

TREK DEVELOPMENT GROUP



**CREATE VALUE.
ENHANCE LIVES.
STRENGTHEN COMMUNITIES.**



ABOUT TREK

TREK Development Group has been a trusted name in real estate for more than 25 years. As a distinguished real estate development firm, we specialize in building innovative and sustainable communities. TREK's agility allows the company to pursue a wide range of development opportunities. TREK developed and operates a real estate portfolio valued in excess of \$500 million.

Our investments produce positive long-term financial returns and meaningful positive change to their respective communities. Since 1992, Trek Development Group has raised over \$300 million of equity in exchange for tax credits and \$200 million of primary and secondary debt sources.

TREK works with local stakeholders and financial and development partners to create developments that reflect the architectural character, values and needs of the communities they serve. TREK does not dictate outcomes to community partners but seeks collaboration in support of its mission: focusing on creating value, enhancing lives, and strengthening communities

Since TREK Development Groups founding in 1992, we built a successful organization by embracing three basic values and practices: **Responsibility**, **Seeking to Understand** and **Humility**.

RESPONSIBILITY

Responsibility is simply- the state or fact of being accountable for something. At TREK, we take responsibility for our work, meet deadlines and take pride in what we do. It takes each of us to have focus, have a sense of urgency and to follow through on our work to achieve success.

SEEKING TO UNDERSTAND

Working in a collaborative setting requires everyone to seek to understand each other's perspective. To do this with each other, residents and community partners- we have to ask questions, practice active listening and remain curious.

HUMILITY

"Humility creates more oxygen for others to participate and come together and make a change. If you think you already know everything or act as you do, other people with check out and things won't get done as quickly or as well". (Shoemaker)

At TREK, we see value in others – their ideas, opinions, and perspectives- we know that we don't always have the right answer. And we look for opportunities to give something away- such as investing our time in a community project or a decision about the property that residents can help make.



INTENTIONAL

FOCUS

As a Pittsburgh-based company, TREK has developed multi-phased, mixed-income, mixed finance projects throughout Western Pennsylvania. TREK has secured over 60 tax credit allocations and has produced over 1700 high quality, affordable and market rate units.

Through collaborations with community members, government entities and non-profit agencies, TREK works to align efforts that strengthen the community and enhance the quality of life for all residents.

Such collaborations have resulted in:

- Braddock Commercial & Civic Plaza (Braddock Overlook)
- Return of Former Penn Plaza residents to East Liberty & the reestablishment of the street grid (Mellons Orchard)
- Service enriched housing for families (HEARTH)
- Senior Living Community with medical center (Daltons Edge)



CREATING MORE

LIVEABLE, INCLUSIVE COMMUNITIES

REGARDLESS AGE, INCOME, RACE OR CLASS



ADDING MOMENTUM TO PAST INVESTMENTS

TRANSITIONAL NEIGHBORHOODS

CATALYST FOR ADDITIONAL INVESTMENT



HISTORIC

PRESERVATION

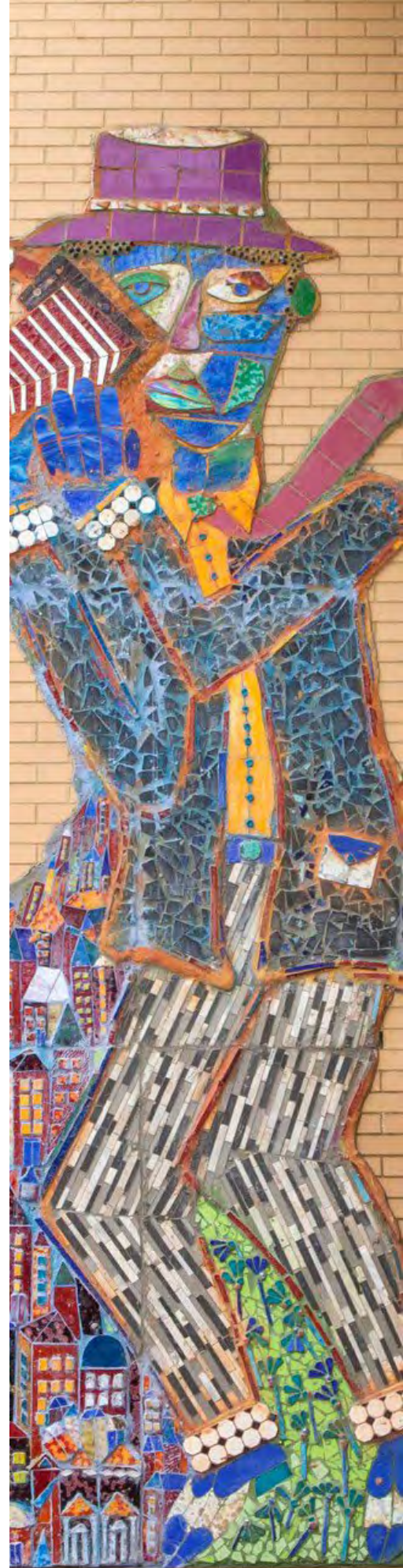
VITAL URBAN CENTERS

Trek understands that the development of high-quality, affordable housing and commercial/retail space in urban centers is critical fostering age, cultural and socio-economic diversity.

TREK is a pioneer in urban redevelopment, completing:

- 900 Penn Avenue (Downtown, Pgh)
- 1505 East Carson Street (Southside)
- Brew House Lofts (South Side, Innovation Award)
- Dinwiddie Housing (Hill District, Pgh)
- Sandstone Quarry (Northside, Pgh)
- 8th and Penn (Downtown, Pgh)
- The Bradberry (Northside, Pgh)
- Washington Trust Building/Residences (Washington, PA)

We are also proud to serve as the developer, owner, and manager of The Century Building (Terwilliger Institute for Housing Awardee), the first Downtown Pittsburgh development to offer a mix of market and affordable workforce housing options in addition to office and retail space.



BUILDING SUSTAINABLE COMMUNITIES

TREK is committed to sustainability from an economic, social, and physical perspective. By operating within this framework, we deliver projects that positively affect the economy of the surrounding community and creates a shared neighborhood vision for the future, while also implementing environmentally sensitive practices, such as the use of geothermal and solar building systems, and high performing building envelopes.

In addition to our standard threshold green building practices — including energy-star compliance, HERS ratings, and recycling — TREK is significantly invested in innovative GREEN infrastructure.

In the last 10 years, TREK has developed:

3 LEED communities (2 Silver and 1 Gold)

7 communities with solar photovoltaic installations generating approximately 30% of each community's electrical needs

8 communities with geothermal systems (open and closed loop as well as single-well (for individual homes) and well-field installations for larger scale communities).

In 1995, TREK made investments in **closed-loop geothermal heat pump systems** in both Rockwood Senior Housing (Rockwood, PA) and The Homestead (Indiana, PA).

Built in 2006, Dalton's Edge became the first residential community in North America with an **open loop geothermal heat pump system** and 5+ energy star in the region.

In 2010, The Century Building became the first mixed use residential development in the city of Pittsburgh to be awarded **LEED Gold status**. The building includes many green and wellness-oriented features including an open-loop geothermal heating and cooling system, as well as other energy efficient features.

In 2011, TREK developed a test model multifamily development utilizing both **geothermal and solar packages** in a multistory building setting. This building, located in Punxsutawney, PA reduces energy consumption within the development by approximately 60%.

But sustainable development is more than green design and construction practices. Building sustainable communities also entails providing a variety of housing (apartments and houses) and occupancy types (rental and ownership) and, where appropriate, a clear path to transition rental communities to **homeownership**.

TREK consistently strives to promote uses in green technology while balancing its advancement with practicality.



AWARD WINNING DEVELOPMENT

- 
- 2020 NAHRO Project Design
Sandstone Quarry, Pittsburgh, PA
- 2017 ULI Pittsburgh Placemaking Award for Excellence
Dinwiddie Street Housing, Pittsburgh, PA
- 2017 AIA Pittsburgh Design Award in Regional and Urban Design
501 Braddock, Braddock, PA
- 2016 Pennsylvania Housing Finance Agency Innovation in Design Award
Brew House, Pittsburgh, PA
- 2015 PNC Award Overall Placemaking
Century Building, Pittsburgh, PA
- 2014 AIA Pittsburgh Design Award – Certificate of Merit
The Overlook, Braddock, PA
- 2012 Jack Kemp Workforce Housing Models of Excellence Award
Century Building, Pittsburgh, PA
(For its creative and comprehensive approach to public/private initiatives by combining private LIHTC, historic tax credit, and foundation dollars.)
- 2011 Commonwealth Award Mixed Use Development
Beneficial Building, Pittsburgh, PA
- 2010 AIA Award of Excellence
Century Building, City of Pittsburgh, PA
- 2010 Commonwealth Awards: Gold Award, 10,000 Friends of PA
Recognized for “leading the way on smart growth” by combining affordability, proximity to opportunity and transportation, and environmental sensitivity.
- 2010 PNC Bank Opportunity for All Award
Recognized for success in providing opportunity for all through increasing affordable housing.
- 2009 Affordable Housing Finance Top 50 Affordable Housing Developers
Recognized for closing all of its LIHTC deals in 2009 through direct equity investment from regional banks.
- 2008 Affordable Housing Finance 2008 Readers' Choice Awards Finalists
Green Finalist for Dalton's Edge in Tarentum, PA

PROPERTY MANAGEMENT

Operating 1583 multifamily units and 100,000 sq. ft. commercial space across eight counties with a team of 55 employees, TREK offers high quality stewardship of properties through a results-driven and human-centered Property Management approach.

Sustaining operational excellence throughout our 49-property portfolio, TREK outperforms industry standards in key metrics areas such as rent collections, and occupancy. We hold the same expectations at the 143-unit Eighth and Penn (Downtown Pittsburgh, Market Rate) and 15-unit Warren Plaza (Hill District, 811). As a steward of the property, TREK focuses on minimizing risk while maximizing returns for the owner. TREK's corporate team includes experts in real estate accounting, regulatory compliance, maintenance, operations and social services. We provide our clients with financial statements and community life updates monthly and offer a hands-on leadership team to provide the most accurate information about the asset. TREK uses Real Page, a leading provider in PM software and data analytics. Through this integrated software, TREK tracks and reports on leases, rent collections, maintenance, and accounting.

TREKs Standard Operating Procedures, Trekking Towards Excellence, incorporates the company values and human centered approach into policies, procedures and our daily practices with each other and residents.

We are intentional about hiring a diverse staff who are passionate about real estate, supporting people and our mission, modeled first through our leadership team and then in our communities.

TREK's human-centric approach has proven successful at financially and socially complicated developments such as Sandstone Quarry. In this mixed-income property of 65 units (Market, LIHTC & PBV) and first phase of Allegheny Dwellings (public housing redevelopment) on the North Side, TREK integrated relocated public housing residents to the property with a successful first year (2019) that included rent collections averaging 95%, minimal evictions .02%, and mitigated resident conflicts across income, race, and age. With continued success, since 2020 Sandstone Quarry rent collections have averaged 96%, maintained evictions at .02% and has activated the community of residents through community building efforts.



APPROACH

As an approved PHFA property management company, TREK has drafted and implemented Tenant Selection Plans (TSP) and Management Plans for each of our properties. TREK has experience in collaborating with community members creating TSP's. While planning and designing the first phase of Mellon's Orchard South (East Liberty, PA), TREK committed to a preference for former Penn Plaza residents. TREK seized the opportunity to share in the decision making with residents and organized a Tenant Preference Design Team which included former residents of Penn Plaza, local leaders and an HACP resident with experience creating a tenant preference. This team met five times over a period of three months to understand HUD requirements of Tenant Preference, Fair Housing Laws and to agree upon a fair and reasonable tenant preference that was included in the property TSP.

Lease up requires focused marketing, efficiency through the application process and intense coordination to set up the property operations for future success.

In communities with a special needs populations, lease up also requires strong communication skills, coordination with applicants and their supports as well positive relationship building that sets the tone for expectations and community life once the building is in full operations. As an owner-operator, TREK created a lease up strategy that ensures special attention is given to this critical activity. This includes 40 hours of focus, a dedicated lead, and clearly defined responsibilities and expectations of all involved staff. Our most recent lease ups are: Jeremiah Village (Zelienople, PA), Melody Place (Kittanning, PA), Harvard Beatty (Pittsburgh, PA), The GARDEN (Pittsburgh, PA) and Grandview Pointe II (Blairsville, PA)

TREK understands the intricacies of affordable housing financing and has successfully repositioned properties in a variety of ways including but not limited to securing Section 8 Project Based Vouchers (PBV) from HACP and ACHA for existing properties.

In total, TREK has 137 units in 10 properties with Section 8, Project Based Vouchers. In 2017, TREK secured Project Based Vouchers for units at Dinwiddie Housing (Hill District, PA; LIHTC). After executing the HAP contract, TREK worked with the existing residents to complete HACP requirements to begin receipt of the subsidy. TREK continues to maintain a positive working relationship with HACP occupancy department and communicates immediately about vacancies and provides on time reports as required. Since 2019, TREK has successfully completed three lease-ups with PBV's while working closely with HACP occupancy department.

EXPERTISE

TREK values the physical asset. The cleanliness of buildings, maintaining mechanical systems, tracking and completing work orders within 72 hours are high priorities for our maintenance team. TREK has preventative maintenance policies and staff are accountable for completing the monthly preventative care to the building and its systems. TREK offers 24-hour emergency maintenance coverage which is managed through Real Page Facilities software and our Pittsburgh area maintenance staff rotate an on-call schedule. Whenever possible, the staff completes the work of maintenance and unit-turns themselves, calling on colleagues from nearby properties when needed and only hiring vendors when necessary. TREK uses local vendors for services such as cleaning, security and grounds/landscaping.

TREK is uniquely equipped to manage because:

- TREK has extensive experience managing HUD subsidized properties including navigating the complexities of remaining compliant with HUD. TREK prepared our staff for the recent HOTMA changes beginning in early 2023 through new policies, procedures and trainings.
- TREK has developed a lease up program that includes tracking tools, training program, staffing plan, project management and bonus opportunities for leasing teams. Since this program has been in place, TREK has successfully met or exceeded the delivery schedule on every LIHTC lease up.
- TREK's Hospitality Covenant is our commitment to treat everyone with dignity and respect. We have a unique opportunity working in affordable and mixed income communities, and we want to use this opportunity to improve the quality of for residents (and our staff). We invite residents to join us on our pledge to: (1) **Treat each other with kindness** (2) **Do our part to take care of the place we live and work** and (3) **Take the time to help each other achieve our goals and aspirations.**
- TREK has a proven record of collaborating across business lines as developers and have weaved the collaborative spirit into property management operations. We work well with multiple partners, broad visions and seize the opportunity to implement strategies, problem solve and realize the full potential of the collaboration.



OUR TEAM

Our staff are among the most high-quality, mission-driven in the region. With diverse backgrounds and a commitment to collaborate across business lines, our staff ensures high quality operations at the corporate and site level.



