

Development Review Panel (DRP) Project Summary

Please click the box above and upload the architectural drawing, project illustration, or site location.

Project Description:
New residential development along Wandless Street and Herron Avenue with street front commercial on Herron Avenue. Approximately 560 market rate apartments, 116 affordable apartments, 25 townhouses, and 8 single family detached houses.

Location/Street(s):
Wandless Street, Herron Avenue, and Wylie Avenue



Development Type: Residential	Key Amenities: Street front commercial on Herron Avenue718
Total Number of Units: 718	Percent Affordability: 21
# At Market Rate: 569	
# Of Affordable: 149	If applicable, number of residents displaced: 0
First Source Procurement Requirement: ☐ Yes ☒ No	MBE/MWE Commitment: ☒ Yes ☐ No
Use of Publicly Owned Land*: Yes ☒ No *If yes, explain on next page	Greenspace: ☒ Yes ☐ No
Public Art Involvement: ☐ Yes ☐ No	Number of Parking Spaces: 780
Do you have a community partner that holds equity stake? ☐ Yes ☒ No	
Existing Community Partners:	

Please email any additional attachments to policy@hilldistrict.org

Additional Information:

Self-Evaluation Form

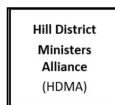
General Information

Project Name: Herron Avenue Housing	Address: NA
Developer Name: Manor Park Ventures & JK Equities	Phone Number: 516-622-7500
Primary Contact: Jordan Karlik	Email: jordan@jkequities.com
Website: www.jkequities.com	

Developers should be aware of the **Registered Community Organizations (RCO)** ordinance, which the city passed in September 2018, and that the **Hill CDC is an RCO for the Greater Hill District**. The ordinance requires the RCO to establish “orderly and democratic means for forming representative public input” on development proposals, as well as a “clear method for reporting to the city, actions which accurately reflect the community's position.” The Hill District's vehicle for this is the DRP, which you are in the process of completing now. The ordinance also requires that the RCO hold what is called a public Development Activities Meeting (“DAM” for short) with any applicants. **We have worked with City Planning to have DRP presentations at public community meetings count as a “DAM” meeting.** This should reduce delays and unnecessary meetings for you as a developer.

In order to meet the requirements of a Development Activities Meeting (DAM), per the RCO ordinance, **please include in your presentation any approvals you will be seeking from the City that:**

1. Require a Public Hearing at the Art Commission, Historic Review Commission, Planning Commission or the Zoning Board of Adjustment, **and**
2. Meet one of the following project thresholds **(Please Highlight)**:
 - 2,400 sq. ft. of new or expanded structure
 - 4+ new residential units
 - New or enlarged parking area with 10+ stalls
 - Use Variances
 - Zoning Map Amendments
 - Project Development Plans
 - Planned Developments - PDP
 - Planned Developments - FLDP
 - Master Development Plans
 - Institutional Master Plans
 - An application to Historic Review Commission
 - An application to Art Commission



Self-Evaluation Form (continued)

The following evaluation criteria were established to use as a filter to assess both existing plans and future plans for the Greater Hill District. Evaluation criteria are a benchmark or standard against which the community can measure aspects of current plans and future proposals for development. The evaluation criteria can be weighted as necessary to ensure a balanced evaluation based on community priorities.

The community can use the evaluation criteria to assess the benefits and challenges associated with future projects according to how well the plan or project meets:

1. Community Goals
2. Project Market Viability
3. Urban Design Best Practices

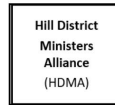
A. Development Principles

(See Appendix A of the 2011 Greater Hill District Master Plan for more details.)

The following Development Principles serve as a foundation for the Master Plan and guide land use, project approval, and subsidy allocation decisions affecting the Greater Hill District:

Address/Right Historical Wrongs

- ☐ The Mellon Arena and the Melody Tent sites sit on the Lower Hill District and will be referred to as the Lower Hill District.
- ☐ Any development plan for the Lower Hill District should aim to restore the pre-Arena street grid as part of creating a new mixed-use neighborhood that is connected into adjacent Hill District neighborhoods.
- ☐ Land use and development plans for the Lower Hill will preserve no physical remnant of Civic Arena/Mellon Arena and the resulting displacement of 8,000+ Hill residents and businesses.
- ☐ New developments in the Lower Hill must include 'right of return' preferences for individuals, families, organizations, and businesses displaced by urban renewal to the greatest extent possible.
- ☐ New development in the Lower Hill must include space for Hill District businesses and affordable housing to the greatest extent possible.



Self-Evaluation Form (continued)

Promote Economic Justice

- ☒ All housing developments within the Hill District must minimize the displacement of residents and businesses.
- ☒ All development plans must include first source hiring provisions within the project labor agreements for all stages of work at any development site.
- ☒ All development contracts must require a minimum MBE participation rate of 30% and WBE participation rate of 15%.
- ☐ All development projects receiving a subsidy from or through the City, County, or URA should provide co-ownership opportunities for Hill District Community- Based organizations and/or Hill District Faith-Based organizations.

Reflect Neighborhood Driven Civic Design

- ☒ Ground-level retail and street-activating uses are encouraged, as supported by market demand for all new development west of Crawford St. in the Lower Hill.
- ☒ All traffic and parking plans must minimize negative impacts such as noise and pollution on existing and future neighborhood residents, while also maximizing resident access to parking and the roadways leading to their homes.
- ☒ The design of all new development should recognize that the Hill District is primarily a residential neighborhood with neighborhood business districts that are at the edge of the Pittsburgh Central Business District.
- ☒ All development plans must be designed to benefit existing and future community residents and businesses, while allowing for future growth of retail, residential, and commercial spaces.

Promote a Green and Healthy Environment

- ☒ All plans for the Hill District must include provisions for green and sustainable development. This includes ample green space, trees, parks and playgrounds, and LEED certified building standards.
- ☐ The design review process for all new proposed projects should seek to preserve the views from the Hill District in all directions. Development of the Lower Hill must not impair views of Downtown from Crawford St. to the greatest extent possible.

Self-Evaluation Form (continued)

Utilize Neighborhood Strengths and Assets

- ☒ Land use, public art, and development plans must honor the historical and cultural legacy of the Hill District as a predominately African American neighborhood.
- ☐ Community groups and service organizations based in the Hill District should have a priority to acquire vacant land and buildings as needed to improve the quality of educational, social service, and recreational opportunities for Hill District residents.
- ☐ All future development plans for the Hill District shall incorporate existing community plans.

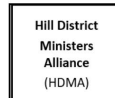
B. Non-Displacement Strategies

(See Appendix B of the 2011 Greater Hill District Master Plan for more details.)

To ensure that the Greater Hill District is developed in a way that benefits the existing residents, the Management Committee has adopted the following Non-Displacement Strategies to govern development activities in the Greater Hill District:

Economic Opportunities

- ☒ All developers must meet with a Hill District-based employment center or program to review project based job descriptions and establish realistic, mutually agreed upon hiring goals. Developers must agree to interview pre-qualified Hill District residents before advertising to the public at large and to provide a hiring priority for Hill District residents.
- ☒ All developers must commit to a MBE participation rate of 30% and WBE participation rate of 15% on all contracts, including but not limited to pre-construction services, supply contracts, and construction. Particular consideration must be given to Hill District businesses in fulfilling these requirements.



Self-Evaluation Form (continued)

Homeowner Support

- ☐ In allocating housing and community development resources for the Hill District, the City and URA should prioritize the rehabilitation of owner-occupied homes through grants to low-income homeowners.
- ☐ In allocating housing and community development resources for the Hill District, the City and URA should prioritize “equity protection” services to help existing homeowners resolve tax, title and mortgage issues.
- ☐ Except in the case of a substantial and imminent threat to health or safety, eminent domain may not be used to acquire occupied property for redevelopment.

Renter Support

- ☐ Except in the case of a substantial and imminent threat to health or safety, all proposals for the redevelopment of an occupied rental property must minimize the involuntary displacement of residents to the greatest extent feasible.
- ☐ All plans to redevelop publicly subsidized housing in the Hill District must include a comprehensive plan to support existing tenants in the transition to new, mixed-income housing. At a minimum, the plan should provide for multi-disciplinary services to respond to the multiple needs of families in transition.

Preserving Affordability

- ☐ Overall housing development plans must include a mix of owned and rental housing suited for all income levels. For rental housing developments of 10 or more units, at least 30% of all units must, to the greatest extent feasible and subject to the regulations associated with any housing assistance resources be utilized, and affordable to very low-income households (at or below 50% AMI). For for-sale housing developments of 10 or more units, at least 10% of all units must, to the greatest extent feasible and subject to the regulations associated with any housing assistance resources utilized, be affordable to low-income households (at or below 80% AMI). In allocating housing and community development resources, the City and URA should encourage a higher percentage of affordability and/or the use of deep subsidies to achieve deeper income targeting.
- ☐ All plans to redevelop publicly subsidized housing in the Hill District must include, to the greatest extent feasible, a plan to preserve the existing project-based rental subsidy.

