

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

PROJECTS

Residential Multifamily Projects

7535 Old Georgetown Road

Bethesda, MD. Co-principal in Charge. Mixed use commercial and residential project, with 145,000 GSF of residential dwelling units on 14 stories over 5,000 GSF of ground floor retail space and three levels underground garage.

82 Eye Street, SE

Washington, DC. Principal-in-Charge. New construction of a 13-story high-rise with 220 dwelling units, 90 underground parking spaces, and ground floor retail.

Spring Hill Station

Tyson's Corner, VA. Principal-in-Charge. New construction of a 34-story high-rise with 400 dwelling units on a 530-space parking podium with ground floor retail.

1700 Vine Street

Philadelphia, PA. Principal-in-Charge. New construction of a 24-story high-rise with 360 dwelling units and 200 parking spaces.

Ballston Gardens

Arlington County, VA. Principal-in-Charge. New construction of a 6-story mid-rise building with 150 dwelling units and 150 parking spaces.

The Edmonds School Condominium, 901 D Street NE

Washington, DC. Principal-in-Charge. Conversion of an historic school building to market-rate luxury condominiums, with the addition of three adjoining and one independent townhouse units.

1300 Park Road NW

Washington, DC. Principal-in-Charge. Addition to an existing multifamily building with four residential units.

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.

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.

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.*

Commercial and Urban Mixed-Use Developments

Pike & Rose Development, Block 6

Rockville, MD. Co-principal in Charge. Mixed use commercial and residential project, with 200,000 GSF of residential dwelling units on 10 stories above 60,000 GSF of retail space on two floors, with two levels of underground parking.

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***Pike & Rose Block 6 Lobby Interior Design**

Rockville, MD. Co-Principal.

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.*

The Buzz Coffee Shop

Oklahoma City, OK. Principal-in-Charge.

*Single-Family Residential Projects***Kettler Residence**

McLean, VA. Principal-in-Charge

1826 Corcoran St. NW

Washington, DC. Principal-in-Charge

1509 Swann St. NW

Washington, DC. Principal-in-Charge

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 Renovation

Rockville, MD. Principal-in-Charge.

* Projects undertaken prior to the formation of R2L: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

Thomas Lenar, AIA, NCARB, LEED AP**EDUCATION**

Master of Architecture, University of Pennsylvania
E. Lewis Dales Traveling Fellowship
Bockius Grant for International Studies
Bachelor of Science, Pennsylvania State University

PROFESSIONAL REGISTRATION & AFFILIATIONS

Registered Architect, District of Columbia
Registered Architect, State of Maryland
Registered Architect, Commonwealth of Pennsylvania
Registered Architect, Commonwealth of Massachusetts
American Institute of Architects, National
American Institute of Architects, District of Columbia
National Council of Architectural Registration Boards
LEED Accredited Professional, US Green Building Council
US Green Building Council, National Capital Region Chapter
Sustainable Business Network of Washington
Georgetown Business Association

PROJECTS**Element 28**

Bethesda, MD. Principal-in-Charge.
New construction of 15-story high-rise with 101 dwelling units, residential amenity spaces, and ground floor retail.

255 North Washigton

City of Rockville, MD. Principal.
New construction of 6-story mid-rise with 275 dwelling units and residential amenity spaces.

911 Parker Street, NE

Washington, DC. Principal-in-Charge.
New construction of 6-story mid-rise with 42 dwelling units and residential amenity spaces.

401 15th Street, SE

Washington, DC. Principal-in-Charge.
New construction of 5-story mid-rise with 12 dwelling units and ground floor retail.

82 I Street, SE

Washington, DC. Principal.

New construction of 13-story high-rise with 220 residential dwelling units and ground floor retail.

Spring Hill Station

Tysons Corner, VA. Principal.

New construction of 34-story high-rise with 400 dwelling units and residential amenity spaces over a 530-vehicle parking podium with ground floor retail

1700 Vine Street

Philadelphia, PA. Principal.

New construction of 24-story high-rise with 360 dwelling units and residential amenity spaces.

North Station

Boston, MA. Principal.