William J Gatti
President/CEO

William Gatti is the Founder, President and CEO of TREK

Bill is directly involved in all aspects of the property development process from conception through design, construction and management. He has extensive experience working with complex financial structures in the private and public/private partnership development markets. Since founding TREK Development Group and related companies in 1992, he is responsible for the development of a residential and commercial portfolio valued in excess of \$500 million.

Bill, is a native of Western Pennsylvania and he received a Bachelor's Degree from Boston College's Wallace E. Carroll School of Management.



John M. Ginocchi
Executive Vice President

Mr. John Ginocchi is the Executive Vice President at TREK. During his 18 year tenure at TREK he has worked as a Senior Project Manager, Director of Development, and VP of Development. John has more than 30 years' experience in the planning/development field.

John has been responsible for closing/overseeing the development of TREK communities since 2004. John has an extensive amount of complex affordable/mixed income/mixed-financed development experience (in excess of 300 million).

As TREK's EVP, John has operational oversight responsibility for both the Development and Property Management divisions of TREK Development Group.

John is a PA licensed Real Estate Broker- TREK Broker of Record.



Janelle Kemerer

Development Operations Manager



Janelle is the Development Operations Manager at Trek Development Group, where she oversees the development of multifamily residential communities. Janelle manages the design, finance, construction, and overall project development process that moves projects from conception through completion. With a strong interest in the social impact of real estate development, Janelle started working with Trek as a social work intern where she was responsible for community network building within two Trek communities. Prior to Trek, Janelle's project management skills emerged during her career in architecture, designing affordable housing and other community development projects. Janelle holds a Master of Social Work degree with a concentration in Communities, Organizations, and Social Action from the University of Pittsburgh and is a Registered Architect.

Addy Cullen

Senior Project Manager



Addy is a senior project manager at Trek Development Group since 2021. She is responsible for overseeing the development of multifamily residential communities, managing these projects from feasibility through construction administration and tax credit close out. Prior to joining the Trek team, Addy worked for 15 years as an architect and real estate professional, managing the development and redevelopment of residential, retail, and office projects. Her work includes developing over 5,000 units of low/mixed income and market rate rental units across multiple states. Through her work with affordable, mixed-income, and public housing, she is knowledgeable in mixed-finance and HUD development programs such as Low-Income Housing Tax Credits, tax exempt bonds, HUD/FHA lending programs, Federal Home Loan Bank Affordable Housing Program, local CDBG, HOME, Housing Trust Fund, RAD, and other HUD programs to develop, convert, preserve, and redevelop units of former public housing. Currently, Addy is in charge of the housing implementation of a Choice Neighborhood Grant in Pittsburgh's Hill District.



Bethany Friel

Vice President of Management Operations

Bethany Friel, MSSA, has a strong foundation in social work and real estate that includes 20 years of serving families and individuals in the Greater Pittsburgh region and 10 years working in affordable housing. Bethany has become a leader in affordable housing operations and the delicate circumstances of housing in marginalized communities/neighborhoods. She earned her Masters in Social Science Administration from Case Western Reserve University in Cleveland, Ohio.

Bethany joined TREK Development Group in 2014 as the Supportive Services Coordinator, was promoted to Director of Mission Culture and People in 2017 and now serves as the Vice President of Management Operations since 2022. Bethany's skill set include creating processes and leading with empathy to achieve results. Bethany leads the management operations including facility management, compliance responsibility, financial oversight as well as TREKs strategic growth efforts.



Kim Carter

People Operations Manager

Kim Carter has been with TREK Development Group since August 2020 as the People Operations Manager. She is responsible for recruiting, hiring and retention, as well as ensuring all TREK offices are operating efficiently, employees are equipped with what they need to be successful in their jobs and that TREK operates within state and federal guidelines.

Kim brings over 20 years of Human Resources experience, and is responsible to furthering TREK's commitment to Diversity, Inclusion and Equity through our company practices and initiatives. She has a DEI workplace certification from the University of South Florida Muma College of Business and is currently completing a Diversity and Inclusion certification from Cornell University.

JESSICA COURSEY

Affordable Asset Manager



Jessica is a property and asset management executive with over 23 years of experience in the multifamily industry. She has overseen assets in all phases of the real estate cycle from pre-development consulting to lease-up, full renovation and stabilization.

As a servant and strategic leader, Jessica is institutionally minded and entrepreneurially spirited. She can pivot quickly as the market demands, but always keeps her teams at the top of her priority list. She prides herself leading a best-in-class property management team with a focus on building next generational leaders.

Jessica holds COS, C3P, HCCP, CAM, CAPS, CALP credentials, was Regional Manager of the Year with IAA and is also active in the apartment association at both local and national level.

Erica Glenn

Area Manager



Erica Glenn received her Bachelors in Speech Communication from Clarion University and her Master's Degree in Human Resource Management from DeVry University. Coming to TREK with nine years of property management experience, Ms. Glenn currently serves as an Area Manager with Trek Development Group.

She coaches her Community Managers to be leaders, great at customer service, community builders and financially responsible. In addition, she works on special projects such as company picnics, community sponsorships and team outings.

Erica has the following certifications Certified Occupancy Specialist, Tax Credit Specialist and Certified Financial Specialist certification.





Gemma Graven
Administration Manager

Gemma is a passionate, hard-working, innovative, positive, and solution-oriented housing professional. With 10 years of property management experience, Gemma holds the designations of HCCP (Housing Credit Certified Professional,) BOS (Blended Occupancy Specialist) and ARM (Accredited Residential Manager.) Gemma oversees the administrative functions of the property management division as well as property transitions including lease up supervision. Gemma is accountable for TREKs internal auditing program, and provides oversight and training of MOR reviews, PHFA audits, investor audits, REAC inspections and other inspections and creates, implements, and monitors policies related to compliance programs associated with LIHTC, HOME, HTF, HUD, (PBV, and HCV) and PHA and appropriate contracts.



Steve Graziani
Facilities Manager

Steve Graziani is TREK's Facility Manager. He has over five years of direct property management experience and four years of project management experience with a local housing authority. Steve is responsible for building systems across TREKs portfolio and all projects over \$5,000. In his role, Steve works closely with all members of the team to ensure properties are well maintained and to TREK standards.



Kara Rea
Special Projects Coordinator

Kara started at TREK seven years ago as a Supportive Services Coordinator and eventually became the Community Manager of Thomas Village Apartments and Jeremiah Village. Kara previously held the role of Area Manager until moving into current position. Kara supports the administration of the Property Management Department and leads the company supportive services efforts and is on TREKs VAWA and Reasonable Accommodation committee. Kara has the following certifications Certified Occupancy Specialist, Tax Credit Specialist and Certified Financial Specialist Certification.





Josh Rosenbush
Finance and Operations Manager

Josh spent the first nine years of his career in the U.S. Navy as a Supply Corps Officer where he served in several logistics business functions. In 2017, he joined The RAND Corporation for three years as a Contract Administrator. Pursuing his passion for business and real estate, Josh attended graduate school at the University of Pittsburgh during which he interned with TREK Development. Upon graduation, Josh joined the TREK team full-time as a Finance/Operations Manager where he leads business initiatives across the corporate, development, and property management divisions.



Michael Thayer
Regional Asset Manager

With 20 years of experience in the property management industry, Michael is proven leader and business development professional with a team-first attitude. In Michael's previous role as Vice President of Business Development, his expertise in cultivating client relationships and building trust is key. Additionally – As a Vice President of Operations for over 7 years, Michael gained the knowledge along the way to understand the importance of financial stability and overall operational efficiency to achieve goals and targets for high net worth and institutional investment platforms

Michael brings extensive experience in Apartments, Sales, Facility Management (FM), Asset Management, and Team Building. Michael's executive expertise also includes optimizing operational and financial performance for properties, training and coaching associates, implementing strategies for maximizing each asset's net operating income, assessing market conditions, generating, and reforecasting budgets, and creating strategic plans. Michael's industry experience includes lease-ups, dispositions, renovations, and new construction at mid-rise, high-rise, garden-style, and mixed-use properties in mid-Atlantic markets. Most Recently Michael has engaged in the affordable arena joining Trek Development and oversees the day-to-day operations of our current portfolio.





FEATURED DEVELOPMENTS

DOWNTOWN PITTSBURGH

Nestled in the Cultural District, TREK operates three buildings (224-units) inclusive of conventional, LIHTC, and commercial units: 900 Penn, Century Building and Eighth and Penn.

Strengthening the community around Eighth and Penn and enhancing the quality of life of residents, TREK organized, lead and maintains an initiative to beautify the alleyway, Maddock Place. Prior to this project, the eight businesses along Maddock Place each had their own dumpster, filling the alleyway with trash and inviting rodents to the area.

In collaboration with Waste Management, TREK organized the eight businesses to clean the alleyway and join together on one contract. Waste Management offered discounts as an incentive to join the initiative. TREK built a common trash room with an internal compactor for all the businesses to use. To cover some costs of the compactor, TREK received a one-time grant from Downtown Partnerships. To offset maintenance costs for the common trash room receives a monthly fee from Waste Management. While complicated, aligning the businesses with Waste Management to work together created a safer environment, with a clean walkway for downtown pedestrians.

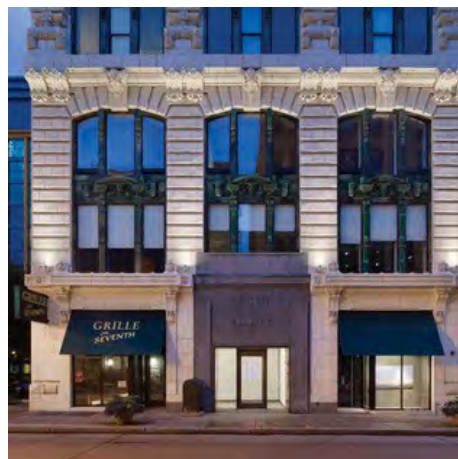
In an additional effort to create a safe community for residents, TREK contracted with Black Knight Security to provide evening security at Eighth and Penn and Century Building for over a year. TREK worked closely with the security guard to establish procedures related to indoor and outdoor building surveillance. Having a presence in the evenings strengthened our existing relationships with Pittsburgh Cultural Trust Security and The City of Pittsburgh Police. We were able to have real time information that allowed us to have awareness of and address situations as they occurred. This contract proved costly and after a year TREK redesigned the staffing plan of the property to better meet the needs of the community.

Websites:

<https://www.900pennave.com>

<https://www.centuryon7th.com>

<https://www.eighthandpenn.com>





In June 2016, the Housing Authority of the City of Pittsburgh (HACP), the City of Pittsburgh and Bedford Dwellings community partners received a Choice Neighborhoods Planning Grant from the U.S. Department of Housing and Urban Development (HUD) to comprehensively plan for the redevelopment of Bedford Dwellings (BD) and the surrounding neighborhood. The plan was to provide replacement housing for the 411 BD households in the revitalized mixed-income community of the Middle Hill. Trek Development Group served as the Planning Coordinator and Housing Co-Lead. A comprehensive plan was created to improve the quality of life for residents within the Choice Neighborhoods Boundary.

The planning process was guided by several key existing plans that were produced by Hill District stakeholders with extensive community input. The plan was further informed by the creation of the “Bedford Connect” Network, a network of Bedford Dwellings residents and Hill District stakeholders. Bedford Connect remains dedicated to creating an aspirational culture of connectedness through increased resident-led activities, coordinating collective problem solving, and establishing shared expectations and outcomes. The energy garnered through Bedford Connect and the Transformation Plan continues to inform HACP and the City of Pittsburgh in the Middle Hill District reinvestment efforts.

TOTAL PLANNING COST

\$1,040,000

FUNDING SOURCES

Choice Planning Grant	\$500,000
HACP	\$330,000
City of Pittsburgh	\$10,000
URA of Pittsburgh	\$10,000
McAuley Ministries	\$50,000
McCune Foundation	\$10,000
Neighborhood Allies	\$10,000
Design Center PGH	\$25,000
Heinz Endowments	\$50,000
Bridgeway Capital	\$40,000

CHOICE NEIGHBORHOOD GOALS

- 1.) HOUSING:** Replace distressed public & assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the neighborhood.
- 2.) PEOPLE:** Improve educational outcomes and intergenerational mobility for youth with services & supports delivered to families.
- 3.) NEIGHBORHOOD:** Create conditions for public & private reinvestment in distressed neighborhoods to offer assets including safety, good schools, and commercial activity.

Bedford connects

EGSOSdZaSZZE *ZAU
/wdaZiG YGSOSdZaSZZE wZaZaSHU

CONNECTING A
UNIFIED
COMMUNITY

EGSOSdZaSZZE *ZAU
/vdaZaG dAaGEdYdG ZI
AdHIG dEdUd EdAdG

CONNECTING A
HEALTHY
COMMUNITY

EGSOSdZaSZZE *ZAU
ZGSaZaG d GYdG YGS dZaSH
GYdZaWdG

CONNECTING A
FLOURISHING &
LIVELY
COMMUNITY

EGSOSdZaSZZE *ZAU
EYSAyDg AdBdGEE IZ SIEIzBd AY
dZaZaG dGEdZaDg

CONNECTING AN
INTER-
GENERATIONAL
COMMUNITY



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THE OVERLOOK - When the UPMC Braddock Hospital closed in 2010, the community of Braddock was faced with a decision on how the former grounds should be reused. After a series of public meetings, community engagement exercises and a public RFP process, TREK Development was selected to lead the redevelopment of the former hospital site. TREK was engaged in 2011 and has since developed The Overlook, an affordable townhouse development slated to convert to for-sale residences in 15 years.

501 BRADDOCK - The second phase of redevelopment included the construction of a commercial building. The 20,000 square foot commercial business center is anchored by a full-service urgent care center operated by Allegheny Health Network. This is a bold early step forward to commercial market restoration in the Braddock community and has catalyzed additional adjacent investment.

BRADDOCK CIVIC PLAZA - The community plaza that fronts the town's main street, Braddock Avenue is currently under construction. The master plan in conjunction with the community and designing the Overlook homes and commercial building has helped residents, visitors, businesses, and investors advance their shared vision for the community's future for a vibrant and welcoming Braddock.

TOTAL DEVELOPMENT COST
\$16,913,908

THE OVERLOOK **\$9,665,486**

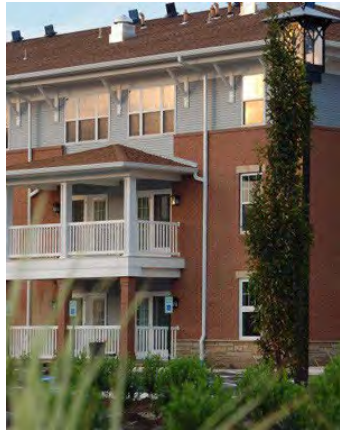
First Mortgage	\$1,147,145
Solar Tax Credits	\$39,926
Other	\$152,577
LIHTC Tax Credits	\$8,325,838

501 BRADDOCK **\$6,250,000**

RACP Money	\$3,000,000
UPMC	\$3,000,000
CDBG	\$250,000

BRADDOCK PLAZA **\$998,422**

Private Sources	\$500,000
PA DCNR & PA DCED	\$498,422



DALTON'S EDGE phase I and II opened in Tarentum, Pennsylvania in 2006 and 2007, respectively. This is TREK Development Group's most advanced senior living community developed to date. This engagement began as an effort to assist Allegheny County Housing Authority in the repositioning of several of aging senior high-rises but transformed into a significant new construction and community redevelopment initiative. Dalton's Edge is the recipient of numerous awards and accolades and serves as the center of senior living in the Alle-Kiski Valley. The community is heated and cooled through the use of an open-loop geothermal heat pump system and received the rare 5+ Energy Star rating. This is the first residential community in North America to possess these attributes.