Self-Evaluation Form (continued)

Community Ownership/Equity

- ☐ In disposing of vacant and publicly-owned property, the City and the URA should give priority to community groups and service organizations based in the Hill District with the capacity to develop such properties in a timely manner.
- ☐ All development projects receiving a subsidy from or through the City, County, or URA should provide co-ownership opportunities for Hill District community-based organizations (CBOs) or Hill District faith-based organizations. The CBOs or faith-based organizations should have an interest in the ownership, profits, developer fee, and/or cash flow. If the CBO or faith-based organization provides development services beyond helping to secure community and government support for the project, the organization should receive a higher level of interest in the ownership, profits, developer fee, and/or cash flow. In addition, the CBO or faith-based organization that has an ownership interest should have the ability to approve or reject major project decisions and retain a right of first refusal to acquire the project if it is sold.

ONLY IF APPLICABLE

C. Strategies for Reclaiming the Lower Hill

(See Appendix C of the 2011 Greater Hill District Master Plan for more details.)

In the 1950s and early 1960s, much of the Lower Hill District was demolished to make way for a planned cultural district for more affluent Pittsburghers. 1,300 on 95 acres of land were demolished. 413 businesses and over 8,000 residents were forced to relocate, receiving little to no compensation. The Hill District lost its commercial core, much of its population, and its connection to downtown. It was left isolated, disconnected from job opportunities, and starved for capital investment.

The Hill District now has a rare opportunity to correct this legacy. A 28-acre portion of the Lower Hill will soon become available for development. The Management Committee has adopted the following strategies to govern development activities in the Lower Hill, in order to ensure that the Lower Hill is developed in a way that reintegrates the area into the cultural fabric of the community, provides housing and job opportunities for Hill District residents, and serves as a catalyst for market-driven investment throughout the neighborhood:

Self-Evaluation Form (continued)

Design Strategies

- ☐ Development in the Lower Hill District should reflect the social, cultural and historical characteristics of the Greater Hill District.
- ☐ The western entrance to the neighborhood should be marked at the intersection of Centre Avenue and Washington Place – with a prominent structure that honors the history and culture of the Hill District.

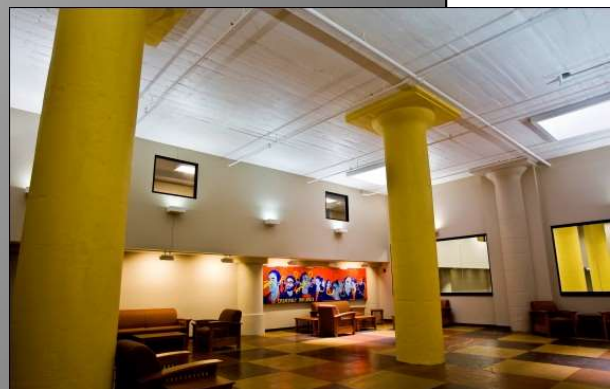
Housing Strategies

- ☐ All housing development plans for the Lower Hill must, to the greatest extent feasible and subject to the regulations associated with any housing assistance resources utilized, provide that at least 30% of all units must be affordable to very low-income households (at or below 50% AMI).
- ☐ If public funding is used or if a project-based subsidy is available, at least half of the affordable units must, to the greatest extent feasible and subject to the regulations of any housing assistance resources utilized, be affordable to extremely low-income households (at or below 30% AMI).
- ☐ In allocating housing and community development resources, the City and URA should encourage a higher percentage of affordability and/or the use of deep subsidies to achieve deeper income targeting.
- ☐ To the extent possible, and subject to funding availability and HUD approval, HACP should consider making project-based subsidy available for mixed-income housing development in the Hill District, particularly in the Lower Hill.
- ☐ All housing development plans for the Lower Hill District must provide an admissions preference for displaced persons to the greatest extent possible, including persons displaced in the Lower Hill urban renewal effort and their descendants.

Business Development Strategies

- ☐ All commercial or retail development plans for the Lower Hill District must include market-tested strategies to achieve a goal of at least 20% of the commercial or retail floor area for businesses that are a majority owned by Hill District residents or are currently located in the Hill District, and for businesses that were displaced from the Lower Hill by urban renewal.
- ☐ All commercial or retail development plans for the Lower Hill must commit best efforts to achieve a balanced mix of local, regional, and national companies.

HOUSING EXPERIENCE



TKA ARCHITECTS, INC.
PLANNERS
INTERIOR DESIGNERS

Firm Profile

TKA Architects, Inc.
1000 McKnight Park Drive
Suite 1006B P.O. Box 12
Pittsburgh, PA 15237

Principal Contact:

Joseph Serrao
Tel: (412) 953-4844
Office: (412) 681-7242
e-mail: jserrao@tkainc.com

Firm's professional status:

TKA Architects, Inc. is a Pennsylvania
Sub-Chapter S Corporation.

Firm Licenses

PA, OH, WV, FL

Firm owner's name and title:

Felix A. Cardella III, R.A., A.I.A.
President

Joseph Serrao, R.A.
Secretary/Treasurer

Number and classification of all employees:

5 Architects
3 Draftspersons/CADD Production
1 Specifications Writer/Code Review
1 Interior Designer
1 Clerical

11 Total

Design Philosophy and Approach

TKA Architects tailors each project to the needs of the client with the awareness that every endeavor is varied in scope and expression. TKA will apply crisp and clean geometry to the program. We will blend the right amount of natural materials and applied color to bring sophistication to simple surfaces and objects. These will all be viewed with proper natural and artificial light in the larger context of the entire space.

The thrust at TKA is on developing creative social solutions that are specific enough to define intended uses, but flexible enough to absorb anticipated growth and change. The TKA philosophy is also grounded in the realities of the industry. Cost control and scheduling impose undeniable constraints on any project and TKA works within these limits to bring the project in on time and on budget. By closely adhering to strong design principles, the firm has been able to establish a body of work impressive in its quantity, complexity and variety. Each TKA project provides a distinctive environment which meets, and exceeds, the needs and expectations of both client and user. TKA Architects looks forward to the future with a history of serving our clients by delivering innovative design that is within the project schedule and budget.

Project Management

TKA Architects prides itself in being a team builder, involving the client, the client's vendors and consultants, the engineering consultants, the contractors, and landlord. TKA's goal is to work with the client to develop an innovative solution to their specific design need and then implement it by bringing to bear our extensive experience in partnering with all the various disciplines involved and unifying each team member's talents and skills to deliver a timely and cost-effective solution.

TKA Architects provides comprehensive project management services to their client during the course of the entire project.

Working closely with the client and the client's staff; TKA strives to protect the client's interests, from conceptual planning through construction.

TKA works with the client to:

- Establish project programs; requirements; and budgets.
- Organize and coordinate teams; and define team responsibilities.
- Develop and monitor design and construction schedules.
- Conduct all required Project Team coordination meetings.
- Provide regular, updated project Progress Reports.
- Protect the client against potential contractual claims.
- Organize and coordinate DBE/MBE participation programs.
- Review bids and assist in contract negotiations.
- Represent the client on-site as Construction Administrator.
- Coordinate project close-out and occupancy.

To achieve these goals, strong and experienced leadership is required, backed by a full staff of knowledgeable professionals. This team approach allows TKA Architects to quickly respond to the needs of the client.

Quality Management and Control

TKA Architects strives to deliver the design and contract documents that are thorough and complete and which meet all of the criteria set forth by the client. To ensure a continuous review, Tasso Katselas assigns both the Project Manager and the Project Architect to shepherd the projects from preliminary design to final punch list. The client will always have this point source contact which TKA has found facilitates communication and clarifies responsibilities. Both the Project Manager and Project Architect interact on a daily basis with TKA's design team and consultants.

Project Management

Budget/Schedule

TKA works with the client in the preliminary/programming design phase to establish their required timetable and budget costs. When initiating the Design Phase, TKA Architects will apply those budget and schedule constraints up front as guideline principles. TKA will constantly update the design documents to stay within the set schedule and budget, and will immediately communicate with the client any possible deviations. TKA also applies these principles to all of its sub-consultants to ensure effective and timely communication.

TKA, using its experience, will also advise the client of any benefits from our ongoing internal value engineering analysis of the project. TKA believes in maximizing the client's design options by looking at other cost saving options. TKA does this throughout the project from preliminary design to contract documents and specifications.

TKA Architects prides itself on delivering projects within tight scheduling requirements. TKA has a long record of accomplishing the difficult time frames due to its experienced and multi-disciplined staff. The Project Manager with the Project Architect will prioritize all of the work and sub-consultants to ensure that the schedules, as set forth by the client, are met.

TKA schedules weekly in-house meetings with all of the team members assigned to the project to review progress and check document quality. This ensures that project schedules and costs are maintained. TKA also has the ability to deliver to the client graphic scheduling charts and milestone dates that also ensure the projects continuity.

