

OUTLINE OF TESTIMONY
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TORTI GALLAS AND PARTNERS, INC

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Cheryl A. O'Neill

Principal

Ms. O'Neill is a Principal and Urban Designer in Torti Gallas Urban Block Segment. She is responsible for directing and coordinating the design and planning of both large and small scale communities and challenging urban architectural projects. Her responsibilities include the development of design solutions, community client and planning agency review presentations, and the supervision and evaluation of in-house design teams.

Ms. O'Neill's project experience includes:

South Campus Redevelopment Catholic University of America, Washington, DC. Torti Gallas is 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.

Northwest One (NW1) Neighborhood, Washington, DC. Redevelopment plan comprised of three critical elements – a physical Master Plan, a Human Capital Plan, and a Development and Finance Strategy – NW1 is based on the City's New Communities Initiative. Redevelopment of Northwest One must include the human architecture along with the physical architecture; current families must be supported and have the tools necessary to prosper and flourish as their neighborhood evolves. The vision for NW1 includes a vibrant mixed-income community where existing residents have quality housing options (one-for-one replacement), real economic opportunities, and access to exceptional human services for adults and children. It is a community where all families will have the tools and skills to sustain themselves and prosper in a dynamic environment.

Barry Farm, Washington, DC. The Redevelopment Plan for the Barry Farm/Park Chester/Wade Road community (the Neighborhood) is founded on the principles of the New Communities Initiative. The District of Columbia, in conjunction with the Barry Farm Advisory Committee, initiated a public planning process to create a revitalization plan for their southeast community. The goal of the plan was straightforward – to create a vibrant mixed-income neighborhood where residents have quality housing options, real economic opportunities, and access to appropriate human services for children and adults. Shaped by the residents, community stakeholders, city agencies, and public officials, this vision for the future aims to protect and expand affordable housing, empower families with the tools to become self-sufficient, and preserve existing community assets and provide for those needed. The Neighborhood is at the heart of a series of planned developments which will transform Anacostia. Eliminating the neighborhood's current isolation and becoming an integral part of Anacostia's transformation were early and important goals.

National Cathedral Close Master Plan. Torti Gallas developed a new Master Plan for the Washington National Cathedral Close, providing design investigation, assessment, and evaluation of the physical needs of the area surrounding this internationally known structure. This evaluation considered these needs in isolation of the site in order to ascertain the ideal size, location, and characteristics of each proposed new building or parking program.

Arthur Capper/Carrollsbury Dwellings, Washington, DC. The revitalization plan for the Arthur Capper/Carrollsbury Housing creates a physically and socially vibrant neighborhood from an existing distressed public housing project. This revitalization master plan was included as part of the successful 2001 HOPE VI Grant Award from the U.S. Department of Housing and Urban Development. The program is for 1,150 residential units in a mix of 300 seniors, 400 apartment units, and 450 townhouse, 600,000 square feet of office, 75,000 square feet of neighborhood retail, and a 17,000 square foot community building. The recreational program is partially contained within the community building and grounds, including multi-purpose facilities, swimming pool, and basketball courts, and partially on the playing fields of the adjacent Marine Corps Barracks Complex. The Marines have opened their athletic fields on the barracks ground for the use of the kids in the neighborhood.

Education

Master of Architecture, Cornell University, 1987
Bachelor of Architecture, Cornell University, 1980



Sarah Alexander, RA, LEED AP

Associate

Ms. Alexander is a Project Designer in the firm's Urban Block Segment. Since joining the firm, she has been involved in numerous project types, including, residential, mixed-use, neighborhood revitalization, and international new town projects.

Representative project experience includes

- **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 additional 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 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.
- **South Campus Redevelopment, Catholic University of America, Washington, DC** - Torti Gallas is 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.
- **Lionsgate, Bethesda, Maryland** - Lionsgate at Woodmont Corner is a high end condominium project located in the heart of downtown Bethesda, Maryland at the corner of Old Georgetown Road and Woodmont Avenue. The building has 11 stories + 1 mezzanine level of residential over about 14,000 square feet of retail space. Residents enter the building from the street through the public space (courtyard), which sits front and center of the building or by car into the 3 ½ level below grade garage. The main entryway will be flanked by two lion sculptures, created by Washington DC sculptor, John Dreyfuss. The mezzanine level carries the residential amenity spaces – a fitness center with children's room, club room, bathrooms and management office. The building has 131 market rate condo units and 27 moderately priced dwelling units, for a total of 158 units.

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