This development achieved 100% occupancy well-ahead of absorption projections.

Project Description:

120 apartments and a 20,000sf LIFE Center were constructed in 3 structures. Phase I is comprised of 48 one and two bedroom apartments and phase II contains 72 one and two bedroom apartments. These apartments were specifically designed for our residents, and feature attractive amenities like porches, ceiling fans, central heating and air conditioning. The community includes wheelchair accessible units and apartments for those with hearing and visual impairments.

Amenities/Unique Features

- Private balconies & dedicated parking
- Solid oak cabinets & Spacious closets
- Window treatments
- Ceiling fans & garbage disposals
- Common terraces with "green roofs"
- Laundry facilities in residential wings
- Open daylit common areas
- Community areas with computer labs& kitchens and working fireplaces
- Equipped Health and Wellness Center
- Leasing professionals on-site
- 24-hour maintenance service
- Daily bus service
- Individually climate controlled units (Geothermal) with air-conditioning (365 day/year control)
- Digitally monitored camera security in the community area
- Abundantly landscaped grounds

TOTAL DEVELOPMENT COST

\$15,000,000

LIHTC Equity	\$10,500,000
ACHA Funds	\$3,500,000
Other	\$1,000,000

TOTAL DEVELOPMENT COST

LIFE Center \$3,000,000

HHS Grant	\$662,000
State Grant	\$1,500,000
ACHA Funds	\$1,838,000

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DALTON'S

TARENTUM,



BEFORE



AFTER



DINWIDDIE STREET HOUSING, located in the City of Pittsburgh's Hill District, was developed in 4 phases between 2010 and 2016. The redevelopment of the Dinwiddie neighborhood began with the purchase of Reed Roberts (a 70-unit section 8 property adjacent to Dinwiddie Street). Reed Roberts was the greatest barrier to investment in the Dinwiddie neighborhood. It was a severely depressed housing development and known to be a den for criminals. The dissolution of this criminal hideaway paved the way for the Dinwiddie Housing investment.

The demand for quality, affordable family housing in the Hill District is very strong, because much of the city's low-income population is still concentrated in the Hill. Dinwiddie Street Housing not only addresses the undeniable need for quality, affordable family housing in the Hill District, but also furthers the City's commitment to the neighborhood's revitalization by integrating the construction of a new community service facilities and 18 new houses on vacant, underutilized property. The Dinwiddie projects have unleashed tremendous public and private resources stabilizing a specific section of the Hill District. Dinwiddie and large portions of the surrounding blocks will have completely transformed the neighborhood.

Dinwiddie Housing comprises 95 units which target a mix of incomes. There are 28 Project Based Section 8 units, and 67 affordable LIHTC

units. There are a mix of 1, 2 and 3 bedroom units (townhouses, walkup and apartment buildings). The projects TREK developed consist of a mix of old rehabilitated brownstones and the conversion of the Miller School Gym into loft apartments.

TOTAL DEVELOPMENT COST

\$32,919,131

First Mortgage	\$2,852,000
Energy Credit	\$49,722
PA Sunshine Grant	\$30,220
Solar Tax Credit	\$56,970
URA of Pittsburgh	\$2,243,084
CFA Loan	\$273,872
Deferred Dev. Fee	\$41,820
Reinvested Dev. Fee	\$413,337
LIHTC	\$26,958,106

AWARDS

2017 ULI Pittsburgh Placemaking Award for Excellence



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Beginning construction in July 2019, Mellon's Orchard Housing will provide 47 units of new construction mixed income housing. Currently parking lots on the fringe of the East Liberty business district, the site will provide a mix of affordable and market rate units to the East Liberty community. A wave of high end market rate rental housing developments has resulted in the closing, relocation and demolition of older affordable housing options (Penn Plaza).

Mellon's Orchard Housing will help stem that tide by providing additional affordable options (through LIHTC income restrictions and Project Based Vouchers) and through the provision of an application preference for those relocated from affordable housing options (Penn Plaza). The redevelopment team is working closely with community groups and housing advocates to access those forced to move and notify them of the opportunities at Mellon's Orchard.

Trek is working directly with the City to provide for the reestablishment of the east liberty street grid (lost in 60's due to Urban Renewal and the creation of Penn Circle, a one way loop around the business district). The reconfiguration of Penn Circle to two-way traffic and the reconnection of both Beatty and Harvard Streets will re-establish a connection to the surrounding residential neighborhoods lost decades ago.

PROJECTED DEVELOPMENT COST

\$13,606,293

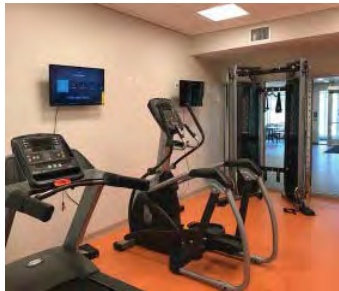
FUNDING SOURCES

LIHTC Equity	\$10,175,234
PHFA Loan	\$1,500,000
PHARE RTT	\$500,000
URA RHDIP	\$670,000
URA HOF	\$690,000
Reinvested Dev. Fee	\$71,059

FEATURES

- 47 Total Units
- 10 Market Rate Units
- 37 units affordable to 50 - 60% AMI
- 8 PB Section 8 Units
- Modern kitchen with complete appliance suite
- Private and communal laundries with washers and dryers
- Individually controlled climate systems
- Enhanced Supportive Service programming
- New street connections from the

TREK
DEVELOPMENT GROUP



Sandstone Quarry Apartments is the first of several anticipated phases for the redevelopment of 272 units of Allegheny Dwellings, in partnership with the Housing Authority of the City of Pittsburgh. Located in the Fineview neighborhood of Pittsburgh's Northside, Allegheny Dwellings was originally built in three isolated plateaus: Letche Street, Belleau Drive, and Sandusky Court. The goal of this project was to create a mixed-income community that is better connected to the adjacent Central Northside and Fineview neighborhoods.

The first phase focused on redeveloping the lower section, Sandusky Court, and integrating scattered site parcels along Federal Street. The work included the remediation and demolition of 6 barrack-style buildings totaling 97 units around Sandusky Court. New townhouses were constructed on once vacant and blighted property along Federal Street. The resulting Phase I mixed-income community consists of 65 units in a mix of newly constructed townhomes, walk-up units, duplexes, and a four-story apartment building.

Through enhanced Supportive Service programming, this project aims to invest both in property and people to see lives enhanced and community strengthened for the residents and stakeholders at Sandstone Quarry.

TOTAL DEVELOPMENT COST
\$21,066,397

FUNDING SOURCES

Allies & Ross	\$12,840,528
HACP Site Prep Note	\$642,857
URA RHDIP	\$500,000
Key Bank Note	\$1,440,000
Bond Investment	\$62,118
LIHTC Equity	\$5,580,894

FEATURES

- 65 Total Units
- 18 Market Rate Units
- 47 units affordable to 20 - 60% AMI
- 47 PB Section 8 Units
- Modern kitchen with complete appliance suite
- Private and communal laundries with washers and dryers
- Individually controlled climate systems
- Community room with support space
- Enhanced Supportive Service programming
- New integrated connections to the neighborhood of Fineview consisting of new stair and trail development

TREK
DEVELOPMENT GROUP

SANDSTONE QUARRY
- ALLEGHENY DWELLINGS PHASE I

PITTSBURGH,

TREK Development Group

PROJECT LIST

Last Updated: 4/30/2024

	TC #	Owner Entity	Development Name	Location	County	State	Type of Development	Total Project Cost	No. Of Units	No. LI Units	Financing Types	Property Type	STATUS/Placed in Service	Date 8609 Issued
	LIHTC - ALLEGHENY CO.													
1	2023-415	Bedford Dwellings Phase IA, LLC	BEDFORD DWELLINGS Phase 1A	Pittsburgh	ALLEGHENY	PA	General Occupancy		61	50		New Construction	Under Construction	
2		Bedford Dwellings Phase IB, LLC	BEDFORD DWELLINGS Phase 1B	Pittsburgh	ALLEGHENY	PA	Senior		62	62		New Construction	Under Construction	
3			BEDFORD DWELLINGS Phase 2A	Pittsburgh	ALLEGHENY	PA	General Occupancy		70	37		New Construction	Predevelopment	
4			BEDFORD DWELLINGS Phase 2B	Pittsburgh	ALLEGHENY	PA	Senior		60	60		New Construction	Predevelopment	
5			BEDFORD DWELLINGS Phase 2C	Pittsburgh	ALLEGHENY	PA	General Occupancy		50	50		New Construction	Predevelopment	
6	2014.449	Brew House Housing, LP	BREWHOUSE	Pittsburgh	ALLEGHENY	PA	General Occupancy	21	76	48	TC, CON	Rehabilitation	10/26/2016	2/25/2019
7	2007.431		CENTURY BUILDING	Pittsburgh	ALLEGHENY	PA	General Occupancy	17	60	28	TC, CON, HOME	Rehabilitation	8/1/2009	8/11/2010
8	2009.42		DINWIDDIE HOUSING	Pittsburgh	ALLEGHENY	PA	General Occupancy	7.5	23	23	TC, HOME	New Construction	5/17/2011	2/9/2012
9	2011.203		DINWIDDIE HOUSING II	Pittsburgh	ALLEGHENY	PA	General Occupancy	7.5	23	23	TC, HOME	New Construction	4/17/2012	3/4/2013
10	2011.410		DINWIDDIE HOUSING III	Pittsburgh	ALLEGHENY	PA	General Occupancy	9	26	26	TC, HOME	New Construction	11/4/2013	8/25/2015
11	2016.410	Dinwiddie Housing LP IV	DINWIDDIE HOUSING IV	Pittsburgh	ALLEGHENY	PA	General Occupancy	8.2	23	23	TC, HOME	New Construction	12/30/2016	9/26/2019
12	2000.82		EMORY HOUSING	Pittsburgh	ALLEGHENY	PA	Senior	2.8	24	24	TC, HOME		March, 2002	1/7/2013
	2024-810		HG1-Lytle	Pittsburgh, PA	ALLEGHENY	PA	General Occupancy		50	40		New Construction	Predevelopment	
13	2008.201	Benet Woods Housing LP	HEARTH (Benet Woods)	Ross	ALLEGHENY	PA	General Occupancy	3.5	11	11	TC, County Loan	New Construction	12/16/2009	7/21/2010
14	2011.802	HEARTH Benedictine Place Housing LP	HEARTH Benedictine Place	Shaler	ALLEGHENY	PA	General Occupancy	7.2	20	20	TC, County Loan, FHLB		6/20/2013	5/9/2014
15	1998.102		Lavender Heights	Penn Hills, PA	ALLEGHENY	PA	Senior	2.3	24	24	TC, County Home		May, 2000	9/26/2000
16	2003.601		Lavender Heights Phase II	Penn Hills, PA	ALLEGHENY	PA	Senior	2.8	24	24	TC, County Home		December, 2004	4/1/2005
17	2018.441		Mellon's Orchard South	Pittsburgh, PA	ALLEGHENY	PA	General Occupancy	13.7	47	37	TC, URA	New Construction	December, 2020	
18	2020.0424	Harvard Beatty Housing, LLC	Mellon's Orchard South II (Harvard Beatty Housing)	Pittsburgh, PA	ALLEGHENY	PA	General Occupancy	13	42	33	TC, URA	New Construction	1/31/2023	Under Review
19	2004.204	Felix Negley LP	Negley Gardens	Tarentum	ALLEGHENY	PA	General Occupancy	5	26	26	TC, ACHA mixed finance		May, 2005	1/5/2006
20	2012.409	Braddock Housing, LP	OVERLOOK APARTMENTS	Braddock	ALLEGHENY	PA	General Occupancy	8.3	24	24	TC, County	New Construction	September, 2013	7/27/2014
			Sandstone Quarry	Pittsburgh	ALLEGHENY	PA	General Occupancy	21.1	65	47	TC, HOME, HACF, Mixed Finance	New Construction	3/21/2019	6/14/2021
21	2016.604	Allegheny Dwellings I LLC												
22	2008.608		Sisters of Saint Joseph 1954 Building	Baden, PA	ALLEGHENY	PA	Senior	6.2	23	23	TC, PH, FHLB, HOME	Rehabilitation	12/8/2009	9/9/2010
			Thomas Village	Gibsonia	ALLEGHENY	PA	General Occupancy	6.6	66	66	TC, HOME, Conventional Debt	Rehabilitation	December, 2013	9/1/2015
23	2012.301													
	LIHTC - ARMSTRONG CO.													
24	2010.529		Kittanning Cottages	Kittanning, PA	ARMSTRONG	PA	Senior	6.5	24	24	TC, PH	New Construction	July, 2011	3/23/2012
25	2020.453	McKean Streeting Housing	Melody Place	Kittanning, PA	ARMSTRONG	PA	Senior	11.3	36	33	TC, State	New Construction		
26	1997.58		Valley View	Ford City	ARMSTRONG	PA	Senior	0.9	11	11	TC, PHFA	New Construction	12/10/1997	10/29/2000
27	1999.58		Valley View Phase II	Ford City	ARMSTRONG	PA	Senior	0.9	11	11	TC, PHFA	New Construction	6/12/2000	11/16/2000
28	2001.702		Valley View Phase III	Ford City	ARMSTRONG	PA	Senior	1	11	11	TC, PHFA	New Construction	4/9/2002	10/11/2002
29	2004.601		Valley View Phase IV	Ford City	ARMSTRONG	PA	Senior	2	20	20	TC, PHFA	New Construction	6/28/2005	12/9/2005
30	2009.612		Valley View Phase V	Ford City	ARMSTRONG	PA	Senior	4.1	20	20	TC, PHFA	New Construction	10/16/2008	9/10/2010
	LIHTC - INDIANA CO.				INDIANA									
31	1998.99	West Wheatfield LP	FIELDCREST	Robinson	INDIANA	PA	General Occupancy	0.8	10	10	TC		January, 2000	9/7/2000
32	1996.89		GARFIELD COURT	Robinson, PA	INDIANA	PA	General Occupancy	0.9	8	8	TC, PH	New Construction	January, 1998	10/29/1999
33	2004.607		GLEN OAKS	Indiana, PA	INDIANA	PA	Senior	2.7	24	24	TC, PH	New Construction	August, 2005	5/18/2006
34	2008.604		GLEN OAKS II	Indiana, PA	INDIANA	PA	Senior	1.8	10	10	TC, PH	New Construction	March, 2009	1/28/2010
35	2010.611	Blairsville Housing, LP	GRANDVIEW POINTE (Blairsville Family Housing)	Blairsville	INDIANA	PA	General Occupancy	6.1	24	24	TC, HOME	New Construction	3/16/2012	11/16/2012

