TORTI GALLAS URBAN

Cheryl A. O'Neill, AICP • Principal

Education

- Cornell University, Studies in Urban Design, 1985 - 1987
- Cornell University, Bachelor of Architecture, 1974 -80

Registration

- Certified Planner, AICP #204727

Martin Luther King Plaza Revitalization

Skyland

National Cathedral Master Plan

Ms. O'Neill is a Principal and Urban Designer at Torti Gallas where 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.

Selected Project Experience

Skyland, Washington, DC (PUD) - An 18-acre Planned Unit Development which will contain 420 residential units and 800,000 SF of mixed-use. The project introduces a comparatively higher density to the existing neighborhood and integrates a town center that includes "big box" retail. A pedestrian friendly urban environment will be established along the perimeter of the "big box" retail area.

South Campus Redevelopment, Catholic University of America, Washington, DC (PUD) - Torti Gallas was part of the development team for Catholic University's University Village, creating a dramatic "Gateway Village" that will enhance the value and amenities of the campus, and will enable the University to have a strong hand in delivering a high quality living and learning experience to its students, faculty, alumni, staff and neighbors.

Parkside/Kenilworth Neighborhood Revitalization, Washington, DC - Land Planning for the Parkside Kenilworth under a HUD CHOICE Neighborhood Planning Grant. The preliminary planning effort, conducted during an intensive on-site charrette, focused on the revitalization of two sites to include 1,822 residential units, parking, recreation and community/management buildings.

National Cathedral Close, Washington, DC – Torti Gallas developed a new Master Plan for the 59 acre Washington National Cathedral Close, restoring a significant American place and an important work of Frederick Law Olmsted. The plan was designed in a series of onsite charrettes, which progressed from the programming of future needs to the development of specific building sites and envelopes. The charrette process was instrumental in building consensus for the master plan from within the twelve separate institutions and ancilliary organizations that sit within the Close.

Arthur Capper/Carrollsburg Dwellings, Washington, DC - HOPE VI revitalization of the Arthur Capper/Carrollsburg Public Housing which creates 1,150 new residential units, 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.

Martin Luther King Plaza Revitalization, Philadelphia, Pennsylvania - HOPE VI Revitalization of a dense, high-rise public housing community into a mixed-program neighborhood of 128 on-site residential units, 121 off-site residential units, 8,000 sf of retail, a 10,000 sf community center and a new 1/2 acre urban park.

College Park, Memphis, Tennessee - HOPE VI Revitalization of an existing public housing community to include 349 on-site, 51 off-site and 80 senior units. With the site located between an historic African-American college, historic cemetery and single family neighborhood, Torti Gallas designed this new community to blend with its diverse context, particularly given the substantial increase in density between the development program and the surrounding single family community.

Lexington Terrace Master Plan and Neighborhood Revitalization, Baltimore, Maryland - Demolition of 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.

Lafayette Courts, Master Plan and Neighborhood Revitalization, The Housing Authority of Baltimore City (HABC), Baltimore, Maryland - Master Planning of 21.5 acres, demolition of approximately 807 high-rise units, renovation of 36 low-rise apartment units and design and construction of 228 new rowhouse units and 110 Elderly units under the HOPE VI Program.

ZONING COMMISSION
District of Columbia
CASE NO.13-09
EXHIBIT NO.31D

DANIEL B. VANPELT, P.E., PTOE

Principal, Traffic Engineering

QUALIFICATIONS

Mr. VanPelt has more than 18 years of experience in a wide range of traffic and transportation projects including: traffic impact studies, site access and circulation planning, multimodal studies, 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.