New construction of 23-story high-rise with 300 dwelling units, residential amenity spaces, and optional 200-key hotel over a 4-story, 180,000 sf retail podium.

The Citadel Apartments

Washington, DC. Principal-in-Charge.

Adaptive reuse of 3-story low-rise with 39 dwelling units over ground floor grocery store.

450 K Street, NW

Washington, DC. Principal-in-Charge.

New construction of 13-story high-rise with 233 dwelling units and residential amenity space over ground floor retail.

2221 14th Street, NW

Washington, DC. Principal-in-Charge.

New construction of 6-story mid-rise with 30 dwelling units over ground floor retail.

1442 Pennsylvania Avenue, SE

Washington, DC. Principal-in-Charge.

Proposed new construction of 5-story mid-rise with 28 dwelling units over ground floor retail.

704 3rd Street NW

Washington, DC. Principal.

Proposed renovation of 6-story historic structure and 13-story addition to accommodate a 130-key hotel and hotel amenities.

7th & H Street NW

Washington, DC. Principal.

Renovation of, and addition to, six historic structures to accommodate three floors of office space over two floors above grade plus one basement level of retail.

Warwick Apartments

Silver Spring, MD. 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.

Spring Place

Washington, DC. Principal.

Master planning if site adjacent to Takoma Metrorail station. Alternate plans included (a) an 18-unit townhome development, and (b) a six story mid-rise with 70 dwelling units.

Ballston Gardens

Arlington, VA. Principal.

Proposed new construction of 6-story mid-rise with 230 dwelling units and residential amenities.

General Development Corporation

Arlington, VA. Principal.

Interior design of commercial office space

Ballston Townhomes

Arlington, 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.

1299 Half Street, SE *

Washington, DC. Project Architect/Sustainable Design Manager.

On a prominent site adjacent to the new Washington Nationals baseball stadium, Akridge is developing a new 300,000 GSF, 270-unit residential building of 11 stories with 25,000 SF of ground floor retail space and 3 levels of below grade parking. The building is part of a larger development with over 350,000 GSF of commercial space, and significant retail components.

1128 and 1200 North Irving Street *

Arlington, VA. Project Manager/Project Architect/Sustainable Design Manager. Sited in the Clarendon neighborhood of Arlington, Virginia, this project occupies a transitional area between single family homes and a hi-rise commercial area centered on the Clarendon Metrorail station. Fronting on a major thoroughfare to and from the District, while being an interior block site along the arterial, this project will be a prominent building providing a visual gateway to and from Clarendon.

7900 Wisconsin Avenue *

Bethesda, MD. Project Architect. The competition entry for the 7900 block of Wisconsin Avenue included master planning, schematic design and visualization for three hi-rise buildings which would incorporate a luxury hotel and first-class conference center, residential apartments, commercial office and retail. The development depended on a network of shared program and service functions throughout and was planned to achieve LEED Silver certification.

4800 North Fairfax Drive *

Arlington, VA.

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

Washington, DC. Sustainable Design Manager/Quality Control Reviewer. 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.

Onyx On First, 1100 1st Street, SE *

Washington, DC. Project Team. Located near the proposed Washington Nationals baseball stadium, the US Department of Transportation Headquarters, and the many planned civic amenities comprising the Anacostia Waterfront Initiative, this project is a contribution to the burgeoning Near Southeast Washington neighborhood revitalization. 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.

4420 North Fairfax Drive *

Arlington, VA. Project Architect. The competition entry for 4420 North Fairfax Drive included schematic design and visualization for a 23-storey mixed-use residential tower with ground floor retail and a subterranean connection to WMATA's Ballston Metrorail Station.

Liberty Landing ***

Philadelphia, PA. Project Team. The competition entry for Liberty Landing included master planning, schematic design and visualization for three 30-storey residential towers which took advantage of views along the Delaware River from the south end of Penn's Landing in Philadelphia. Glass and perforated stainless steel were combined to give the impression of sails soaring more than 300 feet above the river.

