

OUTLINE OF TESTIMONY

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- I. Introduction and experience
- II. Site location and description
- III. Overall site planning considerations
- IV. Description of site plan, design of buildings, and materials
- V. Conclusions



Education

- Masters of Architecture, University of Notre Dame, 2003
- Bachelor of Science in Architecture, University of Maryland at College Park, 2001

Registration

- Registered Architect, District of Columbia, 2007
- LEED Accredited Professional, 2007



360° H Street



Park Van Ness



8th and H Street

Ms. Alexander is a Principal Designer involved in numerous project types, including residential, mixed-use, neighborhood revitalization, and international new town projects. Ms. Alexander has extensive experience in the crafting of complex mixed-use urban infill projects through all phases of design. Ms. Alexander is a leader in the firm’s DC entitlement work, specializing in creating value for the client through innovative design solutions that maximize the allowable density for the site. Her projects have received numerous national awards, attesting to her ability to craft beautiful buildings that weave seamlessly into their context.

Selected Project Experience

360° H Street, Washington, DC - A new residential project that is transforming a vacant site into a vibrant mixed use development along the City’s re-emerging H Street Corridor. The new building includes 212 residential units over a 41,000 sf grocery store and 5,000 sf of other retail, 270 below grade parking spaces. Amenities include a large landscaped courtyard and a roof terrace with views of the Capitol.

Park Van Ness, Washington, DC - A new 272 unit mixed-use development which will be a catalyst for revitalization in the Van Ness neighborhood. The 11 stories of prime view residential units on the back overlook Rock Creek Park, while 6 stories on the front maintain a sensitivity to the character of Connecticut Avenue. The project also includes 220 below grade parking spaces and 10,000 SF of neighborhood friendly retail.

Lyon Place at Clarendon Center, Arlington, VA - is a LEED Certified, two-block, two-building, mixed-use/TOD infill development at the Clarendon Metro stop. The project consists of 244 residential units, 43,000 sf of retail, 181,000 sf of office and parking for 600 cars. Two existing buildings on these blocks have been preserved as historic as part of the project.

Metropolitan Park, Arlington, Virginia - Occupying a full city block, this 699-unit, high-rise, mixed-use project will be a signature piece of the larger Metropolitan Park development. The majority of the 40,800 sf of ground floor retail space will be occupied by a high-end grocery store and two smaller retail spaces.

The Nannie Helen at 4800, Washington, DC - an exciting mixed-use project which is 100% affordable housing and 1/3 of the units are replacement public housing as part of the Lincoln Heights/Richardson Dwellings New Communities Initiative. The new 88,900 sf building contains 70 residential units, an 800 sf fitness center, 41 parking spaces, office, retail and amenity space.

8th and H Street, Washington, DC - Following the District of Columbia’s investment of a streetcar system running along H Street, this new mixed-use development features 384 residential units, 52,000 sf of retail, and 405 below grade parking spaces, bringing vibrancy to the H Street corridor. The H Street façade has been carefully designed and articulated to be consistent with the character and fabric of the H Street corridor.

The Bentley, Washington, DC - Located in the Arts Overlay and Historic Preservation district, this project will include 53 residential units above neighborhood-serving retail. The team worked closely with adjacent neighbors and Advisory Neighborhood Commissions (ANC) to design the building to be compatible with its historic context while also providing an exciting design to contribute to the Arts District.

Park Place Condominiums, Washington, DC – 7-story, 148 unit condominium building with ground floor retail and structured parking above- and below-grade built on six floors adjacent to underground Georgia Avenue Petworth Metro Station.

South Campus Redevelopment, Catholic University of America, Washington, DC - 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.