

SACHA M. ROSEN, AIA

EXPERIENCE

- Founding Principal, R2L:Architects, PLLC (Washington, DC)
- Senior Project Manager, Esocoff & Associates | architects (Washington, DC)

PROFESSIONAL REGISTRATION & AFFILIATIONS

- Registered Architect, District of Columbia
- American Institute of Architects, Washington, DC Chapter

ACTIVITIES

- Member, Montgomery County Department of Permitting Services Advisory Committee
- President, Board of Directors, 400 Massachusetts Avenue Residential Association
- Chair, Standards Committee, 400 Massachusetts Avenue Residential Association
- Board of Directors, Hollybrooke/Derwood Station South Homeowners Association
- Architecture and Environment Review Committee Chair, Hollybrooke/DSS Homeowners Association
- Design Excellence Committee, AIA/DC
- Visiting Critic, Real Estate Studio, Graduate Program in Architecture, Catholic University

EDUCATION

- M.Arch., University of Oklahoma
- Regents Fellowship, University of Michigan – Ann Arbor
- B.A. Summa Cum Laude, University of Oklahoma
- US/ICOMOS (International Council on Monuments and Sites) Internship in Historic Preservation
- Alpha Rho Chi Medal, University of Oklahoma
- Outstanding Junior Award, University of Oklahoma
- Savoie Lottinville Prize, University of Oklahoma
- Phi Beta Kappa, University of Oklahoma
- National Merit Scholar, University of Oklahoma

MAR 20

BOARD OF ZONING ADJUSTMENT
District of ColumbiaCASE NO. 18325EXHIBIT NO. 33

PROJECTS

Residential Multifamily Projects

2221 14th Street NW

Washington, DC. Principal-in-Charge. A 30-unit market-rate apartment house in the Greater U Street Historic District on the prominent corner of 14th Street and Florida Avenue. The project is six stories above grade including ground floor commercial space, with a one-level underground garage. The design includes a green roof and other sustainable features.

Warwick Apartments

Silver Spring, MD. Co-Principal. Exterior and interior renovations to a 450-unit, 21-story residential high-rise in suburban Montgomery County. The work is undertaken as part of a repositioning of this residential asset by a national residential development entity.

1442 Pennsylvania Avenue SE

Washington, DC. Co-Principal. New construction of a 21-unit apartment house in the Capitol Hill neighborhood, including three stories of residential units above ground floor commercial space.

The Citadel, 1631 Kalorama Road NW

Washington, DC. Co-Principal. Design of 39 unique loft residences within a 1940-s era domed roof which originally housed a skating rink. The existing shell space is located above an operating grocery store with underground parking.

Ballston Gardens

Ballston, Arlington County, VA. Principal. Schematic design of a 230-unit mixed-income apartment house with 60% market-rate and 40% affordable units, with +/- 180 parking spaces in an underground garage. Designed to LEED Silver criteria.

Ballston Townhomes

Ballston, Arlington County, VA. Principal. Master plan for 18-unit townhome development in Ballston, located within easy walking distance of the Metro Station and an award-winning public elementary school.

Spring Place Townhomes

Takoma, Washington, DC. Principal. Alternative master plan concepts for residential development adjacent to the Takoma Metrorail Station. Concepts range from 18 townhomes around a common green space to a 70+ unit apartment house with underground parking.

The Whitman, 910 M Street NW

Washington, D.C. Project Architect/Project Manager. The Whitman residential condominium, completed in 2007, includes 185 market-rate units with a 200+ car underground garage. On the boundary between the high-rise Downtown and townhouse-dominated Shaw Historic District, the irregularly-shaped site is subject to unique zoning regulations and review by the Historic Preservation Review Board. Along its principal façade on M Street, the building is six stories tall, including two-story townhouse units with private terraces on the ground floor. The remainder of the building is eleven stories tall with a wide variety of unit types and views. Most units have private balconies or terraces.*