The Citadel Commercial Development *

Washington, DC. Project Team. A long time fixture in the Adams Morgan community, this project is a renovation/ rehabilitation of an existing Art Deco styled roller skating rink. The building is being revitalized as an active part of the community with a new Harris Teeter supermarket on the main floor and a new retail store in an existing corner storefront. A new floor and eyebrow windows are being added to accommodate an additional 26,700 SF of office space to total 149,331 square feet. There are two levels of tenant parking in the existing garage.

Advanced Impact and Materials Testing Laboratory *

The George Washington University, Ashburn, VA. Project Manager/Sustainable Design Manager. This proposed 196,000 SF facility will house the most advanced, fully enclosed automotive crash test facility in the world. Physical research with angular collisions and roadside hardware will be used to refine computer modeling now being developed to accelerate the design of safer vehicles.

National 4-H Youth Conference Center *

Chevy Chase, MD. Project Team. The National 4-H Youth Conference Center master plan is a result of a comprehensive analysis of existing and future programs, a survey of existing facilities, and a conceptualization of the infrastructure the center will require to achieve their goals. The 12-acre campus is located in a residential community of single family homeowners with whom the center has a close relationship.

St. Elizabeth's **

Washington, DC. Project Team. St. Elizabeth's was at one time a home for over 4,000 residents who were made up of doctors, staff and their mentally ill patients. With a great recession in the number of patients who are treated at the campus, St. Elizabeth's is updating their facilities and consolidating them into a single building. This new secure mental health rehabilitation facility is designed to incorporate the latest advancements in healthcare for the mentally ill who have been pronounced criminally insane.

Wyeth-Ayerst Corporate Headquarters ***

Collegeville, PA. Project Team. This project included master planning and subsequent architectural, engineering, and interior design services for Wyeth-Ayerst's new global headquarters campus. The ultimate build out of the master plan comprised 725,000 SF of new offices and support space, including an executive wing, two administration buildings, a cafeteria, and a 950-car parking garage. A four-story glazed atrium and conference area in the new Building 2A links Phases I and II, establishing a new campus center and anchoring its profile from the nearby highway. Relatively small but highly visible, the atrium will be the symbolic heart of Wyeth's organization and open to all of Wyeth's employees.

Vanguard Corporate Campus ***

King of Prussia, PA. Project Team. This project included master planning and subsequent architectural, engineering, and interior design services for Vanguard's new corporate headquarters. When fully built out, the master plan will include six sets of one 6-storey building (with offices and support spaces) and related parking structure, constructed in phases, each set is identical and interlocks with its adjacent set to form a semicircular chain on the site.

Merck Research Laboratories ***

Boston, MA. Project Team. Sited at the juncture of academic and healthcare facilities in the Longwood Medical Area of Boston, a highly active educational, cultural and historical environment, the 12-story Merck Research Laboratories Boston (MRL Boston) is a world-class laboratory facility supporting the programs of biology, chemistry, and pharmacology research. The glass-encased structure not only serves the goals of scientific aspirations, but encourages interaction with neighboring institutions and the broader academic community; its auditorium and atrium are well-conceived event gathering spaces. Plan determinations have been made with consideration for movement from public to private, between laboratories, support and office areas, and along routes conducive to the promotion of interaction. Due to the building's adjacencies, considerations of scale, material, function, and site geometry were paramount in the design process.

Aramco Services Company ***

Dhahran, Saudi Arabia. Project Team. Aramco Services Company commissioned master planning, architectural, engineering, and interior design services for their corporate headquarters in a desert oasis in Saudi Arabia. Phase II of this project consisted of research labs and additional office and support buildings to be designed and engineered to withstand the harsh climate.

Neose Technologies Laboratories ***

Project Team. This conversion project transformed a single storey office building into an advanced biopharmaceutical research facility where scientists are developing new drugs focusing on therapeutic proteins. The new spaces include 20 biology and chemistry labs, offices and support areas for scientists and researchers.

Merck Laboratories ***

West Point, PA. Project Team. This update and renovation to Merck's pharmaceutical labs included upgrading of the building's service infrastructure to accommodate the requirements of new research technologies.

Wyeth-Ayerst Chiller Plant ***

Pearl River, NJ. Project Team. This support building is located in a prominent location within Wyeth-Ayerst's research campus, and demanded an architectural treatment which was appropriate to both its visibility and function.