36	2021.609	Blairsville Housing 2, LLC	GRANDVIEW POINTE (Blairsville Family Housing 2)	Blairsville	INDIANA	PA	General Occupancy	11	30	25	TC, PH	New Construction	12/18/2023	
37	1995.85		HOMESTEAD APARTMENTS	Indiana	INDIANA	PA	General Occupancy	2.4	24	24	TC, PH, 811	New Construction	12/10/1997	12/18/1997
38	2005.632	Brown Road Housing, LP	ORCHARD HILL I (Indiana Family Housing)	Indiana	INDIANA	PA	General Occupancy	4.5	24	24	TC, PH	New Construction	6/12/2007	1/20/2007
39	2009.633	Brown Road Housing II, LP	ORCHARD HILL II (Indiana Family Housing II)	Indiana	INDIANA	PA	General Occupancy	7.4	40	40	TC, PH	New Construction	9/28/2010	3/27/2011
40	1994.73		PARKWAY	Homer City, PA	INDIANA	PA	Senior	0.7	10	10	TC, PH	New Construction	9/11/1995	8/31/1995
41	1996.81		PARKWAY Phase II	Homer City, PA	INDIANA	PA	Senior	0.7	10	10	TC, PH	New Construction	4/15/1997	12/16/1997
42			Philadelphia Square	Indiana, PA	INDIANA	PA		0.8	8				November, 1992	
43	1993.52		Schoolhouse Square	Saltsburg, PA	INDIANA	PA	General Occupancy	1.8	24	24	TC, HOME	Rehabilitation	June, 1994	12/5/1994
		LIHTC - MISC. CO.			MISC.									
44	2019.809		Jeremiah Village	Zelienople, PA	BUTLER	PA	General Occupancy	13.9	44	37	TC, HOME	New Construction	12/8/2021	4/16/2024
45	2014.602		Ridgway Senior Housing	Ridgway, PA	ELK	PA	Senior	6	20	20	TC		November, 2015	3/1/2017
46	2016.604	Brownsville Housing, LP	Iron Bridge Crossing	Brownsville	FAYETTE	PA	Senior	8.5	24	24	TC, PH	New Construction	12/28/2017	1/27/2020
47	2010.616		GRACE PLACE (Punxsutawney)	Punxsutawney, PA	JEFFERSON	PA	Senior	6.5	24	24	TC, PH		December, 2011	3/1/2013
48	1999.59		Rockwood Senior Housing	Rockwood, PA	SOMERSET	PA	Senior	1	10	10	TC		January, 2001	4/26/2001
49	1998.56		The Village at Brierwood	Somerset	SOMERSET	PA	Senior	1.2	11	11	TC		June, 1999	12/30/1999
50	2005.606		The Village at Brierwood Phase II	Somerset	SOMERSET	PA	Senior	2.4	20	20	TC		November, 2006	6/14/2007
51	2008.606		The Village at Brierwood Phase III	Somerset	SOMERSET	PA	Senior	3.4	20	20	TC		August, 2010	7/26/2010
52	2012.605		The Village at Brierwood Phase IV	Somerset	SOMERSET	PA	Senior	3.6	20	20	TC		October, 2013	12/17/2014
53	2018.401	WTB Housing, LP	WTB Residential	Washington	WASHINGTON	PA	General Occupancy	10.8	24	24	TC	Rehabilitation	12/31/2018	4/12/2021
54		WTB Housing II, LLC	WTB Housing II	Washington	WASHINGTON	PA	General Occupancy		25	25	TC	Rehabilitation		
55			Wheeling Heights (Jacob Street Housing)	Wheeling		WV	General Occupancy	2.3	19	19	TC		December, 2010	5/12/2011
56			Wheeling Heights Phase II	Wheeling		WV	General Occupancy	5.7	18	18	TC		December, 2017	11/28/2018
		MARKET RATE												
57		900 Penn Avenue, LP	900 Penn Avenue	Pittsburgh	ALLEGHENY	PA	General Occupancy	3.1	22	0	Equity, HTC, Debt	Rehabilitation	March, 1999	N/A
58		1505 East Carson Street LP	BENEFICIAL BUILDING	Pittsburgh	ALLEGHENY	PA	General Occupancy	4	6	0	MUFFI, Debt	Rehabilitation	March, 2009	N/A
59		McNally Bonn, LLC	Eighth & Penn	Pittsburgh, PA	ALLEGHENY	PA	General Occupancy	47 million	136	0	Equity, Debt	New Construction / Rehabilitation	8/6/2019	N/A
60			The Residences @ the GARDEN	Pittsburgh, PA	ALLEGHENY	PA		17.2	57	0	Equity, Debt	New Construction / Rehabilitation	Under Construction	
61			The BRADBERRY @ the GARDEN	Pittsburgh, PA	ALLEGHENY	PA	General Occupancy	4.2	16	0	Equity, Debt	Rehabilitation	3/7/2018	
		COMMERCIAL ONLY												
62		Braddock Commercial, LLC	501 BRADDOCK	Braddock	ALLEGHENY	PA	Commercial	6.7	14,000 SF; 4			New Construction	10/13/2014	N/A
63		Duquesne	Walnut Avenue Recreation Center	Duquesne	ALLEGHENY	PA	Commercial	1.8	15,000 SF			New Construction	December, 2005	
64		WTB Commercial, LLC	WTB Commercial	Washington	WASHINGTON	PA	Commercial	2	50,000 SF			Rehabilitation		
		NO OWNERSHIP INTEREST												
65	1991.145	RCL LP	COURTYARD	Indiana	INDIANA	PA	General Occupancy	2	30	30	TC		October, 1992	1/25/1993
66			Dalton's Edge Life Center	Tarentum	ALLEGHENY	PA			20,000 SF				August, 2008	
67	2006.703	Tarentum Senior Housing LP	Dalton's Edge	Tarentum	ALLEGHENY	PA	Senior	6.6	48	48		New Construction	November, 2006	1/25/2008
68	2005.632	Tarentum Senior Housing LP II	Dalton's Edge Phase II	Tarentum	ALLEGHENY	PA	Senior	8.8	72	72		New Construction	August, 2008	7/17/2008
69	2000.86	Homestead Hsng Development LP	Homestead Apartments,	Homestead	ALLEGHENY	PA	General Occupancy	6.4	60	60		Rehabilitation	May, 2002	2/11/2003
70	2003.203	Homestead Hsng Development LP II	Homestead Apartments Phase II	Homestead	ALLEGHENY	PA	Senior	7	60	60		Rehabilitation	March, 2004	9/27/2004
71	2003.415	Homestead Hsng Development LP III	Homestead Apartments Phase III	Homestead	ALLEGHENY	PA	Senior	7.5	60	60		Rehabilitation	April, 2005	11/1/2005
72	2006.409	Homestead Hsng Development LP IV	Homestead Apartments Phase IV	Homestead	ALLEGHENY	PA	Senior	9.1	52	52		Rehabilitation	October, 2007	4/3/2008
73			The Indiana House	Indiana	INDIANA	PA	General Occupancy	0.75	8		T		April, 1998	10/23/1998
74			The Indiana House Phase II	Indiana	INDIANA	PA	General Occupancy	0.4	4				March, 2001	7/24/2001
75			Indiana University of PA	Indiana, PA	INDIANA	PA		51	367				August, 2007	
76			Indiana University of PA	Indiana, PA	INDIANA	PA		78	517				August, 2008	
77			Indiana University of PA	Indiana, PA	INDIANA	PA		72	477				August, 2009	
78	2008.305	Fraser Housing LP	Fraser Hall Apartments	Turtle Creek	ALLEGHENY	PA	Senior	11.5	72	72	TC		December, 2010	8/9/2011
79	2001.714	Brookville Housing LP	Laurelbrooke Landing	Brookville	JEFFERSON	PA	Senior	0.8	11	11	TC		October, 2002	2/12/2006
80	2004.626	Brookville Housing LP II	Laurelbrooke Landing Phase II	Brookville	JEFFERSON	PA	Senior	1.3	11	11	TC		November, 2005	3/27/2006
81	2006.633	Brookville Housing LP III	Laurelbrooke Landing Phase III	Brookville	JEFFERSON	PA	Senior	1.8	13	13	TC		January, 2008	5/29/2008

82		Mercer Senior Housing LP I	Mercer Senior Housing	Mercer	MERCER	PA	Senior	0.9	10				March, 2002	10/10/2002
83	2004.602	Mercer Senior Housing LP II	Mercer Senior Housing Phase II	Mercer	MERCER	PA	Senior	1	10	10			May, 2005	10/4/2005
84	2002.403	Sharpsburg Housing LP	Sharps Terrace	Sharpsburg	ALLEGHENY	PA	General Occupancy	7	36	36	TC	Rehabilitation	March, 2004	10/14/2004
TOTAL								\$609.15	3793	1999				

5	Market Rate Residential / Mixed Use
4	Commercial Only
47	LIHTC



TREK

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LaQuatra Bonci Associates is a landscape architecture, urban design, and land planning firm based in Pittsburgh, Pennsylvania. We believe in the art of the designed landscape as a powerful and transformative tool to restore and enhance ecology, promote community well-being, and add economic vitality. Drawing on the rich legacy of our profession, we are committed to understanding historic precedents, public constituents, and site intricacies to develop unique and contextual design solutions. It is our passion to create innovative, elegant, and timeless landscapes.

LaQuatra Bonci Associates provides professional landscape architectural, urban design and planning services and pairs regularly with nationally known firms from the allied professions to ensure your project engages the highest level of expertise. From the broadest conceptual visions to the most intricate landscape detail, we want to help you envision and bring your project to reality.



Sci-Tek Consultants, Inc. is a small business engineering consulting firm located in Pittsburgh, PA, Washington, PA, and Philadelphia, PA. Sci-Tek was founded by President and Owner, Charles Toran in 1996. Sci-Tek is a certified minority business enterprise (MBE).

CIVIL SITE DESIGN & LAND DEVELOPMENT

Our civil engineers work with our clients, the public, and regulatory agencies to create the best possible approach to project design and planning. Our services include: Site Civil design including grading, utilities, hardscape items, stormwater management and infrastructure, water supply, E&S controls; Permitting, Water Resources Engineering and Planning, Design Engineering, Transportation Engineering, and Construction Services.

ENVIRONMENTAL, HEALTH & SAFETY MANAGEMENT

Whether the property is under acquisition, new development, an industrial brownfield, or undeveloped greenfield, our expertise and experience in environmental consulting helps our clients eliminate the uncertainties that can lead to unexpected development project costs. Our environmental services include: Environmental Assessments, Hazardous Materials Inspection and Testing, and Environmental Remediation.

Urban Terrain is a land surveying company based out of Monroeville, PA founded by Amy Hopkins, PLS, in 2017. Amy Hopkins is a professional land surveyor with dual licensing in both PA and NY and has extensive experience working with large commercial developers as well as industrial and residential clients. The company is certified as a Women's Business Enterprise by the Women's Business Enterprise National Council (WBENC).



Urban Terrain's services include: ATLA/NSPS Land Title Surveys, Boundary Surveys, Topographic Surveys, Subdivision Plans, Elevation Certificates, Easements and Rights of Way, Legal Descriptions, and Expert Witness Testimony. As President and Owner of Urban Terrain, Amy coordinates projects with land managers, regulatory specialists, geologists, and drilling engineers to ensure accurate and timely completion of projects. Additionally, In January 2016, Amy was named Surveyor of the Year by the Pennsylvania Society of Land Surveyors.



Allies & Ross Management and Development Corporation (ARMDC) is a non-profit subsidiary of the Housing Authority of the City of Pittsburgh (HACP) created in 2007 to provide real estate development services assessing the physical viability of HACP properties, developing and implementing strategies to enhance the life cycle, maintenance and livability of HACP properties while generating income to support future development activities. ARMDC executed multiple affordable housing projects in the past including the Skyline Terrace I,II,III, Kelly Hamilton Homes, Cornerstone Village I,II,III,IV, Sandstone Quarry, and Glen Hazel Rental Assistance Demonstration.

Caster D. Binion, Executive Director



Caster D. Binion has served as the Executive Director of the Housing Authority of the City of Pittsburgh and Allies and Ross Management & Development Corporation, Inc. and its subsidiaries since February 2013. As Executive Director, Mr. Binion manages an annual budget of roughly \$200 million and is responsible for the operations of roughly 2,600 units of public housing, 6,200 Housing Choice Vouchers and 700 mixed-finance units. Mr. Binion has led several major affordable housing initiatives.

In addition to leading HACP's development efforts, Mr. Binion also leads the agency's efforts to provide public housing residents with programs and services that provide vocational training, employment assistance, crisis support, quality of life enhancements for senior citizens and education and recreation opportunities for youth. Over the last five years HACP and its affiliates have proudly exceeded these goals by achieving an MBE participation rate of 27% and WBE participation rate of 15%, in the process, providing small, minority-owned business with the opportunity to work on contracts worth more than \$50 million. Before he began his career in the housing industry, Mr. Binion led a distinguished career as a Paratrooper with the United States Army, serving during Operation Desert Storm and ultimately retiring in 1992.

Jung-Wook "JW" Kim, Director of Planning and Development

Director Kim has over 20 years of experience in affordable housing, managing and overseeing the development of hundreds of affordable housing units. Director Kim has also managed multiple HUD Choice Neighborhood initiatives, including the Larimer/East Liberty Choice Neighborhoods Redevelopment with a total project cost of \$130 million. Prior to his tenure at HACP, he worked at the Akron Metropolitan Housing Authority, responsible for Hope VI Revitalization grant oversight and the development of 400 mixed-income units of housing. Director Kim holds a Master's Degree in Geography & Urban Planning as well as a Ph.D. in Urban Studies and Public Affairs from the University of Akron.

Alexis Narotsky, Development Manager

Alexis Narotsky has been working at HACP for over four years. During her time at HACP as a Development Manager, she has overseen multiple projects including the acquisition of HACP's new administrative office located at 412 Boulevard of the Allies and North Negley Residences. Prior to working at HACP, Alexis worked at a small environmental non-profit, the Center for Responsible Shale Development, assisting with fund development, communications and outreach, and administrative tasks. Alexis holds a Bachelor of Arts in Political Science from the University of Pittsburgh with minors in Economics and Public Service.



CORE BUSINESS

Mistick Construction Company (Mistick) is a general contractor providing preconstruction and construction services for the commercial, residential, hospitality, health care, and student housing markets. This includes new construction and renovation of existing structures. Our typical clients are private real estate developers and government agencies. Our primary market is residential construction. We have the financial, professional, and personnel resources to deliver major construction projects.

