

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, Maryland, South Carolina
- American Institute of Architects, Washington, DC Chapter

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

SELECTED PROJECTS

Ascent Uptown, 224 W. 3rd Street

Charlotte, NC. Co-principal in Charge. Mixed use commercial and residential project, with 345,000 GSF of residential dwelling units on 22 stories over 5,000 GSF of ground floor retail space and ten level garage.

Element 28, 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.

300 Morse St. NE

Washington, DC. Principal in Charge. Master plan and entitlement for 2 million GSF development including 900 residential units, 250,000 GSF office, 150-key hotel, and underground parking. Phase 1 development includes 524 residential dwelling units in one high-rise and two mid-rise buildings with 25,000 GSF of ground floor retail space and underground parking.

Rockville Town Center

Rockville, MD. Co-principal in Charge. Mixed-use development in downtown core near Metro station with 272 dwelling units, 6,000 sf of ground floor retail, and 325 underground parking spaces.

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.

Adaire Spring Hill Station

Tyson's Corner, VA. Principal-in-Charge. New construction of a 34-story high-rise with 400 dwelling units on a 450-space parking podium with ground floor retail.

1411 Key Blvd.

Arlington, Virginia. Principal-in-Charge. New construction of 59-unit residential condominium with underground parking garage and six adjoining townhouses. Entitlement via the Arlington County 4.1 Site Plan process.

2000 14th Street Mixed-Use Development

Washington, DC. Co-principal in Charge. Master plan for mixed-use development at the heart of the 14th Street corridor, at U Street. Over 650,000 GSF of development area plus 180,000 SF of underground parking. Includes over 450 dwelling units; 50,000 SF of retail space; 75,000 SF of flex office space; and a 150-key hotel.

The Edmonds School Lofts, 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.

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.

Pike & Rose Development, Block 4

Rockville, MD. Principal in Charge. 32,000 GSF of retail/commercial space in a two story building.

Pike & Rose Development, Block 1a

Rockville, MD. Principal in Charge. 64,000 GSF of retail/commercial space in a two story building. Second floor and portion of ground floor custom designed for principal tenant; the remainder of the building core and shell.

Pike & Rose Development, Block 7 (Condominiums)

Rockville, MD. Principal in Charge. Mixed use commercial and residential project, with 150 hotel rooms and 105 residential condominiums. R2L: Architects served as designer of the residential dwelling units and common spaces, and provided alternate concept designs for full development.

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.

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 100,000 GSF.

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. Master plan and entitlement for 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 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.*

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, roof deck with swimming pool, and three level underground garage.*

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 with underground parking.*

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 SE 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.*

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 residential project with 25,000 GSF of ground floor retail is sited immediately north of the new Washington Nationals Stadium, at the northern pedestrian entrance from Half Street.*

*projects undertaken or completed prior to joining R2L:Architects

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.