Construction Administration/Teamwork

TKA Architects believes that once the Owner has chosen a contractor, that contractor is now an integral part of the team which is to deliver the Owner a quality design within the budget. TKA will work with the contractor to identify long lead items and to facilitate shop drawing approvals. TKA will also review alternates with the contractor that may save time and money, but that also maintain the value of the design that the Owner is due. TKA Architects will maintain an open and continuous communication link with the contractor and subcontractors to identify issues early and to resolve them early so that the schedule is maintained and costs controlled. Weekly field visits and meetings along with daily communication with the contractor's field supervisors ensures that the contractor's issues are quickly addressed and that the project's quality and value are maintained. This constant communication and team building will also help to prevent small issues from developing into problems later on. Teamwork is, and will always be, the key. TKA will impress upon everyone that the entire design/construction team has only one goal: To achieve the client's goal of a successful, timely and cost-effective project.

GREEN PROJECTS

TKA Architects implements LEED Best Practices design and low maintenance energy efficient design in all the projects we undertake. From the smaller school projects with a \$3 million budget to the largest transportation project with a budget of \$800 million, TKA applies the same principle of sustainability, and balancing the cost against energy efficiency and maintenance. TKA is a member in good standing of the U.S. Green Building Council.

TKA implements low maintenance energy efficient design in all the projects we undertake. From the smaller school projects, with budgets of \$3 million to the largest transportation project, with a budget of \$800 million, TKA applies the same principle of balancing cost against energy efficiency and maintenance.

The process starts with site preparation and structural systems, continues through exterior wall and roof envelope design and ends with finish materials and furniture selection.

At Pittsburgh Technical Institute, low maintenance prevailed in the decisions to provide exposed precast structure and brick masonry walls in corridors and classrooms, yet deliver the project at \$85 per square foot.



Market District - LEED Green Roof

TKA's largest LEED Certified building has been the 80,000 S.F. Giant Eagle Market District concept store in Shadyside, Pittsburgh. That store was the world's first supermarket to receive Silver LEED Commercial Interiors Certification. The building has more than 40 skylights, one of the region's largest green roofs, a water conservation system that reduces storm water run-off, and consumes 20% less energy than a typical store. Alternative flooring with maintenance-free polished concrete was used, and an air quality monitoring system is in place to ensure fresh clean air throughout the store. The current Hotel Indigo Project design underway for the East Liberty Neighborhood is seeking Silver LEED certification.

UPMC Quantum Office Interiors is another example of an energy efficient, conservation-centered approach, including HVAC and lighting design and controls, as well as finish materials and furniture selection. For example, the project includes energy efficient systems furniture and indirect lighting while also achieving the aesthetic appeal desired by the owner. Also included is a state-of-the-art CAT 6 energy efficient data and wire management system throughout the building; thereby eliminating the need for unsightly power poles.

JOSEPH SERRAO, R.A.
Secretary-Treasurer, Architect/Planner

Registration: Registered Architect, Pennsylvania, Ohio 1994
Years with Firm: 32
Total Professional Experience: 37 Years

Education

University of Pittsburgh - Bachelor in Architectural Studies, 1984
Virginia Polytechnic Institute & State University - Master of Architecture, 1988

**Summary of
Experience**

Mr. Serrao began his career working in Washington, DC. His work involved lighting and energy studies, as well as design work in various projects from office buildings to Georgetown Park Mall. Mr. Serrao returned to Pittsburgh to continue his career. While at another firm he was part of the project team for the Shadyside Hospital West Wing Addition and Medical Office Building.

Mr. Serrao joined Tasso Katselas Associates in 1990 and immediately began work on the new Pittsburgh International Airport. His duties included designing, construction documentation, and construction administration of the signage, furniture, carpeting and telecommunications contracts among others. He was also responsible for being the project manager for the Pittsburgh International Airport Master Plan.

Mr. Serrao also was the lead architect on the United States Secret Service for their Pittsburgh Expansion. He was also one of the key people in TKA for the new Allegheny County Jail, the Jail Annex on Ross Street.

With the completion of the Airport project, Mr. Serrao has been Project Architect and production coordinator for the following projects:

- Saint Vincent Rooney Hall
- Highland Wallace Building Renovation and Addition.
- West Liberty Apartment Complex
- 1450 Fifth Avenue Apartments
- South Oakland Townhouses
- Saint Vincent Benedict Hall
- Spina Bifida Housing
- Try Street Apartment Building Renovation.
- Troy Hill Apartment Building

Mr. Serrao, along with Mr. Felix Cardella, took over control of TKA Architects in March of 2005. Both he and Mr. Cardella will continue to be hands-on partners as they bring their expertise and experience to each individual project.

FELIX A. CARDELLA, III, R.A., A.I.A.
President, Architect/Planner

Registration: Registered Architect, Pennsylvania, 1984
Years with Firm: 39
Total Professional Experience: 39 Years

Education

Carnegie Mellon University, Master of Architecture, 1981
Washington & Jefferson College, Bachelor of Arts, 1977

**Summary of
Experience**

Mr. Cardella has advanced from his initial position of project architect through project manager to partner of TKA Architects. His early work as project architect includes the Pittsburgh Convention Center Hotel Competition and Schematic Design Phase for Pittsburgh International Airport. He developed 3-dimensional models and presentation drawings.

Mr. Cardella also worked closely with the United States Secret Service in their Pittsburgh Expansion. He was also one of the key people in TKA for the new Allegheny County Jail, the Jail Annex on Ross Street, and The Program for Women Offenders Oakland and Fifth Avenue facilities.

Recently, Mr. Cardella served as field representative of the Pittsburgh Technical Institute Education Center, a 165,000 sq. ft. masonry and concrete classroom building with faculty offices designed and constructed in a rural setting, to serve 1000 students. This also includes a Student Apartment Village for 625 students on campus.

Prior to his current assignment, Mr. Cardella was the lead architect and project manager for a \$22 million mixed use, commercial retail and residential complex in the East End of Pittsburgh, PA. The project includes redevelopment of an entire block with two levels of underground garage housing 250 cars, a 100,000 sq. ft. LEED certified Market District Retail grocery store and a 5-story Market House Condominiums replete with balconies and "green roof" providing 54 suites.

Currently, Mr. Cardella is the principal-in-charge for the Indigo Hotel Project, designed for the core of the resurgent East Liberty Commercial District. The project is a 140-room boutique hotel with 110,000 S.F. and a budget of \$12,500,000.

Mr. Cardella and his partner, Mr. Joseph Serrao, became owners of TKA Architects in March 2005. They have successfully developed the business into new markets while maintaining growth in existing fields.

MICHELLE PAYANZO
Senior Project Architect, LEED

Registration: Currently pursuing Pennsylvania Architectural Registration, LEED Green Associate Accreditation

Years with Firm: 22

Total Professional Experience: 22 Years

Education

Tulane University – Master of Architecture I, 2002

**Summary of
Experience**

Ms. Payanzo has worked on many projects of varying program and size and has been an asset in many ways to the firm.

While in school, Ms. Payanzo received the Distinguished Scholar Award from the University for every year she was enrolled. In December, 2001, she won first place in a building modeling competition sponsored by the school.

Since starting at TKA, Ms. Payanzo has worked on many institutional and educational projects. Some educational projects include the Propel Charter Schools in McKeesport and Montour; Alex G. McKenna School of Business, Economics and Government; and Aquinas Hall, both at Saint Vincent College, PA.

Ms. Payanzo has also worked on many medical projects, notably on the expansion for the Western Psychiatric Institute and Clinic, and the Slippery Rock Outpatient Clinic for Butler Hospital. She also designed and managed the ER renovations, the call center, infusion suites, and the cardiac center. She has been involved with the renovation and addition to the Market District retail grocery store in Pittsburgh's East End, as well as the Try Street Apartment Building, a 10-story warehouse renovation in downtown Pittsburgh.

Ms. Payanzo has worked and managed on a variety of historic and adaptive reuse projects including the Try Street Apartment Building which involved converting a long abandoned warehouse in downtown Pittsburgh into a 117 unit student housing building for the Art Institute of Pittsburgh. She also worked on The Brix at 26, a 7-story renovation on Carson Street of an old mercantile store and office building into market rate apartments. Ms. Payanzo was the lead client liaison as well field operative for the Highland-Wallace Buildings, a major rehabilitation of historically significant buildings into 124 market rate apartments and retail spaces in East Liberty neighborhood of Pittsburgh. This project had a significant impact on the turnaround of that district.

Ms. Payanzo is also TKA's LEED reviewer and manager.

PHILIP RINALDI **Specifications**

Registration: Registered Architect, Illinois, 1984

Certifications: Certified Construction Specifier, 1992

Years with Firm: 36

Total Professional Experience: 38 Years

Education

Illinois Institute of Technology - Bachelor of Architecture, 1979

University of Illinois – Construction Administration, 1984

Summary of Experience

Mr. Rinaldi is responsible for development and production of project specifications. Part of his duties in this capacity includes technical research in the application of the latest new construction materials and assemblies. He works closely with the design architect during development of preliminary schemes to ascertain where special investigations will be required. His work then parallels the design effort to pursue any special methods or materials that may be used. He shapes the preliminary and final specifications to reflect the desires of the latest design concept.