CORPORATE PHILOSOPHY

We recognize that ours is a service business. Our mission is to provide our clients with timely and accurate cost information and expert construction advice for their building projects and then deliver construction with reliable cost and schedule controls. As builders, we believe that our value is maximized if we participate in the preconstruction process. Constant communication and a thorough understanding of the project are key in eliminating cost overruns and maintaining schedules.

EXPERIENCE

The Mistick name has been associated with the construction business for more than 70 years. Since 2004, current ownership has delivered over one billion

dollars' worth of construction. The dollar value of our projects has ranged from \$500,000 to \$53 million. For the past five years, we have averaged \$100 million annually. We have constructed office buildings and medical facilities, but our core building is apartment and residential developments, nursing homes, and assisted living facilities. Our geographic work area is Southwestern Pennsylvania, Northeast Ohio and West Virginia.

MANAGEMENT TEAM

Mistick has over 90 full-time employees. Our professional office staff includes eleven project managers supported by five administrative assistants and two estimators. Our field employees include twelve on-site superintendents plus two general superintendents.

KEY PERSONNEL

M. Robert (Bob) Mistick
Chief Executive Officer

Morton J. (Bud) Wilson
President and Senior Project Executive

Jeff Caldwell
Chief Operating Officer and Senior Estimator



LEADERSHIP

M. Robert (Bob) Mistick

Chief Executive Officer

Bob Mistick has been in the construction business for over 45 years, beginning as a young man working in his father's construction company. He led the company as President of Mistick for 30 years.

Currently, Bob serves as Chief Executive Officer providing senior leadership for the company while he remains actively involved in oversight of current projects. He is a very hands-on professional with experience as a developer, builder and manager. He is active in all preconstruction efforts of the company and takes a personal interest in not only the design, cost and schedule of a project, but also the specific site plans and unit layouts as they relate to the safe harbor of the tenant.

Bob has positioned Mistick as a builder organization capable of serving the residential market at a very detailed level of planning and design. He has an avid appetite for details that include all components of the building process including: sound control, exterior skin and moisture control, HVAC systems and technical details. He also has a keen sense of the spatial layout that identifies unit designs to enhance the living experience of the residents.

Morton J. (Bud) Wilson

President and Senior Project Executive

Mistick Construction Company President, Bud Wilson, brings more than 39 years of construction industry experience to the table as well as a strength for management of people and projects. He joined Mistick in 2003 and has served as a senior level project manager and executive for 20 years. After successfully leading Mistick's expansion into the Cleveland market and serving as the head of the Cleveland office since 2014, Bud was tapped to serve as President of the Company in late 2016. He provides executive oversight for project managers, office staff and field employees. Bud is a hands-on executive with relevant field experience at all levels of project development, from conceptual schematics to full construction documentation and final occupancy.

Bud continues his role as a Senior Project Executive with responsibility for direct oversight of the Cleveland office as well as maintaining oversight of all Mistick's work.



Jeff Caldwell

Chief Operating Officer and Senior Estimator

Jeff Caldwell has been an employee of Mistick for 43 years. As a direct result of his unsurpassed work ethic, proficiency at estimating, knowledge of building systems, and managerial skills, Jeff was promoted to Chief Operating Officer in 2016, in addition to his role as Senior Estimator.

Jeff was initially hired as a roofer/carpenter during a series of major historic renovation projects in Pittsburgh's Northside. His leadership capacity was evident, and he was promoted to superintendent, specializing in roofing installations.

In 1987, Jeff began working in Mistick's estimating department. His hands-on experience in the field is invaluable in the estimating of all projects. His promotion to senior estimator coincided with Mistick's growth. Jeff has been very successful in the hard-bid setting of the industry and provides detailed line-item estimates during the design and development stage. Jeff's experience is extremely valuable throughout the preconstruction phase during which he provides accurate estimates based on conceptual documents. Jeff has the ability to envision elements not shown in conceptual documents in order to provide a complete project estimate. Jeff constantly stays current with pricing and cost data. He consults and communicates with the engineers, architects, owners, contractors, and subcontractors to prepare economic feasibility studies on changes and adjustments to cost estimates as well as coordinating the competitive bidding for all projects.

Timothy Fisher

Senior Project Manager and Preconstruction Coordinator

Tim is a 33 year employee of Mistick, during which he has managed projects to include commercial, retail, medical and mostly residential construction. Tim has extensive experience on complex urban sites delivering projects in and around existing communities. He is highly skilled at managing these sites and working with community organizations, as well as the project team. Tim is also very experienced with the nuances of wood frame construction, Enterprise Green Communities, Energy Star, and all manner of interior and exterior finishes. He is very organized and efficient and has the ability to simplify even the most complicated tasks.



Jacob Rosenberger

Project Manager

Jake is a Certified Project Management Professional with over 18 years experience in the industry. He spent 6 years as a field superintendent, overseeing various projects and teams while managing to keep things running on schedule and within budget. He was then promoted to project manager where he planned, executed and finalized projects, negotiated agreements and coordinated to meet and exceed HUD and regulatory requirements. Jake has extensive experience with in-place renovations, ADA modifications and new construction.

Since joining the Mistick team, Jake has put his experience to work as project manager. In his time here, he has worked on multi-family housing projects, high-rise affordable housing, and senior living facilities. He has proven himself a valuable asset to the Mistick team with his determination and ability to visualize each project from top to bottom from the onset.

Brian Tarquinio

General Superintendent

Brian Tarquinio has been an employee of Mistick Construction since 1993. He was hired as a carpenter, working on such diverse projects as Children's Hospital North, St. Clair Village, Crawford Square, and Longwood at Oakmont. Brian's attention to detail led to his promotion to superintendent for the Heinz Architectural Center project, Robert Morris University Student Housing project, Forest Green, Groveton Village, Clairton Housing, and Meyers Ridge Phase 2.

Through hard work and continuing education, Brian has steadily seen his responsibilities at Mistick Construction increase. He is now General Superintendent, overseeing all of Mistick's projects in the Pittsburgh area, coordinating manpower, job start-up, site utilities and earthwork, and reviewing scopes. Brian is well versed in all handicap requirements (UFAS, ANSI). His excellent communication skills, combined with his understanding of the trades, have enabled him to effectively coordinate multiple trades and tasks. His ability to solve complex problems and his strong work ethic are valuable additions to the project team.



WHAT OUR CLIENTS SAY

“

It is a rare occasion...[that I provide] a glowing recommendation for a... General Contractor...Everyone on the Mistick Team...treated...my team with professionalism and collegiality as partners and colleagues with something to offer...They were brought into the construction team as problem solvers and advisors... I have been doing community development for 30 years and can attest to this relationship as being truly unique.

- **Linda Warren**, *Senior Vice President of Placemaking*
Cleveland, Neighborhood Progress

Their dedication to teamwork and perfection of product, in our opinion, has no equal in the Pittsburgh area.

- **Ralph A. Falbo**, *CEO*
Ralph A. Falbo, Inc.

All of Mistick's staff has proven to be knowledgeable and forthright, able, and willing to offer valued opinions in the pursuit of meeting and exceeding expectations. Their contributions to each project from concept to completion add value to all levels of their involvement.

- **William J. Gatti**, *President*
TREK Development

I would summarize in saying the work was excellent with very minor punch lists... Mistick has done an excellent job of pre-punch list work and have produced an excellent product. Mistick's subs also have provided excellent quality of work. I was extremely impressed with the quality of work, the professionalism, and attention to detail. One of the best and smallest punchlists I have generated.

- **Barry Beatty**, *Senior Project Coordinator*
Upstreet Architects

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AWARDS AND RECOGNITION

- 2016 | Agency Award of Excellence in Program Innovation - Resident and Client Services to the Allegheny County Housing Authority by the National Association of Housing and Redevelopment Officials.
- 2015 | Certification of Appreciation from the Allegheny Housing Authority to Roxanne Thomas; "In honor of your exceptional dedication and determination for the Section 3 Employment Program."
- 2014 | "Community Builders Award" by the Community Empowerment Association in recognition of "...significant contributions to the people and communities that we serve..."
- 2012 | National Trust/HUD Secretary's Award for Excellence in Historic Preservation - for the Saint Luke's Manor project. This project was also the Reader's Choice Winner for Historic Rehab in *Affordable Finance* magazine.
- 2011 | Recognition by the City of Pittsburgh Equal Opportunity Review Commission "For Outstanding Effort for Meeting the City of Pittsburgh's Minority and Women Business Enterprise Goals."
- 2010 | "Section 3 Training Company of the Year" given by the Housing Authority City of Pittsburgh.
- 2010 | *Pittsburgh Business Times*, Top 100 Fastest growing companies.
- 2010 | MWDBE Governmental Committee recognized Mistick Construction Company: "In Recognition of Your Continued Support in Advancing MWDBE Businesses, 2010."



PROJECT HISTORY

Mistick Construction Company is an innovative builder and restorer with over 70 years of experience completing complex construction projects. Our reputation for consistent, cost-effective construction and restoration has resulted in decades of repeat business from satisfied clients.

Since 2004, Mistick's current ownership has delivered over \$1 billion worth of construction. The dollar value of our projects has ranged from \$500,000 to \$53 million. For the past five years, we have averaged \$116 million annually. We have constructed office buildings and medical facilities, but our core building is apartment and residential developments, nursing homes, and assisted living facilities.

A large part of our portfolio involves multifamily developments financed with LIHTC awarded through the Pennsylvania Housing Finance Agency (PHFA). In this highly competitive process, Mistick is frequently listed as the general contractor on applications as a member of the developer's team. Since 2005 Mistick has completed over 85 LIHTC projects with a total 5438 units and a value over \$860 million while also delivering another 2600 units of market rate developments.

Attached is a list of multifamily and LIHTC projects we have completed since 2005.



MISTICK CONSTRUCTION | LIHTC PROJECT HISTORY

6/30/2023

PROJECT	DEVELOPER	FINANCING	# OF UNITS	COMPLETION DATE	VALUE
Letsche School	Beacon Communities	LIHTC	46	In Progress	\$ 16,262,508
Cedarwood Homes	Tyrko Partners	LIHTC	46	In Progress	\$ 15,069,360
Boardwalk/Glenville	Boardwalk Glenville L.P.	FHA/LIHTC	123	In Progress	\$ 14,575,873
Prestigious Hills	Telesis Corporation	LIHTC	117	In Progress	\$ 10,571,182
Blairsville Housing II	TREK Development Group	LIHTC	28	In Progress	\$ 8,069,072
Hawkins Village Phase I	Pennrose, LLC	LIHTC	54	In Progress	\$ 20,209,768
Hawkins Village Phase II	Pennrose, LLC	LIHTC	51	In Progress	\$ 17,623,592
Sheptytsky Arms	Sheptytsky Arms Apartments Penn L.P.	LIHTC	50	In Progress	\$ 3,638,382
Richford Arms	Beacon Communities	LIHTC	106	Apr-23	\$ 10,115,467
Larimer East Liberty Phase 3	McCormack Baron Salazar	LIHTC	42	Feb-23	\$ 10,204,000
North Negley Residences	Catalyst Communities, LLC	LIHTC	45	Feb-23	\$ 12,669,207
Harvard Beatty	TREK Development Group	LIHTC	42	Jan-23	\$ 14,300,000
Glade Run / Jeremiah Village	TREK Development Group	LIHTC	44	Dec-22	\$ 9,011,752
New Granada Square Apartments	CHN Housing Partners	LIHTC	40	Dec-22	\$ 10,091,923
Northside Properties Residences IV	Northside Associates	LIHTC	42	Nov-22	\$ 11,909,748
McKean Street Housing	TREK Development Group	LIHTC	36	Sep-22	\$ 9,136,284
Clairton Inn	Mon Valley Initiative	LIHTC	49	Aug-22	\$ 12,447,317
Canonsburg Apts.	MVAH Partners	LIHTC	50	Jul-22	\$ 10,517,109
Larimer East Liberty Phase IV	McCormack Baron Salazar	LIHTC	57	Jun-22	\$ 22,462,168
Highpoint Tower	Highpoint Towers Associates c/o Beacon Communities	LIHTC	132	Apr-22	\$ 13,997,633
Northside Residences Phase 2	Northside Associates	LIHTC	122	Apr-21	\$ 25,272,629
Mellon's Orchard South	TREK Development	LIHTC	47	Dec-20	\$ 9,644,721
Pioneer Apartments/Office	Aspire Properties/Commercial Properties	LIHTC	36	Dec-20	\$ 13,214,174
Odin View-South Greengate Commons	Westmoreland County Housing Authority	LIHTC	47	Oct-20	\$ 6,622,683
Riverview Towers	Riverview Towers Preservation, LP	LIHTC	191	Aug-20	\$ 14,893,976
Riverside Manor	Salus-Joyce Development, LLC	LIHTC	61	Aug-19	\$ 2,085,019
Larimer E Liberty Ph 2/Cornerstone Village	McCormack Baron Salazar	LIHTC	150	May-19	\$ 34,146,000
Northside Residences Phase 1	Northside Associates	LIHTC	75	Apr-19	\$ 11,689,405
Washington Trust	TREK Development Group	LIHTC	24	Apr-19	\$ 7,613,458
Allegheny Dwellings	TREK Development & HACP	LIHTC	65	Mar-19	\$ 16,643,135
Hamilton Kelly/Addison Phase 4	KBK Enterprises	LIHTC	58	Mar-19	\$ 15,841,821
Roxbury Place Apartments	Buckeye Community Hope Foundation	LIHTC	43	Feb-19	\$ 6,987,396
Westerly II Renovations	Westerly II LP	LIHTC	154	Dec-18	\$ 9,043,775
Emerald Alliance X	Eden Alliance & CHN Partners, Inc.	LIHTC	60	Sep-18	\$ 7,735,786
Wheeling Heights 2	TREK Development	LIHTC	18	Mar-18	\$ 3,485,000
Parkview Knoll	Ralph A. Falbo	LIHTC	75	Feb-18	\$ 2,900,011
Addison Terrace Phase 3	KBK Enterprises	LIHTC	36	Oct-17	\$ 15,803,000
Brownsville Senior Housing	TREK Development	LIHTC	24	Sep-17	\$ 5,500,030
Susquehanna Homes Homewood	Oxford & S & A Homes	LIHTC	36	Aug-17	\$ 9,516,354
Cedar Extension Phase I (Sankofa Village)	Falbo-Pennrose/CMHA	LIHTC	60	Feb-17	\$ 12,444,705
Dinwiddie Phase 4	Dinwiddie Housing Limited Partnership IV	LIHTC	23	Jan-17	\$ 5,275,000
Garfield Glen Phase 2	Garfield Glen Housing II, LP	LIHTC	19	Jan-17	\$ 4,386,397
Addison Phase II	KBK Enterprises	LIHTC	90	Dec-16	\$ 19,011,348
Heritage View IV	Falbo-Pennrose/CMHA	LIHTC	60	Dec-16	\$ 9,095,655
Cedar Extension Phase II (Sankofa)	Falbo-Pennrose/CMHA	LIHTC	50	Dec-16	\$ 9,555,279