SELECT PROJECT EXPERIENCE

Multi-modal System Design/Planning

- DDOT Post-Construction Study, Washington, DC
- DC2024 Olympic Bid Transportation Planning, Washington, DC
- DC North-South Corridor Streetcar Planning Study, Washington, DC
- DC Multifamily Residential Parking Study, Washington, DC
- DC Circulator Transit Plan Update, Washington, DC
- Millwood Avenue Diversion Study, Winchester, VA
- Potomac Yard State of the Commute ('08-'15), Arlington, VA

CREDENTIALS

Discipline:
Transportation Planning and Engineering

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

Registrations:
Professional Engineer – District of Columbia, Virginia, Maryland, Pennsylvania, and West Virginia

Registered Professional Traffic Operations Engineer

Mixed-Use Development

- Robinson Terminal North, Alexandria, VA
- Brookland Manor, Washington, DC
- Union Market/Angelika Theater, Washington, DC
- Union Market/1270 4th St NE, Washington, DC
- McMillan Sand Filtration Site, Washington, DC
- Gateway at King and Beauregard, Alexandria, VA
- The Wharf/SW Waterfront Redevelopment, Washington, DC
- The Randall School Redevelopment, Washington, DC
- Waterfront Station, Washington, DC
- Ballpark Square, Washington, DC
- The Yards, Washington, DC
- Crystal Square, Arlington, VA
- 223 23rd Street/Crystal Plaza 5, Arlington, VA

Residential

- 400 Army Navy Drive, Arlington, VA
- Ingleside at Rock Creek, Washington, DC
- WeLive/Crystal Plaza 6, Arlington, VA
- Monroe Street Market Lot A2, Washington, DC
- The Kingsley, Alexandria, VA
- The Fillmore, Alexandria, VA
- Waterfront Station NW Parcel, Washington, DC
- M Street Town Center, Washington, DC
- St. Matthews' Redevelopment, Washington, DC

Office/Commercial

- Old Post Office/Trump Hotel, Washington, DC
- 1900 N Street NW, Washington, DC
- Pinstripes at Georgetown Park, Washington, DC
- 900 16th Street NW, Washington, DC
- 1000 Connecticut Avenue NW, Washington, DC
- 1900 Crystal Drive, Arlington, VA
- 1700 K Street NW, Washington, DC
- DC USA, Washington, DC
- The Citadel Harris Teeter, Washington, DC

Colleges, Universities and Institutional Master Planning

- Sylvan Theater at Washington Monument, Washington, DC
- US Capitol Complex Framework Plan, Washington, DC
- National Zoo Lower Entry Plan, Washington, DC
- Georgetown University Campus Plan, Washington, DC
- American University Campus Plan, Washington, DC
- Howard University Campus Plan, Washington, DC
- American University Campus Master Plan, Washington, DC
- Indiana University, Bloomington, IN
- The Ohio State University, Columbus, OH

ROBERT B. SCHIESEL, P.E.

Director of Planning

QUALIFICATIONS

Mr. Schiesel possesses over 15 years of experience in transportation engineering and planning experience in both the public and private sectors. Projects he has worked on include multimodal analyses of large mixed-use plans and campuses, analyses of special events including sports arenas, traffic impact studies, parking studies, queuing analysis, traffic simulation, and transportation demand management. Mr. Schiesel has worked for a variety of clients and land uses, including entertainment complexes, universities, churches, small and large commercial facilities, residential developments, government facilities, and mixed-use developments. Mr. Schiesel specializes in considering all modes of transportation, and can bring non-vehicular analysis methodologies to a project, tailoring approach to specific goals unique to each project's context

SELECT PROJECT EXPERIENCE

Multi-modal System Design/Planning

- DC North-South Corridor Planning Study, Washington, DC
- MWCOG Parking Demand Research Study, Washington, DC
- DC Circulator Transit Development Plan Update, Washington, DC
- Millwood Avenue Corridor Study, Winchester VA
- DC Bike Master Plan, Washington DC,
- 10th Street Mobility Plan, Bloomington, IN;
- The Ohio State University Crosswalks Study, Columbus, OH

CREDENTIALS

Discipline:
Transportation Planning and Engineering

Education:
Master of Science, Civil Engineering, University of Virginia
Bachelor of Science, Civil Engineering, University of Virginia