Mr. Rinaldi is also TKA Inc.'s code and legal researcher. He is responsible for interaction with all government and municipal approval agencies involved in a particular project.

His primary functions are specification writing and product submission approvals, which involve him at every level of design, production and construction administration.

Historic preservation and adaptive reuse is a strong focus of TKA's work. Mr. Rinaldi has been involved in several major projects including the adaptive reuse of the 312/322 Boulevard of the Allies building for Point Park University, the railroad freight terminal conversion at 1600 Carson Street, the Penn/Liberty conversion and historic restoration of the Saint Vincent College Basilica, the Try Street Freight Terminal, the J&L Mercantile building and the Daniel H. Burnham Highland Avenue Building.

Mr. Rinaldi also worked closely with the United States Secret Service in their Pittsburgh Expansion. He was also the lead specification writer, guideline compliance officer, and code reviewer for the new Allegheny County Jail, the Jail Annex on Ross Street, and The Program for Women Offenders Oakland and Fifth Avenue facilities.

Professional Affiliations

Construction Specifications Institute (CSI): 1992

International Code Council (ICC): 2000

Experience

1450 FIFTH AVENUE APARTMENTS

1450 Fifth Avenue, Uptown
Pittsburgh, PA



1450 Fifth Avenue was one of the first new residential apartment buildings to be built in the Uptown section of Pittsburgh. The apartment building is located two blocks from both Duquesne University and PPG Paints Arena, and one block from UPMC Mercy Hospital. 1450 has 5 residential floors with 29 apartments and with an integral basement garage. The building has mostly one bedroom units with 9 two bedroom units. Each apartment has a fully equipped kitchen with a laundry closet that has both a washer and dryer. Each apartment has a Juliet balcony with views along Fifth Avenue and Pride Street.

Experience

WEST LIBERTY APARTMENT COMPLEX

**West Liberty Apartments
West Liberty, WV**



The West Liberty Apartment Building Complex consists of three apartment buildings situated around a central parking area, each slightly different due to the site topography. The complex is located directly across the street from West Liberty University of West Virginia. There are a total of 51 apartments divided between the 3 buildings. Each building has mostly three and some two bedroom apartments with each bedroom having its own private bathroom. Each apartment has a fully equipped kitchen, with a full-size washer and dryer located inside. Each room has its own zoned climate control and unit.

Experience

TRIANGLE BUILDING

Triangle Building
701 Liberty Avenue
Pittsburgh, PA



The Triangle Building was converted from an 1870 office building with multiple additions and modifications over the years into a 15 unit apartment building. When TKA took on the project the Triangle Building had been abandoned for several years and was in a state of disrepair. The building was not code compliant having only one non-compliant exit stair and no sprinklers, fire alarm, or smoke detectors. TKA was able to permit the building with the City of Pittsburgh by scoring the entire building with the IBC. TKA added new sprinklers, a new elevator, new fire and smoke alarm, as well as an new emergency generator. The building was fully renovated with all new plumbing, electrical, and mechanical, systems.

BRIX AT 26 APARTMENTS

Apartments and Retail

Pittsburgh, PA

The project is located in the vibrant Southside Works neighborhood of Pittsburgh with fantastic views across the Monongahela River of the downtown area and south to the slopes of Mount Washington.

The project is a conversion of the former Goodwill Industries Building (originally the J and L Steel Company Store) into a market rate apartment building with attached, indoor, two-level garage. Retail is provided at the Carson Street level in a manner similar to the original store, which maintains a two-story atrium. Retail storage space is provided in the basement access via the refurbished freight elevator. Service is provided via a new receiving/dock addition approached from Sarah Street. The apartments are served from a private vestibule and lobby access from the 26th Street sidewalks at the midpoint between the apartment tower and indoor parking garage. A secure mailroom is located next to the entrance vestibule. The lobby also maintains a portion of the building's original two-story atrium, with balcony views from the second floor elevator lobby. Occurring from the entry to the lobby are amenities such as a lounge or party room with complete kitchen, fitness room, courtyard garden and guest suite. A lounge is provided on the third floor and a study on the fourth floor. Each apartment floor is served by two passenger elevators and a freight elevator. Additional storage is provided in the basement in the form of secure locker areas. Common areas are provided with similar HVAC Systems as the apartments. The parking garage has an exhaust system controlled by carbon monoxide detectors.



Apartment Kitchen/Bar



Brix Building Exterior



Apartment Living Room



Lobby



Experience

OAKLAND PORTAL APARTMENTS



Oakland Portal Apartments Pittsburgh, PA

This project consists of a 60,000 S.F., 47-unit multi-story apartment building with an integral parking garage for 36 cars located at 2633 Fifth Avenue, in the Oakland section of Pittsburgh, PA near the intersection of Fifth Avenue and Robinson Street.

The mix of the units is 70% 2-bedroom units and 30% 1-bedroom units with a central living, dining and kitchen area. Common lounge is provided on each level and lobby, mail room, exercise room, laundry, and bike room is provided on the first level.

The Portal Place Apartments represent Phase I of a mixed-use residential, office, and retail development with integral parking. Located in the educational and medical neighborhood of Oakland.

Market House Condominiums
Pittsburgh, PA

A mixed-use development consisting of a 44,000 S.F. expansion to a 22,000 S.F. existing commercial store with an underground parking garage for approximately 254 cars and surface parking for 83 cars. Above the store, a 54-unit condominium building was designed with a 3-story lobby/atrium and separate underground parking garage for approximately 65 cars and surface parking for approximately 53 cars. The construction cost for this transit-oriented development was approximately \$30 million. The project is the first urban location for Giant Eagle of this size and a first in combining residential and commercial development on the same site in the City of Pittsburgh. City. All of the 54 condominium units have balconies or exterior roof gardens. The majority of the units are two bedroom units with two and half baths and full gourmet kitchens with granite countertops.



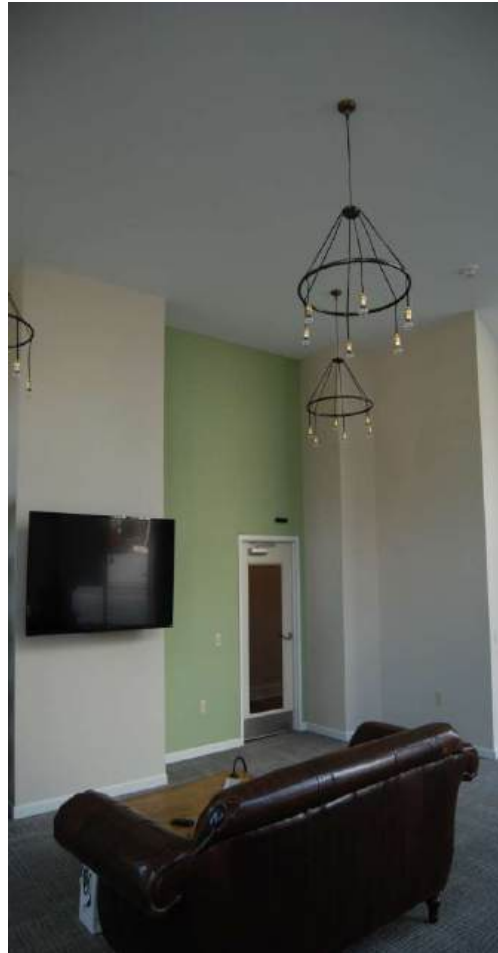
TKA Architects

HIGHLAND AND WALLACE BUILDINGS
Apartments and Retail
Pittsburgh, PA

The Highland and Wallace Buildings renovation and restoration project is a \$30 million renovation of the 110,000 S.F. Highland Building and the 40,000 S.F. Wallace Building into market rate residential apartment buildings with ground floor retail.

The project involves a complete historical exterior renovation, which has qualified for National Historical Review funds, including new windows, repair of the masonry, and terra cotta, and a major cleaning. The historically significant Highland Building was designed by Daniel Burnham, the premier American architect of the period, and it was developed by Henry Clay Frick.

The interiors of the building were completely gutted, and all new electrical, mechanical, tele/data, life safety, and fire protection systems are to be installed. The buildings will be converted from their dilapidated condition into 117 apartment units and 9,000 S.F. of street level retail. Each unit will have its own living-dining room area and a full kitchen. The program was tailored to meet the specific market requirements of the revitalized area of East Liberty and to encourage the development of the historic business core of the neighborhood.