MISTICK CONSTRUCTION | LIHTC PROJECT HISTORY

6/30/2023

PROJECT	DEVELOPER	FINANCING	# OF UNITS	COMPLETION DATE	VALUE
Emerald Alliance VIII	Cleveland Housing Network	LIHTC	66	Nov-16	\$ 8,896,373
Larimer East Liberty Phase 1	McCormack Baron Salazar Development, Inc.	LIHTC	85	Oct-16	\$ 24,857,464
Westerly I Renovations	Westerly 1, L.P.	LIHTC	122	Oct-16	\$ 8,424,196
Brew House Lofts	Brewhouse Housing Limited Partnership	LIHTC	76	Jul-16	\$ 16,690,001
Mt. Nazareth Commons	Presbyterian SeniorCare & Presbyterian Senior Living	LIHTC	42	May-16	\$ 7,427,584
Larimer	KBK Enterprises	LIHTC	40	Aug-15	\$ 9,350,000
Addison Terrace Phase 1	KBK Enterprises	LIHTC	186	Jul-15	\$ 54,459,427
Orchard Park	Orchard Park Housing Initiative	LIHTC	44	Jul-15	\$ 11,841,398
Thomas Village	Thomas Village Housing, L.P. c/o TREK Development	LIHTC	66	Dec-13	\$ 5,580,234
Braddock Overlook	Braddock Housing, L.P. c/o TREK Development	LIHTC	24	Nov-13	\$ 6,484,601
Dinwiddie Phase III	TREK Development	LIHTC	46	Nov-13	\$ 6,340,226
South Greengate Commons	South Greengate Commons Housing, L.P.	LIHTC	45	Oct-13	\$ 7,903,770
Beechtree Commons II	National Church Residences	LIHTC	40	Sep-13	\$ 4,279,297
Shanahan Apartments	Shanahan Housing Associates, L.P. c/o Action Housing, Inc.	LIHTC	43	May-13	\$ 7,719,608
Hearth/Zoar	TREK Development	LIHTC	23	May-13	\$ 4,321,531
Garfield Heights Phase IV	KBK Enterprises	LIHTC	50	Mar-13	\$ 13,145,396
Saint Luke's Phase II	Saint Luke's Housing Partnership II, LLC c/o Pennrose Properties, LLC	LIHTC	65	Oct-12	\$ 12,224,487
Liberty Park Phase II	Liberty Park Phase II, L.P. c/o McCormack Baron Salazar, Inc.	LIHTC	71	Aug-12	\$ 9,410,465
Dinwiddie Phase II	Dinwiddie Limited Partnership c/o TREK Development Group	LIHTC	23	Jun-12	\$ 5,051,576
Grace Place	Punxsutawney Housing Limited Partnership	LIHTC	24	Feb-12	\$ 4,229,570
Saint Luke's Phase I	Saint Luke's Housing Partnership, LLC c/o Pennrose Properties, LLC	LIHTC	72	Jan-12	\$ 15,749,793
Garfield Heights Phase III	KBK Enterprises	LIHTC	40	Jan-12	\$ 8,101,681
Kittanning Cottages	TREK Development	LIHTC	24	Oct-11	\$ 4,193,021
Dinwiddie	Dinwiddie Limited Partnership c/o TREK Development Group	LIHTC	23	May-11	\$ 5,789,207
North Hills Highlands Ph II	North Hills Housing II, L.P.	LIHTC	37	Mar-11	\$ 6,117,156
North Hills Highlands Ph I	North Hills Housing, L.P.	LIHTC	60	Dec-10	\$ 10,197,868
York Commons	York Lambeth LP	LIHTC	102	Nov-10	\$ 12,279,859
Jacob Street	South Wheeling Housing LLC c/o TREK Development Group	LIHTC	18	Nov-10	\$ 2,834,542
Garfield Heights Housing Ph II	Garfield Heights Phase 2, LLC	LIHTC	45	Oct-10	\$ 8,868,103
Braddock Avenue Apartments	Braddock Senior Housing Initiative	LIHTC	53	Mar-10	\$ 9,412,744
Sr. St. Joseph	Sisters of St. Joseph Housing, L.P.	LIHTC	28	Mar-10	\$ 4,321,638
Garfield Heights Housing Ph I	Garfield Heights, LLC	LIHTC	90	Dec-09	\$ 16,400,000
Bedford Hill Apartments Ph III	MBA Development Corp. c/o McCormack Baron Salazar	LIHTC	88	Feb-09	\$ 12,463,793
Laurel Estates	Laurel Estates Infrastructure, Inc.	LIHTC	56	Dec-08	\$ 9,839,826
Bedford Hill Apartments Ph II	MBA Development Corp. c/o McCormack Baron Salazar	LIHTC	116	Jul-08	\$ 14,909,844
Northside Coalition	North Side Coalition Senior Housing	HUD	25	Feb-08	\$ 2,781,131
Fairfield Apartments/Liberty Park	McCormack Baron Salazar	LIHTC	124	Nov-07	\$ 13,900,000
Dumplin Hall	Dumplin Hall Housing PTR, LP	LIHTC	46	Dec-06	\$ 4,699,993
Penn Manor	Negley Corner LLP, PH IV	LIHTC	55	Dec-06	\$ 5,100,000
Fairmont Apartments	Affirmative/Presbyterian SeniorCare	LIHTC	60	Aug-06	\$ 8,256,024
Ohioview Acres/Pleasant View	OVA Partnership, LP	LIHTC	196	May-06	\$ 22,330,253
Clairton Housing	Ralph A. Falbo	LIHTC	23	Aug-05	\$ 3,725,000
Meyers Ridge Phase II	The Community Builders	LIHTC	52	Apr-05	\$ 7,613,276

Tysen O. Miller, PE, LEED AP, CPESC, MBA

Tysen Miller is a Registered Professional Engineer in 27 states. He is an engineering professional with over 22 years of experience in civil engineering design and permitting. Mr. Miller specializes in civil engineering for commercial, institutional, and residential site design. His experience in public and private development includes retail, industrial parks, brownfield redevelopment, transportation, K-12 and higher education projects, parks and recreation facilities, and other institutional facilities. Mr. Miller also has experience with pipeline and well pad design and permitting. His areas of proficiency include project management, site layout and design, permitting, drainage and E&S design, bid preparation and coordination, and CADD operations. Mr. Miller also has a focus in storm water management design and sustainability, utilizing the latest best management practices (BMPs) and green infrastructure (GI) techniques to achieve water quantity and quality goals.

DISTINCTIVE QUALIFICATIONS

- Broad experience working with various local, and state regulatory agencies.
- Proficiency in design and permitting for small- and large-scale projects.

KEY ACCOMPLISHMENTS

- Managed the design, permitting, construction document preparation, and bidding of multiple projects on a 178-acre brownfield redevelopment with a total capital cost of +\$60M.
- Permitting experience across Pennsylvania, including Pennsylvania Department of Environmental Protection (PADEP), City of Pittsburgh, Pittsburgh Water and Sewage Authority, City of Philadelphia, Philadelphia Water Department, and various County Conservation Districts and local municipalities.
- Designed and permitted commercial, industrial, and institutional projects from conceptual diagrams to bid documents and through construction.

EDUCATION

M.B.A., Engineering Management, Drexel University, 2008
M.S., Civil Engineering, Drexel University, 2004
B.S., Civil Engineering, Drexel University, 2004
Landscape Design Certificate WCCC, 2018

REGISTRATIONS

Professional Engineer, Pennsylvania, Delaware, New Jersey, Kentucky, Arkansas, Alabama, Mississippi, Tennessee, Indiana, North Carolina, Maryland, Texas, Georgia, Washington, Michigan, Wisconsin, Oregon, Florida, Nevada, Kansas, Louisiana, Colorado, Ohio, Missouri, South Carolina, Illinois, and New York.
LEED Accredited Professional in Building Design and Construction
Certified Professional in Erosion and Sediment Control, No. 7552
Six Sigma Green Belt Certified

RELEVANT TRAINING

PADEP ESCGP-2
Comprehensive Coverage of HDD
WCCD/ACCD Engineers Workshops

PRESENTATIONS/PUBLICATIONS

Pennsylvania State Brownfields Conference, 2015, 2018
National Brownfields Conference, 2015
Determining the Hydraulic Behavior of a Geotextile Filter Baffle Array, 2006
WCCD and ACCD E&S Workshop, 2020

REPRESENTATIVE PROJECT EXPERIENCE

Site Development

- Project Manager for the construction of two new buildings, parking lot, access road, stormwater management, and related appurtenances for the Pittsburgh Zoo and PPG Aquarium.
- Project Manager for new retail and entertainment developments at the Newbury site in South Fayette Township.
- Project Manager for various multi-unit townhouse developments in the City of Pittsburgh and adjacent municipalities.
- Project Manager for various improvements at local cemeteries, including mausoleums, stormwater management, and landslide remediation.
- Project Manager for a new 17-acre business park on a former brownfield site in Derry Borough.
- Project Manager for a new 47-unit affordable housing project in the City of Pittsburgh.
- Project Manager for a new 65-unit affordable housing project in the City of Pittsburgh.
- Project Manager for over 2 miles of new roadway in the City of Pittsburgh, Pennsylvania. Roadway includes all new utilities and green stormwater infrastructure.
- Project Manager for site demolition and earthwork activities for a 13-acre brownfield redevelopment in the City of Jeannette, Pennsylvania.
- Project Manager for a 42-acre automotive test track facility in the City of Pittsburgh.



- Project Manager for the rehabilitation of an existing building into a new, multi-tenant brewpub. Project included approvals with City of Pittsburgh, PWSA, etc.; and coordination with the design team and historical consultants.
- Managed the conceptual layout, preliminary engineering, and earthmoving analysis for a 75-acre brownfield residential development.
- Designed and permitted various warehouse and distribution centers throughout Pennsylvania.
- Appeared before numerous state, municipal, and quasi-judicial panels including PADEP, Planning Commissions, Zoning Hearing Boards, and other boards and commissions.
- Designed, permitted, and oversaw the installation of various storm water management and BMPs including: storm water retention ponds, subsurface detention systems, bioinfiltration/bioretenion areas, permeable paving, planted bumpouts, tree pits, manufactured treatment units, outlet structures, etc.
- Provided detailed permitting documents for storm water management, and erosion and sedimentation control.
- Managed a department of engineers, technicians, drafters, and other support staff.
- Prepared roadway plans, profiles, and details for new residential and collector streets.
- Prepared site layout, grading, and utility plans for commercial, residential, and institutional developments.
- Oversaw environmental remediation subconsultants and subcontractors including tank removal, environmental assessments, soil management, and vapor intrusion.
- Prepared plans and permit application documents for erosion and sedimentation controls, including the design and construction of sedimentation traps, basins, and other controls.
- Coordinated preparation of bid documents and bid process for publicly funded projects.
- Designed and permitted stream encroachments and bridges of various sizes from pedestrian trails to highway reconstruction.
- Designed and prepared application documents for several major connections or on-lot sewage management systems.
- Prepared conceptual plans for small retail and large industrial developments.
- Performed hydrologic assessments for commercial and residential properties to compare pre- and post-development conditions.
- Prepared HEC-RAS and HY-8 calculations for public and private bridge crossings to satisfy local and DOT requirements.
- Designed various recreation facilities including pedestrian and multi-purpose trails, passive and active seating areas, athletic fields, play areas, and swimming pools.
- Assembled permitting submissions for PADEP Bureau of Dam Safety.
- Prepared Engineer's Opinions of Probable Cost for various civil engineering projects.
- Assisted with various grant applications including Resources Assistance Capital Program, Pennsylvania Department of Transportation (PADOT), and Growing Greener.
- Facilitated credit exemptions for customers seeking to minimize stormwater rate utility impacts.
- Employed cutting edge green stormwater and infrastructure techniques as source control for roadways, parks, and private developments.
- Prepared well pad construction packages including access road design and pad siting.
- Designed and reviewed multi-mile oil and natural gas pipeline installations.
- Handled local permitting for various substation and compressor station installations.
- Coordinated design and implementation of horizontal directional drilling for various gas, water, and sewer utilities.
- Prepared drawings, reports, and documents to support permitting activities for distribution utilities such as natural gas and water.
- Calculated cistern sizing and reuse, and other alternative utility approaches.
- Assisted with LEED scorecard and credit management for various LEED certified projects.
- Familiar with projects managed under the Pennsylvania Department of General Services, PADOT, Urban Redevelopment Authority of Pittsburgh and other public and quasi-public agencies.
- Worked on public projects requiring Anti-Terrorism/Force Protection Design.
- Prepared conceptual and final land development site designs and permitting for various automobile fueling stations and pharmacies at numerous sites in Pennsylvania and New Jersey.
- Performed double-ring infiltrometer, borehole, and other field testing.
- Conducted subdivision and lot line layout for residential communities.
- Prepared and updated project schedules, reviewed and approved submittals, Requests for Information, and other construction correspondence.
- Prepared interim life safety and layout drawings for hospitals and outpatient facilities.
- Assisted with signalized intersection design and permitting for projects in Montgomery and Philadelphia Counties.
- Performed visual conditions surveys for pavements, curbs, and sidewalks.
- Prepared streetscape improvements plans for several streets in the City of Philadelphia.



Mr. Krupowicz is Executive Vice President of Geosciences, Construction Service with extensive experience in geotechnical engineering, geotechnical field investigation, the Pennsylvania Department of Environmental Protection (PADEP) Act 2 program, brownfield redevelopment, environmental due diligence, and project management. His skills incorporate site remediation, foundation design, brownfield redevelopment, geotechnical and environmental investigations, site development, environmental compliance, and forensic engineering. In addition, he has worked on expert witness projects at various locations. Mr. Krupowicz has the unique skill set of concurrently incorporating geotechnical and environmental investigations to facilitate development. He has extensive experience in monitoring and logging borings for geotechnical and environmental investigations, as well as visual inspection and classification of soils.

DISTINCTIVE QUALIFICATIONS

- Significant experience in oversight of drilling operations including logging borings and visually classifying soils.
- Proficient and experienced in conducting investigations associated with property transactions including Phase I and Phase II environmental site assessments (ESAs) under current ASTM-1527 protocols.
- Considerable experience in environmental sampling and monitoring.
- Substantial field experience in geotechnical evaluations and preparation of geotechnical investigation reports.
- Extensive experience in the PADEP Act 2 program.

KEY ACCOMPLISHMENTS

- Performed numerous slope stability analyses for various landslides and designed retaining structures to remediate the slope failures.
- Conducted several Phase II ESAs for properties that had environmental impacts but demonstrated that the potential risks involved with the impacts were not a deterrent to proposed site development.
- Obtained Act 2 release of liability for over 20 projects in the region.
- Calculated several cost estimates for various construction projects using the process of value engineering.
- Prepared geotechnical soil reports including foundation requirements/recommendations for hundreds of projects in the region.