The Onyx on First, 1100 1st Street, SE

Washington, D.C. Project Architect/Project Manager. Located near the new Washington Nationals baseball stadium and the US Department of Transportation Headquarters, the building has 266 market-rate apartments, a roof deck with swimming pool, and indoor amenity spaces. The integration of the building into its urban setting establishes a dense residential character along L Street SE, and a pedestrian-oriented streetscape on 1st Street - on the boundary of the M Street commercial corridor.*

Embassy Residences, Embassy of the People's Republic of China in the USA

Washington, DC. Project Manager. Located in the Sheridan/Kalorama Historic District, the project was developed under the regulations of the Foreign Missions Act. The design features 130 embassy staff apartments arranged around a central courtyard. The units are designed to meet the cultural expectations of its residents, including through-building exposures for every unit. The project was designed to LEED Silver criteria.*

1299 Half Street Residential Building

Washington, DC. Project Manager/Project Architect (Feasibility and Schematic Design Phases). Part of a larger mixed-use development, this 270-unit market-rate condominium project is sited immediately north of the new Washington Nationals Stadium, at the northern pedestrian entrance from Half Street. The project is true transit-oriented, mixed-use development, with over 25,000 SF of retail space on the ground floor and located across the street from the Navy Yard Metro Station. Designed to LEED Platinum standards.*

1604-1614 King Street

Alexandria, Virginia. Project Architect/Project Manager. Site analysis and schematic design for a market-rate condominium project on Old Town Alexandria's main retail thoroughfare, near the King Street Metro Station. Alternative concept designs featured preservation of existing townhouses along King Street, an interior garden court, and a new building with between 28 and 56 units.*

Commercial and Urban Mixed-Use Developments

North Station

Boston, MA. Principal in Charge. Mixed-use commercial and residential project of 350,000 GSF of residential use (350 dwelling units) on 22 floors above a 4-story retail base with one level underground grocery store and two levels of underground parking located in downtown Boston.

801 7th Street, NW

Washington, DC. Principal in Charge. Mixed-use commercial and office project of 60,000 SF on five floors, incorporating the restoration and reuse of six historic structures at the prominent corner of 7th and H Streets in downtown Washington.

641 S Street, NW

Washington, DC. Principal in Charge. Renovation of a landmarked bakery in the U Street Arts and Historic Districts of Washington. The project included extensive rehabilitation of the existing three-story structure, and the addition of new space for a total of 90,000 GSF.

918 F Street, NW

Washington, DC. Principal in Charge. Exterior renovations to the 1890 historic landmark National Union Building. The design restored an original recessed entryway to provide handicapped access to the renovated building.

915 F Street, NW

Washington, DC. Principal in Charge. Three story addition to historic landmark Equitable Bank Building, and interior renovation of one of only ten designated interior landmarks in the District of Columbia.

450 K Street, NW

Washington, D.C. Principal in Charge. Mixed-use development of 220,000 GSF on thirteen floors plus three levels of underground parking. Includes 233 residential units; 9,000 GSF of amenity space; 7,000 GSF of ground floor retail; and +/- 15,000 SF of occupied exterior courtyards and rooftop terraces. The project is located in the Mount Vernon Triangle Historic District. LEED Silver design.

Oriental Banking Association Bldg, 600 F Street NW

Washington, DC. Co-Principal. Renovation and adaptive reuse of a five story historic landmark building, the Oriental Banking Association, located in downtown Washington. The project includes the design of 24 "micro-loft" extended stay residences on four upper floors, over ground floor and basement restaurants.

The Canterbury Hotel, 704 3rd Street NW

Washington, DC. Co-Principal. A twelve-story addition to the existing five-story historic landmark structure. The project includes a 200-key hotel with underground parking.