- * Project with Esocoff & Associates Architects
- ** Project with Einhorn Yaffee Prescott A/E
- *** Project with KlingStubbins

Erwin N. Andres, P.E.

Principal

Mr. Andres's diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design. Mr. Andres has directed traffic circulation and transit studies, and parking needs and design optimization studies for central business districts and new developments. He has evaluated alternative public transportation modal options. He is familiar with roadway classification and its application to transportation planning. He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses.

Professional Registration

Professional Engineer: Maryland (#29177), New Jersey (#4557000)

Education

Bachelor of Science, Civil Engineering, *Rutgers University, New Brunswick, NJ*

Publications

"Ask the Expert", Healthcare Magazine, November 2003

North Capitol Main Street Technical Assistance Program Study, Urban Land Institute, August 2009

Professional Associations

Urban Land Institute (ULI); American Planning Association (APA); Institute of Transportation Engineers (ITE) Lambda Alpha International (LAI) Land Economics Honorary Society, Board Member; Georgetown University Real Estate Program, Capstone Advisor

Representative Projects

MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS

Mr. Andres has managed a number of mixed-used developments in the District of Columbia, including the redevelopment of a defunct mall into a premiere mixed-use town center. The analysis addresses the existing traffic conditions, future traffic conditions without development, future traffic conditions with development, and future traffic conditions in ten to twenty years. Other tasks that are usually involved in larger projects of this nature are traffic signal design plans, parking analysis, site access planning, vehicular maneuverability analysis and loading access design, Transportation Demand Management (TDM) planning, and site circulation planning.

Mr. Andres has also managed transportation studies for mixed-use developments that analyzed potential multi-trip sharing and shared parking between restaurant, hotel, bank, residential, office, and retail center uses. Principal tasks of these projects include hourly trip and parking generation, development of parking demand profiles, entrance design for large vehicle circulation access, and identification of general street traffic conditions around the site.

Projects include: North Bethesda Conference Center, Bethesda, MD; Half Street Akridge Development, Washington, DC; Poplar Point Master Plan, Washington, DC; Burnham Place, Washington, DC; Georgetown Safeway, Washington, DC; Southeast Federal Center Master Plan, Washington, DC

MASTER PLANNING AND REDEVELOPMENT PROJECTS

Mr. Andres has worked on the transportation aspects of overall master planning efforts for several redevelopment projects. Tasks for these types of projects include developing multi-modal plans, long-term transportation master plans, near-term detailed traffic analyses, on-site circulation studies, parking and shared parking studies, loading dock maneuverability analyses, and Transportation Demand Management plans.

Projects include: Poplar Point Master Plan, Washington, DC; Southwest Waterfront Development, Washington, DC; Boathouse Row, Washington, DC; Bethlehem Baptist Church Planned-Unit Development (PUD), Washington, DC; Takoma Small-Area Plan, Washington, DC; The Yards, Washington, DC; Walter Reed Army Medical Center LRA and Department of State Redevelopments, Washington, DC

CAMPUSES, SCHOOLS, AND INSTITUTIONS

Mr. Andres has been involved with the development of circulation studies, traffic simulations, traffic signal design, parking studies, transportation master plans and data collection for many universities, schools and institutions. In addition, Mr. Andres has worked on numerous federal agency installations throughout the metropolitan Washington, DC area.

Projects include: Ohio State University, Columbus, OH; Howard University, Washington, DC; Georgetown University, Washington, DC; Kingsbury Academy, Washington, DC; Washington International School, Washington, DC; Washington National Cathedral, Washington, DC; National Institutes of Health, Bethesda, MD; National Cancer Institute, Fort Detrick, Frederick, MD; NASA Goddard Space Flight Center, Greenbelt, MD; Suitland Federal Center, Suitland, MD; Department of Homeland Security at St. Elizabeth's Campus, Washington, DC; USDOT Headquarters Building, Washington, DC.

Public Testimony

Mr. Andres has been qualified as an expert witness before Zoning Boards and Commissions in numerous jurisdictions throughout the northeast United States that include the District of Columbia, Montgomery County in Maryland, and numerous counties in Pennsylvania, New Jersey, New York and Connecticut.