Registration:
Professional Engineer (Civil), Virginia

Mixed Use Developments

- Union Market Traffic Impact Studies, Washington, DC
- The Wharf/SW Waterfront Redevelopment, Washington, DC
- McMillan Sand Filtration Site, Washington, DC
- Waterfront Station, Washington, DC
- The Yards, Washington, DC
- Curtis Properties, Washington, DC
- Parkside Mixed-Use Development, Washington, DC
- CityCenter DC, Washington DC
- Brookland Manor, Washington DC
- Randall School Redevelopment, Washington, DC

Office/Commercial Development

- Old Post Office/Trump Hotel, Washington, DC
- 1900 N Street NW, Washington, DC
- Pinstripes at Georgetown Park, Washington, DC
- 900 16th Street NW, Washington, DC
- 1700 K Street NW, Washington, DC
- DC USA, Washington, DC
- Florida Rock Development, Washington, DC

Residential

- Ingleside at Rock Creek, Washington, DC
- Monroe Street Market Lot A2, Washington, DC
- M Street Town Center, Washington, DC
- St. Matthews' Redevelopment, Washington, DC

Special Events & Sports Arenas

- DC2024 Olympic Bid Transportation Planning, Washington, DC
- DC United Stadium Transportation Management Plan, Washington, DC
- DC United Stadium Environmental mitigation Study, Washington, DC
- Nationals Park Transportation Management Plan, Washington, DC
- Nationals Park Traffic Operations and Parking Plan, Washington, DC
- Memorial Stadium, Bloomington, IN
- Kennedy Center for the Performing Arts, Washington, DC
- Turning Stone Casino and Report, Verona, NY

Colleges and Universities

- Georgetown University Campus Plan, Washington, DC
- American University Campus Plan, Washington, DC
- Howard University Campus Plan, Washington, DC
- American University Campus Master Plan, Washington, DC
- Indiana University Master Plan, Bloomington, IN
- The Ohio State University Framework Plan, Columbus, OH
- IUPUI, Indianapolis, IN
- University of the District of Columbia, Washington, DC

Matthew J. Bell, FAIA

Principal

BIOGRAPHY

Matthew Bell has been a practicing architect and professor of architecture for over 30 years. His national and international architectural and urban design experience ranges from small-scale buildings and studies for existing neighborhoods to the design and implementation of new towns, campuses and cities. Creating a diverse portfolio of work has led Matt to develop unique insights into the urban-environment and design-issue challenges facing our cities, towns, and suburbs.

EDUCATION

Cornell University, Master of Architecture in Urban Design, 1989

University of Notre Dame, Bachelor of Architecture, 1983

LICENSING & MEMBERSHIPS

Matt is a Registered Architect licensed in the District of Columbia, Maryland and New York. He is a Charter Member of the Congress for the New Urbanism, former President, of the Neighborhood Design Center of Baltimore, Maryland (1997-1998), former Director, of the Mayor's Institute on City Design Northeast (1994-1999), and, the Vice President of Restoring Ancient Stabia, Castellamare di Stabia, Italy (2003-Present). Matt has also contributed to the American Architectural Foundation's Forum on Urban School Design.

SELECTED WORK

McMillan
Washington, DC
1.8 M sf development that will significantly transform the adjacent neighborhoods, bringing jobs, workforce housing and great public places to a much treasured local landmark. Anchored at the north by medical office uses, the plan involves reuse of unique historic resources, as well as the creation of a series of parks, a retail street, a piazza, and various housing types throughout the 25 acre site

Crown
Gaithersburg, Maryland
A transit-oriented community in close proximity to a state-of-the art high school, high-quality retail and a Light Rail Station. Allows for approximately half the population to live within two blocks of the transit station, and more than 70% within walking distance

Brookland Manor
Washington, DC
Master plan for a vibrant mixed-use, mixed-income community located near the Rhode Island Avenue Metro; replaces an existing 1930s affordable housing project. Analysis of habitation patterns, multiple phasing strategies with housing typologies for each strategy. A stage 1 PUD has been filed for the project

