

Exhibit D

Stephanie Farrell
Torti Gallas Urban

Outline of Testimony

- I. Introduction
- II. Site Location and Description
 - A. Overview of Site and Surrounding Area
 - B. Design Considerations
 - C. Flexibility Requests
- III. Conclusion



Stephanie Farrell, RA, LEED AP BD+C
Senior Associate



Education

- Bachelor of Architecture, University of Notre Dame, 2003

Registration

- Registered Architect, DC, 2013
- LEED Accredited Professional, 2007



360° H Street



CityVista



The Nannie Helen at 4800

Ms. Farrell is a Senior Associate at Torti Gallas involved in a range of project types, including residential, mixed-use and senior living. At Torti Gallas, Ms. Farrell is responsible for the development of construction documents, the supervision of construction document teams, coordination of engineering documents and specifications, and the management of construction administration services.

Selected Project Experience

The Bartlett, Arlington, Virginia - Occupying a full city block, this 699-unit, 22-story, high-rise, mixed-use project will be a signature addition to the larger Metropolitan Park development. The majority of the 40,800 sf of ground floor retail space will be occupied by a Whole Foods grocery store and two smaller retail spaces.

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.

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.

CityVista, Washington, DC - Redevelopment of the Old Wax Museum site in downtown Washington, DC. This \$133 million redevelopment includes a 55,000 SF Safeway store with a Starbucks coffee shop, dry cleaner and bank; 50,000 SF of retail; 623 condominium and apartment units, 20% of which are set-aside as affordable housing; and 800 parking spaces.

Georgetown Safeway, Washington, DC - A 71,000 sf store which replaced an existing grocery store that was divided from the street by a large parking lot. The new design mends this urban edge by pulling the building back to the street – recreating the urban pedestrian experience along Wisconsin Avenue.

Park Triangle, Washington, DC - A new 131-unit apartment building which includes one-story efficiencies, one and two bedroom apartments, as well as two-story lofts with balconies and awnings that animate the public space. Located near the Historic Tivoli Theater in the Columbia Heights neighborhood, the buildings also includes a roof deck, rear courtyard, gym and business center.

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.

Barry Farm, Washington, DC - Redevelopment Plan for the Barry Farm/Park Chester/Wade Road community founded on the principles of the City's New Communities Initiative which provides one-for-one replacement of public housing units. The new community will include 1,391 housing units in a mix of subsidized, affordable and market rate homes, 8,800 SF of office, and 20,350 SF of retail and commercial space.

The Barry Farm Recreation Center, Washington, DC (HPRB) - A new 47,203 sf recreation center which replaces an outdated and undersized center currently on the site in the same location. The new Recreation Center will contain a gym (basketball court with bleachers), community use rooms (game room, exercise room, senior lounge, etc.), and pool house.

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.

The West End, Nashville, Tennessee - new development adjacent to Vanderbilt University which includes several mixed-use components on 1.77 acres. The West End consists of 430,000 SF of residential in two separate towers, a 118,000 SF, 6-story hotel and 38,000 SF of retail.