400 Massachusetts Avenue, NW

Washington, D.C. Project Architect/Project Manager. Sited at the intersection of Massachusetts Avenue, Fourth Street, and H Street in Northwest Washington, this thirteen-story condominium consists of 256 residential units, ground-floor commercial space, and below-grade parking. The building wraps around an historic firehouse, and curved bay projections offer views from the residential units down broad streets and avenues.*

The Canterbury Office Building, 704 3rd Street NW

Washington, DC. Project Manager/Project Architect. An eleven-story addition to an existing five-story historic landmark structure. The project was approved by the Historic Preservation Review Board, and was designed to LEED Gold criteria.*

The Canterbury Office Building, Alternate Development Concept

Washington, DC. Project Architect/Project Manager. An alternative five-story addition to an existing five-story historic landmark structure. The project was designed to LEED Silver criteria.*

100 M Street Mixed-Use Development Master Plan

Washington, DC. Project Architect/Project Manager. Master planning and feasibility for an 11-story commercial building adjacent to a 14-story apartment house in the revitalizing Near Southeast neighborhood of Washington. The site is adjacent to the Navy Yard Metrorail Station.*

7900 Wisconsin Avenue Hotel and Mixed-Use Development Design Competition

Bethesda, MD. Project Manager/Project Architect. Master plan and concept design for a mixed-use development, including 270-key hotel with conference facilities and 190+ unit residential condominium.*

Curtis Chevrolet Mixed-Use Master Plan and Feasibility Study

Washington, DC. Project Architect/Project Manager. Master plan and concept design for an 800+ unit residential development.*

1200 North Irving Street Mixed Use Development

Arlington County, Virginia. Project Manager/Project Architect (Feasibility Phase) Planning and conceptual design of a 185-unit market-rate apartment community in two buildings. Included preservation of historic storefronts, and designed to meet LEED Silver accreditation.*

Institutional and Higher Education Projects

National 4-H Council Youth Conference Center Master Plan

Chevy Chase, MD. Project Architect/Project Manager.*

Recreation Room Interior Renovation, National 4-H Council Youth Conference Center

Chevy Chase, MD. Project Architect/Project Manager.*

The National Transportation Safety Board Academy at The George Washington University

Ashburn, VA. Project Team.*

Boys and Girls Town Short Stay Facility and Admin. Bldg., Pennsylvania Avenue, SE

Washington, DC. Project Team.*

Boys and Girls Town Group Homes, Sargent Road NE

Washington, DC. Project Team.*

Boys and Girls Town Group Homes, Pennsylvania Avenue SE

Washington, DC. Project Team.*

Infrastructure Modernization, Presidential Palace, Valletta, Malta

Valletta, Republic of Malta. Intern Architect.

Commercial Interiors Projects

Public Properties Corporate Offices

Washington, DC. Co-Principal.

General Development Corporation Offices

Arlington, VA. Co-Principal.

Law Offices, Leibowitz & Band

Silver Spring, MD. Principal-in-Charge.

The Whitman Condominium Lobby Interior Design

Washington, DC. Project Manager/Project Architect.*

400 Massachusetts Avenue Lobby Interior Design

Washington, DC. Project Manager/Project Architect.*

The Onyx on First Lobby and Courtyard Interior Design

Washington, DC. Project Manager/Project Architect.*



R2L:ARCHITECTS

The Buzz Coffee Shop

Oklahoma City, OK. Principal-in-Charge.

Single-Family Residential Projects

933 Westminster St, NW

Washington, DC. Principal-in-Charge

Reservoir Road House Addition

Washington, DC. Co-Principal.

Chesapeake Bay Beach House

Eastern Shore, MD. Principal-in-Charge.

Baver House Renovation

Staten Island, NY. Principal-in-Charge.

Residential Basement Renovation

Rockville, MD. Principal-in-Charge.

* Projects undertaken while employed with Esocoff & Associates, Architects.

AWARDS

Masonry Institute Award – Whitman Condominium

First Award, American Precast Association – 400 Massachusetts Avenue

Craftsmanship Award for Cast Stone, Washington Building Congress – 400 Massachusetts Avenue

PUBLICATIONS

Rosen, Sacha. "The Opportunities of Constraints: Washington's Building Height Limits and Rooftop Landscapes," *DC Mud*, June 2, 1010

Dietsch, Deborah. "Rowhouse Redux," *The Washington Times*, January 5, 2008

Forgey, Benjamin. "Throwing the Skyline a Curve," *The Washington Post*, 2005