Barry Farm
Washington, DC
Master Plan to redevelop a troubled 25 acre public housing site, establishing a mixed-use program comprised of retail, generous open spaces, and diverse residential types. The plan is centered around a two acre park and provides for direct connections to the existing Metro Station as well as future light rail. Phasing plan maintains the existing residents on site during construction

Southern Green Line: Corridor Action Plan
Prince George's County, Maryland
Transit oriented development action plan for four southern green line metro stops at Southern Avenue; Naylor Road, Suitland and Branch Avenue for the planning department of the M-NCPPC in order to stimulate growth to a well defined urban development plan

Great Streets
Washington, DC
A comprehensive strategy encompassing 22 miles of roadway, utilizing public investments in infrastructure, streetscape improvements, land use planning, and development assistance to catalyze private investment and improve neighborhood quality of life; creates a physical environment for expanded opportunities in retail, housing, employment, and community needs

DC Housing Authority: Land Use Planning
Washington, DC
Master Planning for the redevelopment of two public housing projects selected as part of the New Communities Initiative to address crime and poverty. Plan supports the objective of providing quality affordable housing and fostering sustainable communities

Hull Street Corridor Revitalization Plan
Richmond, Virginia
Master plan for an auto-oriented street Through redesigned street sections, massing varieties, and a plan for new development strategically placed along a corridor, the design will guide a gradual transformation of the street, which will connect a series of new open spaces and existing neighborhoods

Selected Experience (continued)

Eisenhower East, Master Plan
Alexandria, Virginia
A master plan that accommodates over 16 million sf of retail, residential and office space. The plan features an interconnected system of neighborhood squares, public plazas and parks, all woven together by a new street network

Georgia Avenue: Petworth Metro Site
Washington, DC
A new master plan for one of the oldest retail and residential corridors in the Nation's Capital. Long considered the poor cousin of residential/retail areas in the city, this initiative will remake the area into a series of neighborhoods, each with their own retail center, and renovated or new housing stock

Armed Forces Retirement Home
Washington, DC
Preliminary design concepts for the development of 77 acres of this property. The plan includes a mixture of adaptive reuse and sensitive new development, retaining and building upon the general character of the site

King Farm, Plan & Implementation*
Rockville, Maryland
The plan is based upon older small towns and residential areas and provides an interconnected street network with alleys, streets and boulevards designed to promote the sharing of the street by both the pedestrian and the automobile

Mt. Vernon Square District Plan
Washington, DC
A new and exciting vision for the district that meets the challenges of future growth, accommodates the growing needs of current residents and connects the many surrounding neighborhoods together into a Mount Vernon Square that becomes the next great neighborhood for the Nation's Capital

New East Baltimore Community*
Baltimore, Maryland
A new neighborhood for living, working and shopping in one integrated place, emphasizing existing street and block networks. Creates a seamless joining of the Johns Hopkins' Hospital Campus and town, connecting with the future transit station at north, existing housing at east and future development along Broadway

Shady Grove Master Plan
Bethesda, Maryland
The 95 acre site at the western terminus of the DC Metro Red Line is turned from a bus parking facility into a thriving urban neighborhood centered around a series of parks, various public square types, and immediate access to the metro. A variety of densities and housing typologies mixed with offices and retail define different neighborhoods within the design

Crystal City Redevelopment Plan
Arlington, Virginia
Mixed-use urban neighborhood developed on the principles of the super block. With the Base Realignment and Closure Commission (BRAC) dictating the relocation of many tenants to military bases the firm undertook an effort to create a new vision repositioning the development for major landowner, Vornado/Charles E. Smith

Van Dorn District
Alexandria, Virginia
The planning area is transformed from its current suburban, auto-oriented character into an active urban community with smaller blocks and landscaped streets designed for pedestrians and new transit services

* Designates work completed prior to joining Perkins Eastman