TV Lounge



Apartment Living Room



Highland Building Exterior

Experience

SOUTH OAKLAND TOWNHOUSES

Wakefield Street Townhouses Pittsburgh, PA



WAKEFIELD STREET ELEVATION
SCALE: 1" = 10'-0"



The Wakefield Townhouse Development consists of 7 luxury townhouses located on Wakefield Street in the South Oakland neighborhood of Pittsburgh. The development is within walking distance of the University of Pittsburgh as well as several of the largest hospitals in the UPMC Health System. Each three story townhouse has 4,500 square feet, with a ground level two car garage and bonus room with a powder room. All the townhouses have a two car wide driveway and a backyard. The second floor has a fully equipped kitchen and powder room and a large great room with a large deck with sweeping views of the Monongahela River and downtown Pittsburgh. The third floor has two bedrooms with two full baths, and a master bedroom suite with a full bath and a walk-in closet. The project has been fully permitted and approved.

SHANNON HALL

Student Apartments for Art Institute of
Pittsburgh
Pittsburgh, PA

The Try Street Terminal Building project is a \$26 million renovation of the 150,000 S.F. Try Street Warehouse and Terminal into a multi-suite residential apartment building for the Art Institute of Pittsburgh.

The project involved a complete historical exterior renovation, which has qualified for National Historical Review funds, including new windows, repair of the masonry, and concrete, and a major cleaning.

The interior of the building was completely gutted, and all new electrical, mechanical, tele/data, life safety, and fire protection systems were installed. The interior was converted from warehouse space into 164 apartment units containing 650 beds. Each unit has its own living-dining room area and a full kitchen. The program was tailored to meet the specific needs of the Art Institute and their students.

TKA is currently working on converting the existing basement into a multi-function Student Center containing a performance theater, seating 200 people, a quiet study lounge area, a coffee bar, gaming area, computer lab, and meeting rooms.

This was a design/build project with Massaro Corporation and TKA Architects.



TKA Architects

Experience

PITTSBURGH TECHNICAL INSTITUTE



**PTI - Master Plan/Student Housing
Oakdale, PA**

The Master Plan update of 2006 for Pittsburgh Technical Institute accommodates a major shift in the school's approach to student housing. Currently, the commuters consist of students living at home or in private apartments and students living in off-site school-sponsored apartments. The Master Plan provides on-site student apartments consisting of five new buildings situated on a rectangular building pad created by flattening a secondary ridge in the southwest quadrant of the site and to the south of the student entry drive. The buildings are grouped in a sweeping arc along a pedestrian walkway which leads to the main classroom building.. The buildings are four stories and front an activity lawn and wooded hillside. Parking and service driveway are accessed on the opposite side of the pedestrian walkway. Five buildings provide 32 apartments and 125 beds each for a total of 625 beds. Each 1,140 square foot apartment suite contains 4 single bedrooms for privacy, 2 baths, a shared living room, kitchen and dining area, storage closet and entry. The structures are proposed to be wood frame with brick and siding exterior. Kitchens are equipped with refrigerator/freezer, dishwasher, range and microwave. ADA apartments and accessibility are provided. Each building has a main lobby, elevator, corridors, laundry, and lounge on each floor and utility spaces. The New Student Apartments opened in July 2009-2011.



**PTI - Student Housing
Oakdale, PA**

Experience

SAINT VINCENT COLLEGE FRESHMAN DORMITORY



Exterior



Interior

St. Benedict Hall Saint Vincent College Latrobe, PA

The \$11,000,000, 95,000 square foot structure consists of 5 residence buildings connected by a single "spine" hallway that provides accommodations for 368 students. Situated on a majestic slope that overlooks the campus, the two buildings in front are each 4-stories high and the three buildings behind them are 3-stories each. There is a covered area at the front entrance, with a glass curtain wall leading to an expensive lobby, 81 feet long and 23 feet deep, which includes a room that serves as a freshman seminar classroom during the day and as a large screen television lounge or group study area in the evening. A gas fireplace also provides a warm gathering place for residents. Internet ports are available in the lounge area as well. There is computer laboratory, game room and kitchen on the second floor of the 2-story lobby area.

The structure is composed of precast concrete bearing on masonry walls. Each floor of each building unit is arranged in a "pod" consisting of 10 rooms, each approximately 12' x 14' to house 2 students. The rooms are furnished with 2 loftable single beds, 2 dressers, 2 desks, 2 chairs, 2 wardrobe systems and 2 moveable file pedestals. In the center of each pod is a spacious lounge area, restrooms with sinks, showers and water closets, washers and dryers and storage rooms. The project also included upgrading the campus utilities, including steam, water, and gas, as well as adding a cross-campus sidewalk and 100-space addition to an existing parking lot.

This state of the art facility will be included in a campus wide technology infrastructure provides its residents with internet and e-mail access, telephone and voicemail service, air conditioning, satellite cable and closed-circuit television connection. It has an innovative security system which is enhanced through limited access to students with a I.D. card that has a computer chip embedded in it. This project was built under an accelerated schedule to meet the college's calendar.

POINT PARK UNIVERSITY
Student Housing
Pittsburgh, PA

Point Park University purchased two existing office buildings in downtown Pittsburgh with the intent of expanding their urban campus. TKA Architects, Inc., working in collaboration with their facilities department and administration, saw the opportunity to convert the existing 56,700 square foot per building Floor Plans into student housing.

The original schematic design incorporated 260 beds in multiple bed units that had one bathroom for each pair of bedrooms and giving each unit a full kitchen-dining-living area. TKA has recently completed the Phase 1, 200-bed, \$13,000,000.00 renovation of the two buildings.

In Phase 1, TKA redesigned the first floor to create a single entry and control point and working with the various City authorities, was able to reclassify the existing heavy timber construction office building into a dormitory, and maintain the budget. The buildings received all new electrical, data, fire protection, plumbing and HVAC systems with each unit having their own HVAC system.



TKA ARCHITECTS

Experience

SAINT VINCENT COLLEGE ROONEY HALL



**Saint Vincent College
Rooney Hall Dormitory
Latrobe, PA**

Completed in 1999, the 180-bed project was the first new dormitory at Saint Vincent College in 20 years. The 40,000 square foot, \$5,000,000 dormitory was the first residence hall to have air conditioned rooms, internet connections, as well as integral laundry, kitchen and study/meeting rooms.

The dormitory also serves as Pittsburgh Steelers players and staff home during summer football training camp.

Experience

SPINA BIFIDA HOUSING - GROVES AT THE WOODLANDS (HUD PROJECT)



**Groves at the Woodlands
Fithian House
134 Shenot Road
Wexford, PA**

The Groves at the Woodlands (Fithian House) is a 15,000 S.F., 14-unit, 1-bedroom apartment building. The units are designed as 100% ADA accessible housing for people with physical disabilities so as to have an independent living lifestyle. Each unit has a full kitchen and bath. They have individual heating and cooling and are wired for internet access.

The building also has a community dining room and living room for social gatherings, as well as offices for staff and counselors. There is also an outdoor living space with amenities.

The project involved site preparation, site construction, roadways, landscaping, and new utilities. The building is a combination of load-bearing masonry and wood framing with Hardy board exterior siding.

The project budget was \$1,600,000.00 with a HUD grant providing partial funding.

JOSEPH SERRAO, R.A.
Secretary-Treasurer, Architect/Planner

Registration: Registered Architect, Pennsylvania, Ohio 1994
Years with Firm: 32
Total Professional Experience: 37 Years

Education

University of Pittsburgh - Bachelor in Architectural Studies, 1984
Virginia Polytechnic Institute & State University - Master of Architecture, 1988

**Summary of
Experience**

Mr. Serrao began his career working in Washington, DC. His work involved lighting and energy studies, as well as design work in various projects from office buildings to Georgetown Park Mall. Mr. Serrao returned to Pittsburgh to continue his career. While at another firm he was part of the project team for the Shadyside Hospital West Wing Addition and Medical Office Building.

Mr. Serrao joined Tasso Katselas Associates in 1990 and immediately began work on the new Pittsburgh International Airport. His duties included designing, construction documentation, and construction administration of the signage, furniture, carpeting and telecommunications contracts among others. He was also responsible for being the project manager for the Pittsburgh International Airport Master Plan.

Mr. Serrao also was the lead architect on the United States Secret Service for their Pittsburgh Expansion. He was also one of the key people in TKA for the new Allegheny County Jail, the Jail Annex on Ross Street.

With the completion of the Airport project, Mr. Serrao has been Project Architect and production coordinator for the following projects:

- Saint Vincent Rooney Hall
- Highland Wallace Building Renovation and Addition.
- West Liberty Apartment Complex
- 1450 Fifth Avenue Apartments
- South Oakland Townhouses
- Saint Vincent Benedict Hall
- Spina Bifida Housing
- Try Street Apartment Building Renovation.
- Troy Hill Apartment Building

Mr. Serrao, along with Mr. Felix Cardella, took over control of TKA Architects in March of 2005. Both he and Mr. Cardella will continue to be hands-on partners as they bring their expertise and experience to each individual project.

ROGER E. BLACK

Livingston, NJ · 917.757.0215 · RogerEBlack@gmail.com

EXECUTIVE PROFILE

Real estate executive and multifamily developer with 20+ years of experience across acquisitions, deal structuring, financing, development and opportunity creation. Known for sourcing complex opportunities, structuring innovative transactions, navigating public-sector issues and turning challenging assets into viable real estate projects.