EDUCATION

B.S. Civil Engineering, University of Pittsburgh, 2004
Certificate Geotechnical Engineering Specialty Program University of Pittsburgh, 2004
OSHA 40-Hour Health and Safety Course
OSHA 8-Hour Annual Refresher
Confined Space Entry Training
PADEP Vapor Intrusion Training Course, 2008
PADEP Groundwater Fate and Transport Training Course, 2008
Certificate PADEP Land Recycling Workshop, 2006

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
ASTM International
Engineers Society of Western Pennsylvania
Builders Association of Metropolitan Pittsburgh

REPRESENTATIVE PROJECT EXPERIENCE

Geotechnical Engineering

- Logged borings for geotechnical purposes at various sites.
- Performed foundation-bearing capacity analyses, settlement analysis, and other required geotechnical analyses for several redevelopment sites.
- Supervised and directed drilling operations at various locations.
- Analyzed, monitored, and investigated several landslides throughout the region.
- Performed slope stability analysis for several landslides.
- Evaluated soil and rock strength characteristics.
- Designed retaining structures for various landslides.



- Conducted several dam inspections and determined what elements needed monitored or repaired based on state compliance.
- Designed foundations for various structures.
- Conducted geotechnical investigations for various sites and produced geotechnical investigation reports and recommendations.
- Performed a subsidence investigation at a large sinkhole.
- Inspected footer trenches and monitored the placement of concrete.
- Monitored the construction of numerous keyway drains and slopes for various site development locations.
- Performed geotechnical investigations and developed engineering recommendations.
- Supervised and monitored the placement of fill for various grading operations.
- Extensive experience in mitigating pyritic soils for various developments.
- Designed and monitored mine grouting operations for several projects.
- Evaluated soil conditions and developed remediation plans for poor soils conditions for numerous residential homes in the area.
- Designed retaining walls for various developments in the area.

Soil Testing

- Monitored mine grouting operations required to advance redevelopment.
- Observed the surface mining and reclamation of coal required to be removed for redevelopment.
- Performed classification testing including sieve, hydrometer, and Atterberg limits.
- Conducted compaction testing, including standard and modified proctors and relative density testing.
- Executed strength testing consisting of direct shears, triaxial shears, compressive strength, and bearing capacity.
- Performed numerous consolidation tests.
- Conducted California Bearing Ratio (CBR) tests.
- Executed various geosynthetic tests, including peel and shear testing.
- Performed frequent field sampling and daily cover testing for various landfills.

Environmental Sampling and Monitoring

- Performed sampling of groundwater monitoring wells at various sites.
- Monitored and analyzed Geoprobe® drilling for several Act 2 projects.

- Conducted environmental sampling of soil from a landslide to determine arsenic concentration.
- Conducted field screening of soil samples by performing a head space test using a PID meter.
- Collected and sampled surface and subsurface soil samples on various projects.
- Conducted vapor sampling from vapor wells.
- Performed several asbestos inspections.

Environmental Liability Assessment

- Conducted numerous Phase I ESAs to determine the potential risk for property transaction or site development.
- Determined the groundwater contours and direction of groundwater flow for various sites.
- Conducted several Phase II ESAs, which included the sampling of soil, water, or gases for several locations.
- Directed field operations for a 150-acre site and monitored the advancement of 80 soil borings, 18 monitoring wells, and collected 100 surface soil samples.
- Received PADEP Act 2 release of liability for over 25 projects.
- Developed several sampling and analysis plans for various sites.

Environmental Remediation

- Coordinated remediation efforts for the excavation, disposal, and restoration for several contaminated sites.
- Operated hydrogen peroxide injection systems for the remediation of groundwater and soil.
- Designed a treatment procedure for contaminated groundwater located with an underground storage tank (UST) cavity.
- Monitored and coordinated pumping and disposal of contaminated groundwater.
- Monitored a pump and treat groundwater remediation system for a contaminated gas station.
- Developed treatment systems for acid-mine drainage projects.
- Monitored UST removals in accordance with PADEP regulations.
- Designed and monitored a light non-aqueous phase liquid (LNAPL) remediation system.
- Monitored several soil cap installations of contaminated media.





DAVID J. GAMBA

SENIOR ASSOCIATE | DESIGNER

PROJECT ROLE: PROFESSIONAL-IN-CHARGE



PROJECT EXPERIENCE

Project Award +

North Central Philadelphia Choice
Neighborhood Implementation -
NC Five, Philadelphia, PA

North Central Philadelphia Choice
Neighborhood Implementation -
Paseo Verde, Philadelphia, PA

Delaware County Fairgrounds +
Chester, PA

St. Luke's Manor +
Cleveland, OH

Dauphin House Senior Residences
Philadelphia, PA

Riverview at New Bridge Landing
Riveredge, NJ

The Residences at Roosevelt Park
Edison, NJ

The Mill at Easton
Easton, PA

Wemrock Residences
Freehold, NJ

Sharswood-Blumberg Choice Neighborhood
Implementation
Philadelphia, PA

Montgomery Gardens
Jersey City, NJ

Princeton Senior Apartments
Princeton, NJ

Torrington Riverfront
Torrington, CT

Bedford Dwellings Phase I Implementation
Pittsburgh, PA

"Blossom at Bartram"
Choice Neighborhood Plan
Philadelphia, PA

800 Vine Senior Affordable Housing
Philadelphia, PA

As Senior Associate, David provides leadership for WRT's Housing and Neighborhood practice, especially nurturing client relationships, staff development, and consistently delivering impactful work. With extensive project management experience, he effectively manages and communicates with clients and teams and is very skilled at building consensus around program, design, and technical issues. David's diverse project portfolio includes extensive work in multi-family housing, low income housing, historic preservation, and adaptive re-use. His attention to detail and collaborative nature have been acknowledged by peers, teammates, and clients as essential tools to the successful completion of projects.

Throughout his more than 20-year career, David has worked on all project phases from conceptual planning through construction administration. Most recently, David is the professional-in-charge on two impactful new low-income housing tax credit projects whose goals include providing increased access to sustainable affordable housing while improving neighborhood connections and amenities in Pittsburgh and Philadelphia. The Bedford Village neighborhood in the Hill district of Pittsburgh and the Bartram Village neighborhood in southwest Philadelphia were recently awarded Choice Neighborhood Implementation Grants from HUD that focus on replacement of distressed affordable housing units with new sustainable mixed-income units while giving existing residents the right to return to these new units once completed.

EDUCATION

Philadelphia University, *Bachelor of Architecture*

ENGAGEMENT

Green Building United Board Member 2019-2021

ULI Philadelphia

Jefferson University Guest Critic and Lecturer 2018-2022

Temple University Guest Lecturer 2022

Auburn University Guest Lecturer 2018-2023

We create
housing and
neighborhoods
that engage,
empower,
and connect
people.



WRT is a team of
architects, planners,
urban designers,
and landscape architects.





HOUSING AND NEIGHBORHOODS

John C. Anderson Apartments
Philadelphia, PA



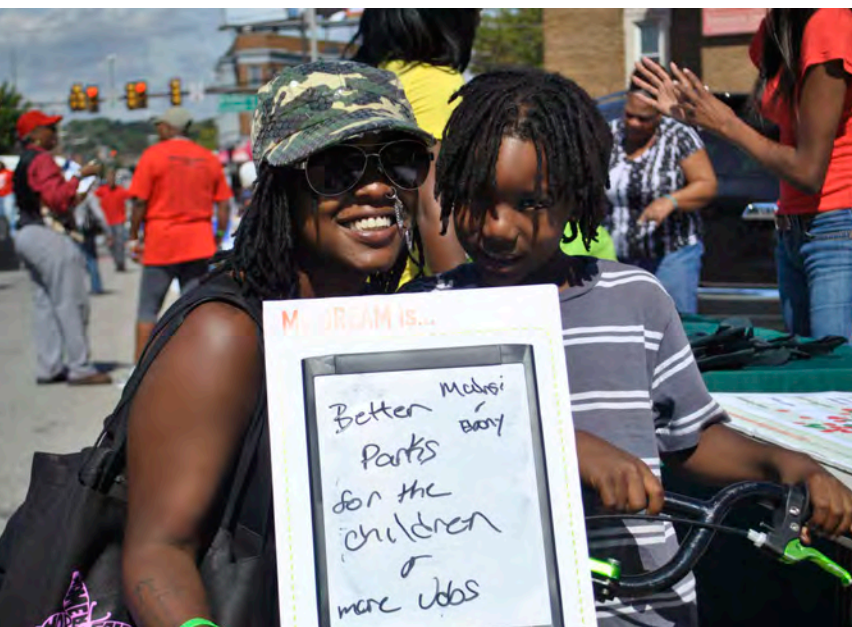
WRT is an
interdisciplinary
practice, we create
inventive solutions
for complex
projects of all
sizes and scales.

Our work is imbued with public purpose, creating healthier, more vibrant environments in which to live, work, learn, and play, while establishing vital frameworks to improve quality of life future generations.

We value the impact of our collective approach to create simple solutions for complex problems across scales. We serve communities and campuses by designing places that enhance the natural and social environment.

With offices in Philadelphia and San Francisco, we seek to initiate, understand, and execute projects that create simple and effective solutions. We embrace our roots of 55 years, and continue the legacy of design that has flowed through the firm for the past five decades.

We apply our design and planning capabilities to the areas of Education, Housing and Neighborhoods, Communities, Parks and Open spaces.



HOUSING AND NEIGHBORHOODS

Logan Comprehensive Neighborhood Plan
Philadelphia, PA

WRT works collaboratively engaging and empowering neighborhoods to build resilient communities.

With offices in Philadelphia and San Francisco, WRT Initiates, understands, and executes simple and effective solutions for complex problems across all scales. We embrace our roots of 55 years and continue the legacy of design that has flowed through the firm for the past five decades.

Our approach is holistic, which frames our understanding and forms the basis for creative and appropriate response.

We work to understand what makes each assignment unique—the political, economic, natural, and administrative realities that enable us to create enduring projects. Our plans and designs are not predicated on a specific form or style, but rather driven by attention to specific local contexts and conditions, backed up by decades of institutional knowledge.





HOUSING AND NEIGHBORHOODS

Obery Court and College Creek Terrace
Annapolis, MD





We believe design is inclusive.

Our iterative design process depends upon, and is responsive to, local community values and aspirations. We see our work as supporting and expressing an alignment of the collective needs and values of a community.

We build consensus across a wide range of perspectives integrating community input into our design process. Our approach is minimally disruptive to residents, and optimal for responding to the needs of the larger community.

HOUSING AND NEIGHBORHOODS

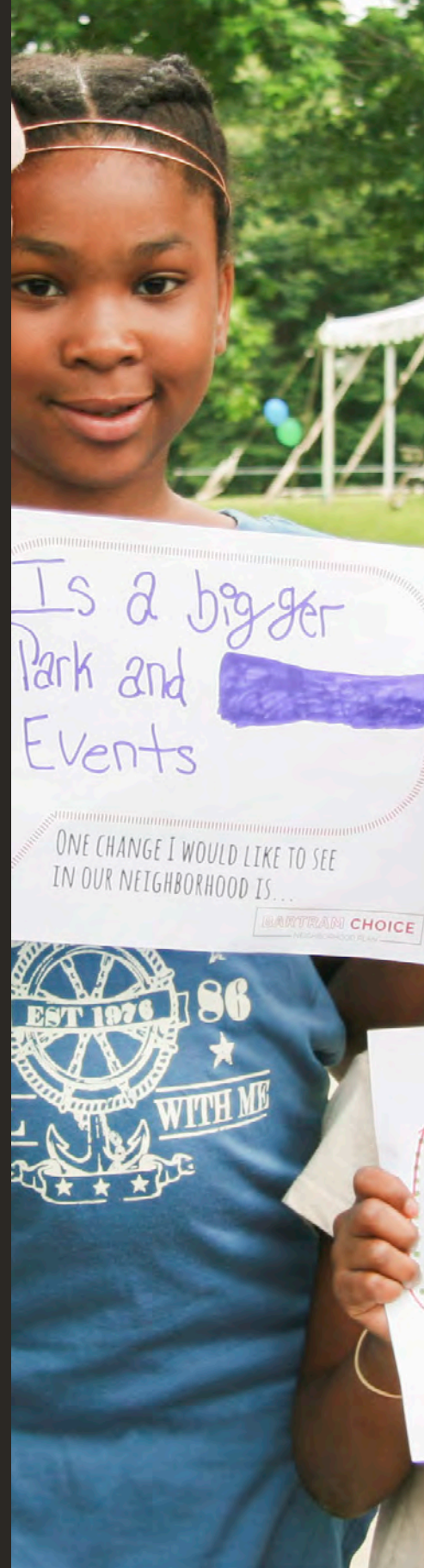
Morris Canal / Lafayette Park
Jersey City, NJ



PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

Bartram Choice Neighborhoods Initiative

Philadelphia, PA





In February 2018, the Philadelphia Housing Authority (PHA) won a Choice Neighborhoods Initiative (CNI) Grant for the redevelopment of Bartram Village and the surrounding neighborhood in Southwest Philadelphia. The \$1.3 million award includes both Planning and Action. As the Planning Coordinator to PHA, WRT guided residents and stakeholders through the two-year planning process.

The planning process explored ways to reconnect the site to the surrounding neighborhood and build upon the area's many assets while harnessing the vision and vitality of anchor institutions nearby such as Bartram's Garden, PIDC, Pennovation, and University City.

To help develop local capacity, WRT organized a six-session Neighborhood Leadership Series for Bartram Village and neighborhood residents, where local professionals and neighborhood leaders presented on different topics, such as "Planning Philly Style," "Affordable Housing 101," and "The Power of Design and Nature." Community members learned about valuable local resources, how to come together and speak with a unified voice, and ways to shape the Bartram Choice plan.

Through task force meetings, regular community meetings, focus groups, a leadership series, and other special events, the process is striving to find ways for residents to "Blossom at Bartram."

