylord National Harbor, Prince George's County, MD; Mohegan Sun Casino Resort, Uncasville, CT; W Mexico City, Polanco, Mexico D.F.; Meskwaki Casino, Tama, IA; Marriott Orlando World Center, Orlando, FL; the Connecticut Convention Center, Hartford, CT; and Pikes Peak International Raceway, Colorado Springs, CO.

SHOPPING CENTERS AND MALLS

Mr. VanPelt has prepared traffic, parking, site access and site circulation studies for grocery stores, lifestyle centers, power centers, regional centers and urban retail including the Citadel Harris Teeter, Washington, DC; Mondawmin Mall Redevelopment, Baltimore, MD; DC USA Target and Best Buy, Washington, DC; Trotwood Town Center, Trotwood, OH; The Avenue Viera, Viera, FL; The Avenue Carriage Crossing, Collierville, TN; Woodbridge Center, Woodbridge, New Jersey; Kendall Town Center, Miami, FL; Summerlin Mall, Summerlin, NV; Chicago Premium Outlets, Aurora, IL; North Georgia Premium Outlets, Dawsonville, GA; Park Meadows Mall, Denver, CO; Owings Mills Mall, Owings Mills, MD; and Kittery Premium Outlets, Kittery, ME.

OFFICE AND RESIDENTIAL DEVELOPMENTS

Mr. VanPelt has worked on office and residential development projects involving site planning and access planning as well as the design of both traffic signals and parking garage facilities. Projects have included 1700 K Street NW, Washington, DC; City View Condos, Washington, DC; Westmoreland House at Huntington Metro, Alexandria, VA; Balmoral Residential, Prince William County, VA; Red Cedar, Loudoun County, VA.

PARKING STUDIES AND PARKING GARAGE DESIGN

Mr. VanPelt has performed parking needs studies and garage planning for projects such as the Dubai International Finance Center, Dubai, UAE; National Cathedral Bus Garage Design, Washington, DC; City View Condos, Hyattsville, MD; ER One Washington Hospital Center, Washington, DC; and Ronald Reagan National Airport, Arlington, VA.

TRAFFIC IMPACT STUDIES

Mr. VanPelt has conducted numerous traffic impact studies in support of rezoning, subdivision, site plan approvals and EIS applications for large and small residential, commercial, office retail and institutional developments. His work includes experience in Pennsylvania, Ohio, Virginia, Maryland, New Jersey, New York, Connecticut and the District of Columbia.

DATA COLLECTION STUDIES

Mr. VanPelt has conducted large-scale data collection efforts including traffic counts, pedestrian counts, vehicle classification counts, speed studies and origin-destination studies. Examples include managing a long-term data collection program for the New Jersey DOT in northern New Jersey and supervising data collection efforts at both the Lincoln and Holland Tunnels for the Port Authority of New York and New Jersey.

MEDICAL CAMPUS AND OFFICES

Mr. VanPelt has provided transportation master planning and traffic studies for a variety of medical facilities, including The Ohio State University Medical Center in Columbus, OH; Indiana University-Purdue University, Indianapolis/Clarian Medical Center in Indianapolis, IN; Sibley Hospital in Washington, DC; Reston Hospital in Reston, VA; and the ER-1 scalable prototype major emergency facility at Washington Hospital Center in Washington, DC.