MANOR PARK VENTURES

Managing Member / Developer

2021–Present

Family-office-backed real estate investment and development platform based in Livingston, NJ. Active pipeline of 440 multifamily units — spanning completed, approved and in-development projects — plus a 28-acre opportunity in Knoxville, TN.

- Owner, manager and developer of multifamily housing projects, including adaptive reuse and ground-up development.
- 21-unit Central Ave Lofts — completed 2022.
- 83-unit 288 Central Ave multifamily development — fully approved.
- 336-unit Savannah multifamily development.
- 28-acre multifamily development opportunity in Knoxville, Tennessee.

SELECTED PROFESSIONAL EXPERIENCE

THE MICHAELS ORGANIZATION — Marlton, NJ

2012–2021

Vice President, Acquisitions | Co-Chair, Innovation Committee

Led acquisitions and special projects for a national real estate company with nearly 100,000 residential units spanning affordable, workforce, military, student and market-rate housing.

- Managed and sourced projects in high-growth urban and suburban markets nationwide.
- Structured transactions, negotiated purchase and sale agreements, and secured debt and equity financing.
- Created opportunities and negotiated contracts with sellers and joint-venture partners.
- Negotiated and successfully closed \$760M in acquisitions, with an additional \$800M pipeline over four years.
- Sourced and negotiated a highly innovative off-market transaction that generated nearly \$20M of profit.

COMMUNITY & EDUCATION

Mental Health Association (Essex / Morris) — Board Member, 2022–Present

Urban Land Institute — Member, 2014–Present

United Jewish Communities — Board Member, 2011–2015

Jewish Family Services — Board Member, 2009–2015

SYRACUSE UNIVERSITY

Bachelor of Science, Information Management
1996

Jordan Karlik

jordan@jkequities.com | (516) 356-3330

Real estate investment and development executive with 15 years of experience leading \$950M+ in ground-up, adaptive-reuse, and urban infill projects. Deep expertise in capitalization, large-scale project execution & construction management, zoning/entitlement strategy and institutional partnerships. Proven track record building platforms, leading cross-disciplinary teams, and delivering complex developments on time and on budget.

PROFESSIONAL EXPERIENCE

JK Equities, LLC

Principal/Co-Founder

January 2011 – Present

Executive Leadership & Organizational Oversight

- Directed firmwide strategy, P&L management, and multi-year business planning.
- Recruited, built, and led cross-disciplinary teams spanning development, construction, finance, and asset management.
- Established reporting systems, and operational processes.

Capital Markets & Partnership Strategy

- Raised and structured capital across the full capital stack, managing relationships with institutional lenders/equity partners, and HNW investors.
- Designed capitalization strategies for both ground-up and adaptive-reuse projects, with cumulative development value exceeding \$950M.
- Negotiated complex joint ventures, partnership agreements, and commercial terms across multiple large-scale investments.

Development & Investment Execution

- Led acquisitions, due diligence, underwriting, zoning/entitlement, design oversight, and construction execution for large, multi-phase urban developments.
- Directed all project teams including architects, engineers, contractors and consultants in delivering high-profile projects on time and on budget.
- Managed operational performance, asset repositioning, leasing strategy, and full life-cycle execution from acquisition to stabilization to disposition.

Notable Select Transactions

1000M/1000 S. Michigan Avenue, Chicago, IL

\$450M Total Capitalization - 1M sq ft Residential Tower

- Led land assemblage and development of an 832' tall, 738-unit luxury high-rise with 80,000 sq ft of amenities.
- Sourced all parcels, developed the original condominium business plan, secured equity partners, and led zoning approvals.
- Managed full redesign and project repositioning during COVID shutdown, transitioning to a rental tower while preserving architectural vision and zoning.
- Directed construction restart (2021), delivering the project on time and on budget; stabilization occurred within 16 months.

1006 S. Michigan Avenue, Chicago, IL

\$30 M Total Capitalization - Office Building & Office/Residential Conversion commencing in 2026

- Acquired 80,000 sq ft office building for strategic air and access rights for 1000M.
- Managed leasing, asset management, and capital projects while operating as an office building.
- Led 2025 rezoning and design for residential conversion into a 49-unit loft building connected to 1000M amenities.
- Secured Federal Historic Tax Credits and 25-year Real Estate Tax abatement.

Bryant Plaza, 281 Warner Avenue, Roslyn, NY

\$45M Mixed-Use, Transit Oriented Ground-Up Development

- Ground up development of a 100,000 sq ft, mixed-use building, containing 54 units, 6600 sq ft of retail space and 120 parking spaces.
- Led acquisition of existing strip center, termination of existing tenants, developed/executed business plan and secured equity partners.
- Oversaw full building design over a 3-year rezoning process while managing all predevelopment budgets and project team.
- Secured various subsidies including 22 year real estate tax abatement and \$10 M New York State Brownfield Tax Credit

RKO Theater, 135-35 Northern Blvd, Flushing, NY

357 Condominiums + 23,000 sq ft Retail + 16,000 sq ft Community Space

- Acquisition of a historic theater for redevelopment into a 357 condominium building containing 23,000 sq ft of retail space, a 16,000 sq ft community center along with 385 parking spaces.
- Complicated design/approval process due to the interior, historic landmark and connecting the historic lobby with new construction.
- Led project team including design, costing, 421a approval, rezoning and required approvals from Landmarks Department.
- Spearheaded financing efforts securing signed term sheets for the complete capital stack.
- Led evaluation determining superior returns via land sale versus full development; executed sale of shovel-ready project at a 2x multiple.

Additional Transaction Information Available Upon Request

EDUCATION

Cornell University, Ithaca, NY

Bachelor of Science, Applied Economics and Management (2004)

Deans List

ADDITIONAL INTERESTS

PHILANTHROPY

Sid Jacobson JCC, Roslyn, NY

2019-Present

Executive Board Member, Vice President,

Active supporter of UJA, IDF, HMTC

INTERESTS

Family • Golf • Running • Scuba Diving • Lego Building





Executive Summary

03

Pipeline & Track Record

09

Leadership Team

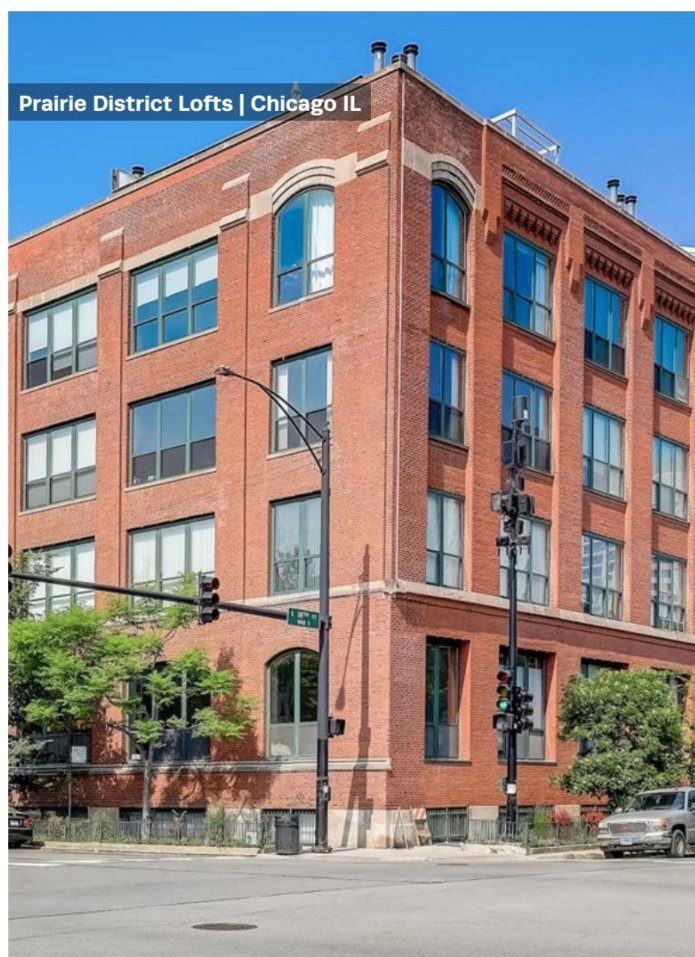
15

Executive Summary

JK Equities is seeking a joint venture equity partner to participate in acquisition and development opportunities on a go-forward basis.

Our strategy targets markets where JK Equities has a demonstrated track record of success, including Chicago, the Northeast and the Southeast with a focus on the Carolinas and Virginia. The firm has deployed nearly \$700M of equity across 67 transactions throughout its long history.

JK Equities is actively pursuing opportunities in these markets where the return profile is attractive compared to the risk profile. We have been operating in these markets for decades and have developed deep and meaningful relationships that allow for off-market transaction sourcing.



