Cheryl A. O'Neill

Principal
Torti Gallas and Partners • CHK, Inc.

Ms. O'Neill joined Torti Gallas in 1993 as an Urban Designer and Planner. 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 also has extensive knowledge of HUD's HOPE VI Program.

Ms. O'Neill's relevant project experience includes:

- **Stanton and Frederick Douglas Dwellings, Washington, D.C.** - Revitalization of a public housing project in the Congress Heights section of Washington, D.C. A total of 600 units will be rebuilt, accommodating a range of income levels from public housing to market rate units, which has received HOPE VI funds for implementation in 1999.
- **Flag House Courts** - redevelopment of an existing public housing community which consisted of 487 dwelling units in 3 high-rise and 15 low-rise buildings into a mixed-income, mixed-use community under HOPE VI funds for implementation in received 1998. Torti Gallas was the recipient of a 2001 AIA Honor Award in Urban Design for the Master Plan of Flag House Courts.
- **Lafayette Courts, Master Plan and Neighborhood Revitalization, The Housing Authority of Baltimore City (HABC)** - This project involved the Master Planning of 21.5 acres, demolition of approximately 807 high-rise units, the renovation of 36 low-rise apartment units and the design and construction of 228 new rowhouse units and 110 Elderly units under the HUD HOPE VI Program. As Lead Designer for this project Ms. O'Neill had ultimate responsibility for the overall design direction of the project. Torti Gallas was the recipient of a 1997 AIA Honor Award in Urban Design for the Master Plan of Lafayette Courts.
- **Lexington Terrace Master Plan and Neighborhood Revitalization, The Housing Authority of Baltimore City (HABC)** - Demolition of approximately 600 residential units in 16 high and low-rise buildings, and the planning and design of a new urban, mixed-use development on 15 acres. The new community includes an integrated mix of 203 public housing rowhouse units and 100 market-based low income units, a 100 unit Elderly Housing mid-rise with an Adult Day Care facility, a Recreation/Community Center and a Child Development Center.
- **Blackwell Neighborhood** - Development of a revitalization strategy for this South Richmond Neighborhood. The strategy will address land use, housing, organizational participation and analysis of existing conditions in the project area and internal and external forces impacting these conditions.
- **West Harlem Park** - Torti Gallas developed a Land Use Redevelopment Plan for this 24 square block neighborhood in Baltimore, Maryland. Commissioned by the NationsBank Community Development Corporation, the project included in-depth analysis of physical and demographic conditions and a series of three community workshops which generated specific design solutions addressing resident concerns and client objectives.
- **Martin Luther King Plaza Revitalization, Philadelphia, Pennsylvania** - revitalization of this mixed-income rental and for-sale community funded by a HOPE VI Planning Grant and receiving $25.2 million of 1998 HOPE VI grant funds for implementation, including expanded neighborhood revitalization of a 30-block area surrounding the public housing.
- **Master Plan of Five Norfolk Communities** - Developed five site specific Master Plans for the Norfolk Redevelopment and Housing Authority. Those master plans were based upon an extensive investigation into the physical condition of the developments, funding sources, and residents' visions and goals.
- **LeMoyne Gardens** - An 842-unit, 100 building public housing complex which was demolished and replaced with 343 public housing units and 157 private housing units in a mix of senior living bungalows, single family, townhouse, duplex and triplex units for the Memphis Housing Authority. This project was funded under a 1995 HOPE VI Grant.

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

ZONING COMMISSION
District of Columbia
CASE NO. 03-12
EXHIBIT NO. 40