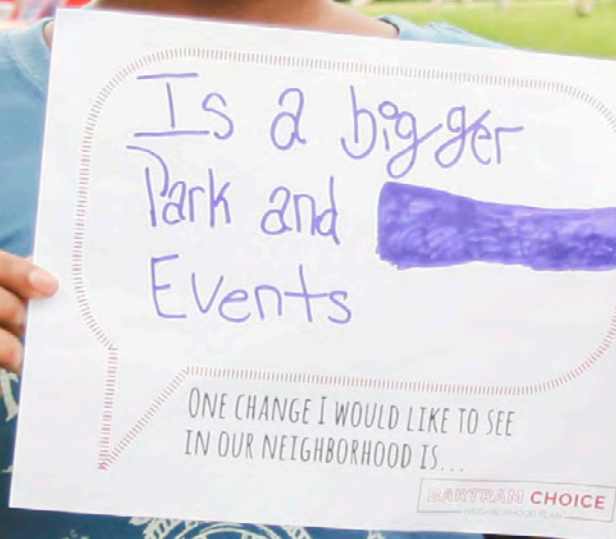
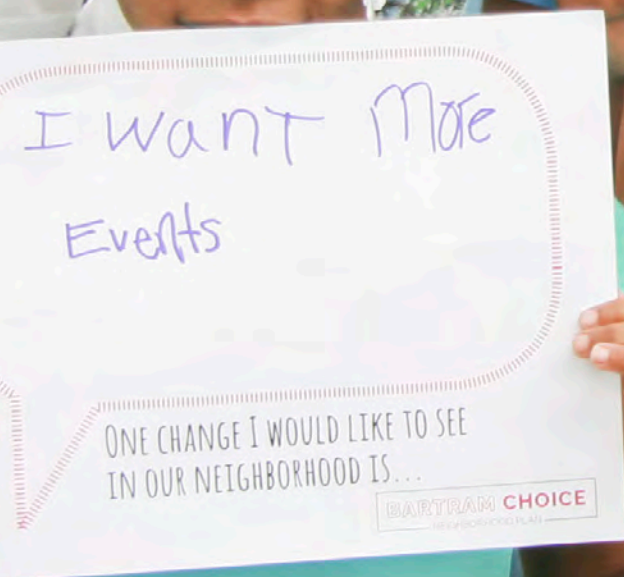
What We Did

Master planning, community engagement, Urban Design

Awards

Blossom at Bartram, APA Pennsylvania Plan of the Year





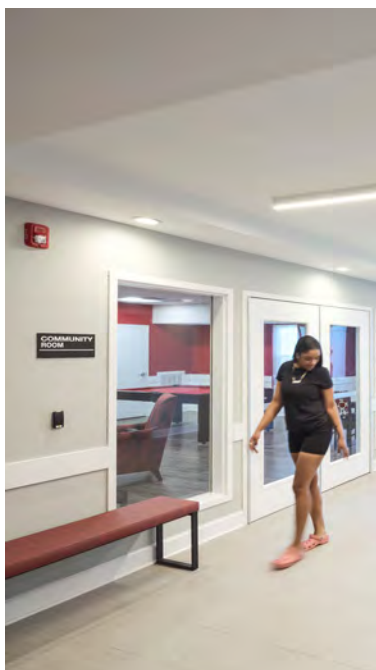


PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

Truman Square

Edison, New Jersey





Truman Square redevelopment located in Edison, New Jersey was a two phase project including a total of 172 units, including 86 units of affordable multi-family housing for formerly homeless and veterans.

Amenities include an inviting community space, fitness room, management suite, and central laundry facilities. We look forward to watching the progress of this overall development that will create 172 units of high-quality, affordable housing.

What We Did
Architecture







We create sustainable, resilient communities.

We design for lasting impact. We believe housing is essential to a thriving neighborhood. We specialize in master planning with a focus on thoughtfully integrated mixed-income and affordable housing. We treat each project as an opportunity to improve the quality of people's lives through design.

HOUSING AND NEIGHBORHOODS

Norris Homes
Philadelphia, PA

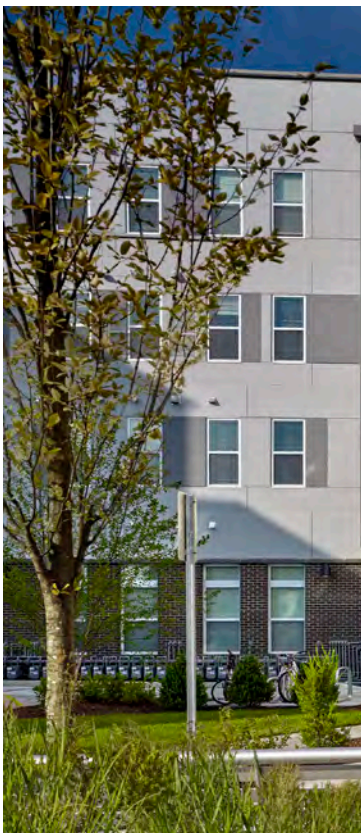


PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

Meriden Commons

Meriden, CT





Downtown Meriden was transformed into a socially and environmentally resilient through this project.

This mixed-use transit-oriented project provides 75 mixed-income units within the downtown and 5,000 sf of ground-floor retail. Designed to overlook the new Meriden Green, residents have direct access to the park with bike trails, amphitheater, and a farmer's markets.

The building design takes a holistic approach to sustainability, meeting passive house standards and influenced a reduced carbon footprint through energy reduction, while providing the occupants with the best indoor air quality and thermal comfort. All three buildings will obtain Passive House certification.

What We Did

Urban design, Planning, Architecture, Landscape Architecture





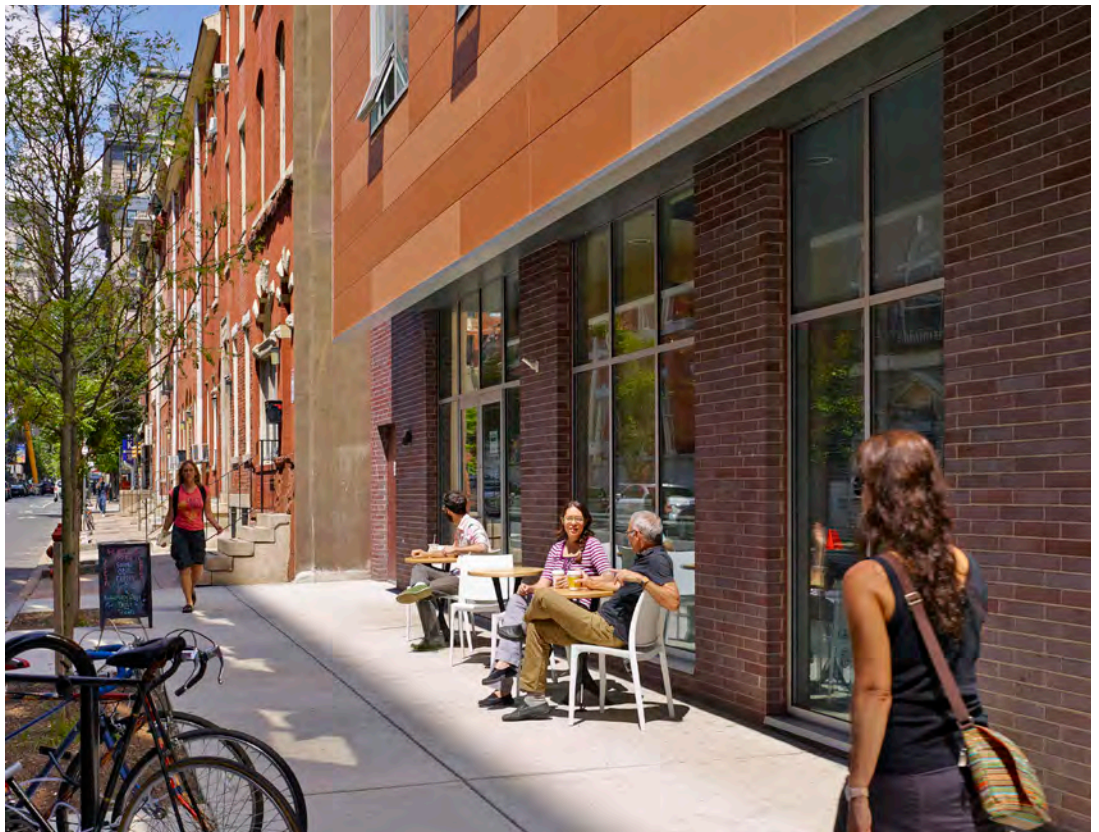


We design within context.

Every project presents an opportunity to thoughtfully respond to the unique characteristics of a community. We don't impose a particular design aesthetic, but rather design within the context of an existing neighborhood. We thrive when faced with challenges of a complex urban site or a distinctive existing building.

HOUSING AND NEIGHBORHOODS

John C. Anderson Philadelphia, PA



GROUND FLOOR

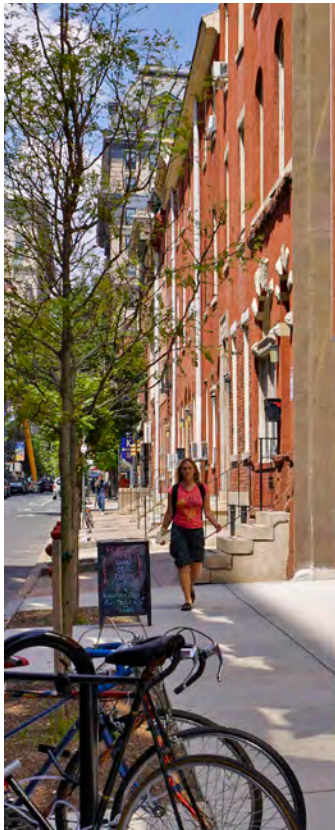
1. NEIGHBORHOOD CAFE
2. ENTRY / LOBBY / MAIL
3. OFFICE / RESIDENT SERVICES
4. LOBBY / COMMUNITY LIVING ROOM
5. ELEVATOR LOBBY
6. COMMUNITY MULTI-PURPOSE ROOM
7. LAUNDRY
8. BUILDING SUPPORT SERVICES

PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

John C. Anderson Apartments

Philadelphia, PA





The goal in this project was to provide affordable housing open to all low-income persons 62 years or older, but to do so in an environment that celebrates diversity and creates a setting where elders of the LGBTQ community can feel fully welcome and secure.

The 56-unit, six-story complex is located in the core of Philadelphia's dense and very vibrant Washington Square West neighborhood. Fronting on busy 13th Street where it abuts highrise neighbors, but also extending back to one of Philadelphia's "littlest streets" revered for its charming residential character, the project presented very unique urban design and architectural challenges. The ground floor has 1,800 SF of commercial space, some of which is reserved for communal building purposes.

What We Did

Architecture, Design, Landscape Architecture

Awards

AIA National, National Housing Award

AIA PA, Paul Davidoff Planning Achievement Award





An aerial photograph showing a modern building with a green roof and a wooden deck. The building is on the left side of the image, and the green roof extends towards the right. The wooden deck is in the foreground, and the green roof is in the background. The text is overlaid on the right side of the image.

We're committed to sustainability.

We aim to use a predictive energy use model for 100% of our buildings so we can inform our designs and make sound decisions that maximize their energy efficiency, applying the lessons learned from our highest-performing buildings across our entire portfolio.

We apply energy modeling to our neighborhood and community planning projects because early planning decisions like building orientation, building massing, and even the choice to include porches can have dramatic effects on energy performance over the life of a building.



PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

Paseo Verde

Philadelphia, Pennsylvania





This transit-oriented development transformed a 2-acre brownfield site into a vibrant mixed-use affordable and market-rate workforce housing. Paseo Verde offers 120 units of sustainable housing for low and moderate income families, approximately 30,000 SF of ground floor retail and community services, commercial office space, and parking.

Situated at the physical dividing line between the APM neighborhood and Temple University, the mixed-use site weaves the two neighborhoods together and leverages the pedestrian-rich environment of the adjoining transit station.

In addition to achieving LEED for Homes Platinum certification, Paseo Verde was the first project in the nation to achieve a LEED for Neighborhood Development Platinum certification, and is now seen as a model for sustainable redevelopment in inner-city neighborhoods.

What We Did

Planning, Architecture, Urban Design

Awards

Congress for the New Urbanism, Merit Award,
Block, Street, and Building category

Urban Land Institute Philadelphia,
Inaugural Awards for Excellence

AIA Pennsylvania, Merit Award, Unbuilt Category







PROJECT HIGHLIGHT
HOUSING AND NEIGHBORHOODS

Mill Creek Gardens

Jersey City, New Jersey





Mill Creek Gardens is a low-rise, 126-unit, mixed-income transit-oriented community located in Jersey City, NJ. The project site was once known as Montgomery Gardens, which featured six mid-century towers on a super block that were disconnected from the surrounding community. Three of the towers were demolished in 2015 when construction began on the first phase of Mill Creek Gardens.

The community is located in a mixed-use area of residential and commercial properties with numerous schools, parks, restaurants, and churches nearby and easy access to the Medical Center as well as the New Jersey Turnpike and PATH rail system. On-site amenities include 2,500 square feet of community space, with a computer learning center, a warming kitchen, offices, and a fitness facility.

Multiple streets were named in commemoration of distinguished residents, including Dr. Johnathan C. Gibbs Jr., a ground-breaking African-American Jersey City physician who served the Jersey City community in the Jersey City Medical Center across the street of Mill Creek Gardens.

What We Did

Planning, Architecture



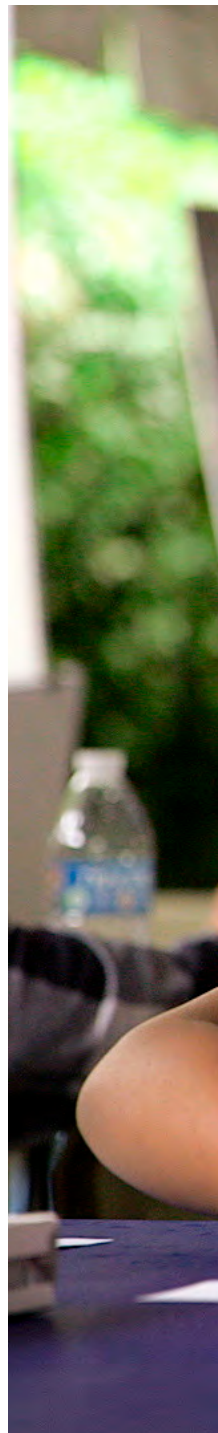


HOUSING AND NEIGHBORHOODS

Imagine Austin Comprehensive Plan
Austin, Texas

We see ourselves as
an extension of our
clients' team.

We respect the context of each project at every step of the process, understanding that there is no "one-size-fits-all" solution for the work we do. We benefit from the cross-pollination of ideas, perspectives, and techniques by emphasizing integrative learning, critical thinking, and collaborative problem solving.





HOUSING AND NEIGHBORHOODS

Bartram Choice Neighborhoods Initiative
Philadelphia, PA

John C. Anderson Apartments
Philadelphia, PA





WRT has received more than 350 local and national planning and design awards.

We were one of the first firms to tackle issues of ecological, social, and economic resiliency with large scale interventions and planning—something we remain committed to today.

WRT has received numerous design awards including the ASLA National Firm ward and the inaugural PA Excellence Award.

Noteworthy:

Paseo Verde,

Philadelphia, PA

The nation's first LEED Platinum Neighborhood Development certification (second in the world).

John C. Anderson Apartments,

Philadelphia, PA

One of the first LGBTQIA-friendly affordable senior housing developments in the country.

Microsoft Campus,

Silicon Valley, CA

The first Net-Zero Water campus in the nation (also LEED, Living Building Challenge, and Well Building Standard certifications).

GreenPlan Philadelphia,

Philadelphia, PA

The city's first integrated, sustainable city-wide open space planning framework.

We create transformative impact through planning and design. WRT's success is based on our tradition of excellence, innovation, and leadership in planning and design, and our commitment to the firm's guiding principles of designing with nature and reinforcing urbanism.

WRT's pioneering spirit guides our practice, transforming introspection into actionable new ways of serving our communities while remaining true to our collective values.



We design and plan
for education,
housing and neighborhoods,
community developments,
parks and open spaces.



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