About JK Equities

FIRM PROFILE

JK Equities is a private real estate company focused on acquiring, developing and operating real estate throughout the United States. Their goal is to acquire unique, well situated, quality assets in urban and metropolitan areas with strong underlying economic fundamentals. The Principals of JK Equities have been in the real estate business for over 50 years, having navigated through various cycles. Their business philosophy is to provide attractive risk adjusted returns primarily through below market, opportunistic acquisitions, asset appreciation and asset redevelopment. JK Equities has owned, operated and developed property in more than 18 states valued at nearly \$2.0 billion.

50+

Years of Experience

HQ

Port Washington, NY

18

States

6,829

Residential Units

67

Projects (42 Residential)



1400 W Monroe | Chicago, IL

Chicago Experience

A prolific developer and operator in Chicago, JK Equities, was a key reason for sparking the revitalization of Chicago's South Loop, having developed and sold more than 3,500 units in Chicago since 1999. JK Equities' current investments in Chicago are valued at \$518M.

CURRENT INVESTMENTS

- 1000M
- 1006 S Michigan
- Prairie District Lofts
- Dearborn Tower (Commercial & Parking)

SELECT EXITED INVESTMENTS

- 1400 W Monroe
- Metropolis Condominiums
- 212 East Cullerton Ave
- Dearborn Tower (Residential)
- 888 South Michigan Ave
- Vesta Lofts.

JK Equities' latest endeavor was a joint venture with Time Equities and Oak Capitals that partnered with internationally renowned architect Helmut Jahn to develop 1000M, an 800-foot-tall, 74-story, 1M+ SF glass residential apartment tower at the edge of Grant Park in downtown that will reshape the Chicago skyline overlooking Lake Michigan. This iconic project totals 738 units and features 80,000 SF of best-in-class amenities. The project was initiated in 2015 and delivered in 2024.

1000M Apartments | Chicago, IL

Northeast Experience

JK Equities has prolific experience across the Northeast market, with an emphasis on New York, New Jersey, Rhode Island, and Pennsylvania. The company's headquarters are located in Long Island, giving them an on the ground presence that has enabled them to develop a number of successful projects. Since 1997, JK Equities has acquired, developed, and owned 10 assets in these markets.

CURRENT HOLDINGS

- Bryant Plaza – Roslyn, NY
- The Rocket Building – Jersey City, NJ
- Blackstone Distribution Center – Pawtucket, RI

SELECT EXITED INVESTMENTS

- RKO Theatre – Flushing, NY
- Domino Apartments – Philadelphia, PA
- Hidden Valley Apartments – Redding, PA
- Ridge Avenue Apartments – Philadelphia, PA
- White Rose Warehouse – Farmingdale, NY
- Pleasant Summit Apartments – West Orange, NJ



Southeast Experience

JK Equities has prolific experience in the Southeastern market, with a particular focus in the Carolinas and Virginia. The company's first investment was made in 1986. Since that time, JK Equities has been an active Sponsor in the market, with 28 projects over nearly a 40-year period.

SELECT EXITED INVESTMENTS

- Canterbury Woods Apartments – Charlotte, NC
- Carybrook Townhomes – Hampton, VA
- Timber Townhomes – Norfolk, VA
- Tammwood Apartments – Memphis, TN
- Cimarron Apartments – Jacksonville, FL
- Consolidated Bank Building – Miami, FL

JK Equities Leadership



JERRY KARLIK

PRINCIPAL

Jerry began his real estate career in 1982. He along with his affiliates' past holdings include over 4,500 rental apartment units and 5.0 million square feet of commercial space, including triple net leased warehouses, industrial space, offices and single tenant retail facilities valued at nearly \$1 billion. Jerry is also credited for being the catalyst that sparked the revitalization of Chicago's South Loop developing and selling in excess of 3,500 units since 1999.



JORDAN KARLIK

PRINCIPAL

Jordan began his real estate career in 2004 in Manhattan at Deutsche Bank followed by Ernst & Young in their Commercial Mortgage Backed Securities groups. In 2006 Jordan relocated to Chicago where he began working on various real estate development projects. After experiencing the height, trough and recovery of the real estate market, Jordan returned to New York in 2013. Currently, Jordan oversees all aspects of JK Equities with a particular focus on construction and sourcing new projects. Jordan enjoys time with his family, golfing, and being outside. He also spends a lot of time on philanthropy, especially at the Sid Jacobson JCC, where he is currently a Board Member.



www.jkequities.com

Port Washington, NY



Herron Avenue Assemblage Phase 1 & 2

Manor Park Ventures & JK Equities



MANOR PARK

Ventures



EQUITIES

Letter to URA

Dear URA Staff,

I am writing to formally confirm our initial meeting and to provide a brief update on our proposed development as we submit our initial application. We are very excited about the opportunity to work alongside the Urban Redevelopment Authority (URA) to bring this vision to life.

As part of our preliminary community and stakeholder outreach, we met with Councilman R. Daniel Lavelle—the local District 6 Councilman, City Council President, and Vice Chair of the URA Board—on April 28, 2026. Councilman Lavelle was highly positive and encouraging regarding the overall concept of the project.

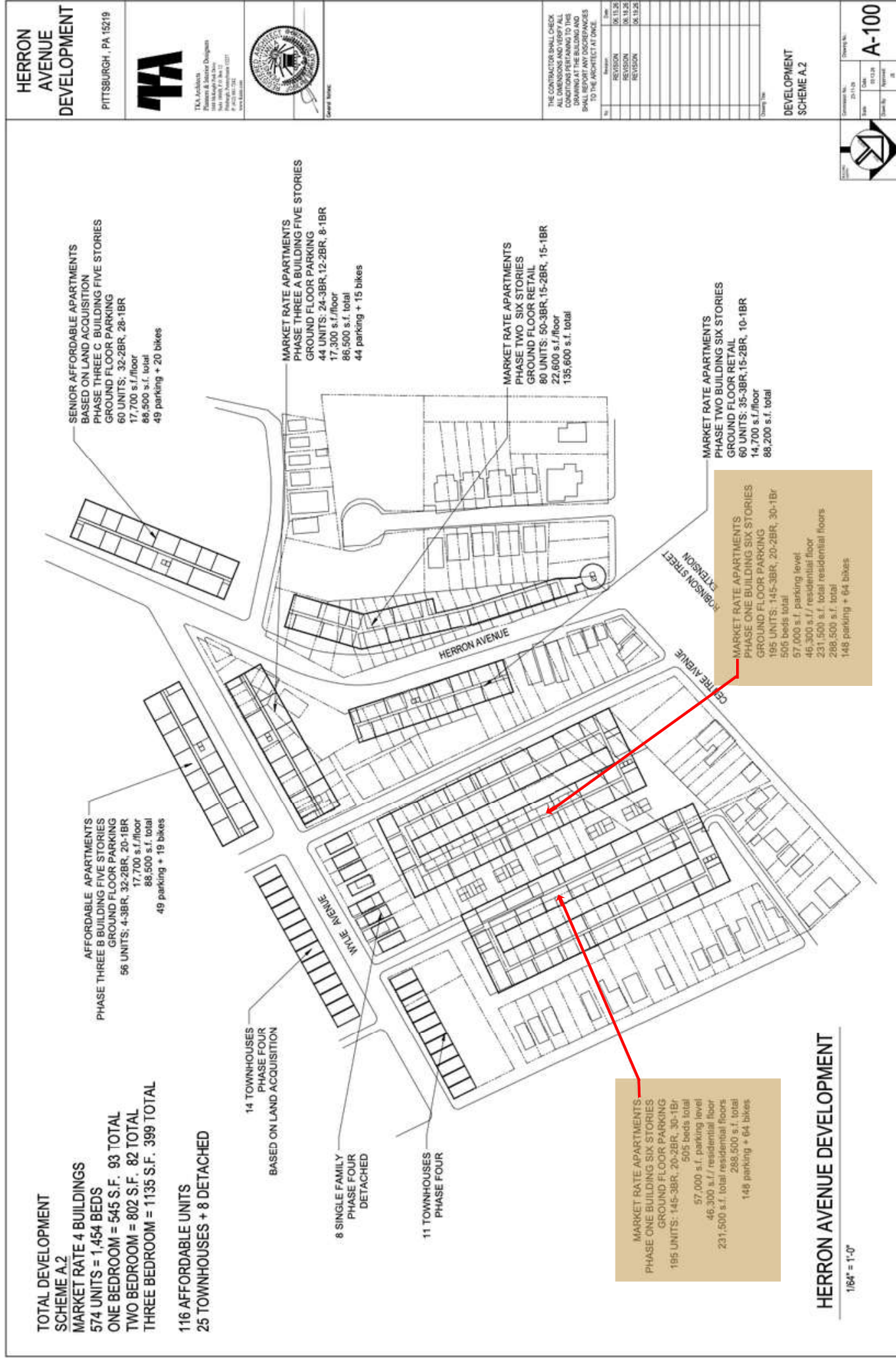
During our discussion, he specifically requested the inclusion of owner-occupied single-family housing. We are pleased to confirm that we have fully incorporated his feedback into our design, and have successfully added an owner-occupied single-family housing component along Wylie Avenue.

Please find our initial application and supporting materials enclosed. We look forward to collaborating closely with the URA staff throughout the review process and welcome any additional guidance or feedback you may have. Thank you for your time and consideration.

Sincerely,
Roger Black & Jordan Karlik



Preliminary Concept & Project Scale-Phase 1



Preliminary Concept & Project Scale-Phase 2

TOTAL DEVELOPMENT

SCHEME A.2

MARKET RATE 4 BUILDINGS

574 UNITS = 1,454 BEDS

ONE BEDROOM = 545 S.F. 93 TOTAL

TWO BEDROOM = 802 S.F. 82 TOTAL

THREE BEDROOM = 1135 S.F. 399 TOTAL

116 AFFORDABLE UNITS

25 TOWNHOUSES + 8 DETACHED

14 TOWNHOUSES

PHASE FOUR

BASED ON LAND ACQUISITION

8 SINGLE FAMILY

PHASE FOUR

DETACHED

11 TOWNHOUSES

PHASE FOUR

AFFORDABLE APARTMENTS

PHASE THREE B BUILDING FIVE STORIES

GROUND FLOOR PARKING

56 UNITS: 4-3BR, 32-2BR, 20-1BR

17,700 s.f./floor

88,500 s.f. total

49 parking + 19 bikes

SENIOR AFFORDABLE APARTMENTS

BASED ON LAND ACQUISITION

PHASE THREE C BUILDING FIVE STORIES

GROUND FLOOR PARKING

60 UNITS: 32-2BR, 28-1BR

17,700 s.f./floor

88,500 s.f. total

49 parking + 20 bikes

MARKET RATE APARTMENTS

PHASE THREE A BUILDING FIVE STORIES

GROUND FLOOR PARKING

44 UNITS: 24-3BR, 12-2BR, 8-1BR

17,300 s.f./floor

86,500 s.f. total

44 parking + 15 bikes

MARKET RATE APARTMENTS

PHASE TWO SIX STORIES

GROUND FLOOR RETAIL

80 UNITS: 50-3BR, 15-2BR, 10-1BR

195 beds total

21,351 s.f. gross 1st floor

Approximately 16,000 s.f. retail

21,351 s.f./residential floor 5 floors

106,755 s.f. total residential

128,106 s.f. total

MARKET RATE APARTMENTS

PHASE TWO BUILDING SIX STORIES

GROUND FLOOR RETAIL

60 UNITS: 35-3BR, 15-2BR, 10-1BR

145 beds total

13,719 s.f. gross first floor-

Approximately 11,000 s.f. retail

13,719 s.f./residential floor

68,595 s.f. total residential

82,314 s.f. total

MARKET RATE APARTMENTS

PHASE ONE BUILDING SIX STORIES

GROUND FLOOR PARKING

195 UNITS: 145-3BR, 20-2BR, 30-1BR

505 beds total

57,000 s.f. parking level

46,300 s.f./residential floor

231,500 s.f. total residential floors

288,500 s.f. total

148 parking + 64 bikes

MARKET RATE APARTMENTS

PHASE ONE BUILDING SIX STORIES

GROUND FLOOR PARKING

195 UNITS: 145-3BR, 20-2BR, 30-1BR

505 beds total

57,000 s.f. parking level

46,300 s.f./residential floor

231,500 s.f. total residential floors

288,500 s.f. total

148 parking + 64 bikes

HERRON AVENUE DEVELOPMENT

1/64" = 1'-0"

HERRON
AVENUE
DEVELOPMENT

PITTSBURGH, PA 15219



TA Architects
Planners & Interior Designers
100 Market Avenue, Suite 200
Pittsburgh, PA 15212
P: 412.461.1500
www.taarch.com



General Notes

THE CONTRACTOR SHALL CHECK
ALL DIMENSIONS AND VERIFY ALL
CONDITIONS PERTAINING TO THIS
DESIGN. ANY DISCREPANCIES
SHALL BE REPORTED IMMEDIATELY
TO THE ARCHITECT AT ONCE.

No.	Revisions	Date
1	REVISION	06.13.26
2	REVISION	06.18.26
3	REVISION	06.19.26

Sheet No.

DEVELOPMENT
SCHEME A.2



Comparison No.
20-15-26
Scale
1:11.25
City
Pittsburgh
Project
A-100

Manor Park Ventures

Demonstration of Financial Availability



A foundation of proprietary family capital driving de-risked, institutional-quality development

2,000+
Multifamily Units Developed

\$200M+
Transaction Volume

\$10M+
Pre-Development Equity Funded

Company Overview & Track Record

- ◆ Proven Scale: The leadership team has successfully developed over 2,000 multifamily units across the region.
- ◆ Transaction Volume: The firm has executed over \$200 million in real estate transactions.
- ◆ Seasoned Leadership: Guided by experienced partners who have managed projects worth over \$500 million across various housing sectors throughout their careers.

Demonstrated Financial Strength

- ◆ Proprietary Capital Advantage: Substantial family capital enables a leverage-free acquisition strategy, reducing execution risk during volatile pre-development phases.
- ◆ All-Cash Acquisitions: Purchased the 27-acre Savannah site entirely in cash (\$7.64 million), independent of outside debt or third-party equity.
- ◆ Self-Funded De-Risking: 100% of entitlement, zoning, architectural design, and civil engineering phases capitalized exclusively through proprietary funds.
- ◆ Significant Commitments: Fully funded over \$10,000,000 in pre-development equity for the current Savannah project.

\$7.64M All-Cash Land Acquisition | \$10M+ Pre-Development Equity | \$500M+ Career Portfolio

JK Equities

Demonstration of Financial Availability

A legacy of metropolitan development and strategic asset re-development across premier markets.

42

Completed Projects

6,829

Total Units Nationwide

\$700M

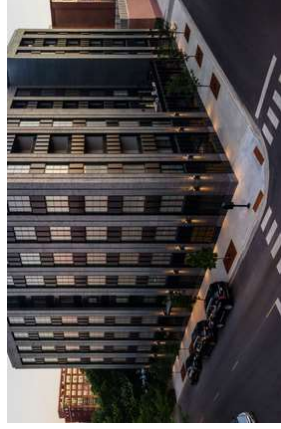
Equity Deployed

\$2.0B

Historical Portfolio Value

Company Track Record

- ◆ 67 transactions across premier markets
- ◆ 50+ years combined leadership experience
- ◆ Proven multifamily development at scale
- ◆ Deep industry networks & capital access



Active Portfolio

- ◆ \$588M active portfolio across IL, NY, NJ, RI
- ◆ 1000M flagship: 74-story, 1M sqft glass tower
- ◆ 810 residential units + 190K sqft commercial
- ◆ \$518M deployed in IL, \$55M in NY



42 Projects | 6,829 Units | \$700M Equity | 67 Transactions | \$2.0B Portfolio

Contact & Next Steps

Manor Park Ventures

Roger Black

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<https://manorparkventures.com/>

JK Equities

Jordan Karlik

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(516) 622-7500

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Port Washington, NY 11050

www.jkequities.com



THREE BEDROOM = 1135 S.F. 399 TOTAL

25 TOWNHOUSES + 8 DETACHED

SENIOR AFFORDABLE APARTMENTS
BASED ON LAND ACQUISITION
PHASE THREE C BUILDING FIVE STORIES
GROUND FLOOR PARKING
60 UNITS; 32-2BR, 28-1BR
17,700 s.f./floor
88,500 s.f. total
49 parking + 20 bikes

MARKET RATE APARTMENTS
PHASE ONE BUILDING SIX STORIES
GROUND FLOOR PARKING
195 UNITS: 145-3BR, 20-2BR, 30-1Br
57,000 s.f. parking level
46,300 s.f./ residential floor
231,500 s.f. total residential floors
288,500 s.f. total
148 parking + 64 bikes

MARKET RATE APARTMENTS
PHASE TWO SIX STORIES
GROUND FLOOR RETAIL
75 UNITS: 50-3BR,15-2BR, 5-1BR, 5-EFF
26,613 s.f. gross 1st /floor
Approximately 21,000 s.f. retail
18,382 s.f./residential floor 5 floors
91,910 s.f. total residential
118,523 s.f. total
97 surface parking

— MARKET RATE APARTMENTS
PHASE ONE BUILDING SIX STORIES
GROUND FLOOR PARKING
195 UNITS: 145-3BR, 20-2BR, 30-1Br
57,000 s.f. parking level
46,300 s.f./ residential floor
231,500 s.f. total residential floors
288,500 s.f. total
148 parking + 64 bikes

MARKET RATE APARTMENTS
PHASE TWO BUILDING SIX STORIES
GROUND FLOOR RETAIL
60 UNITS: 35-3BR, 15-2BR, 10-1BR
13,719 s.f. gross first floor-
Approximately 11,000 s.f. retail
13,719 s.f./residential floor
68,595 s.f. total residential
82,314 s.f. total

$$1/64'' = 1'-0''$$

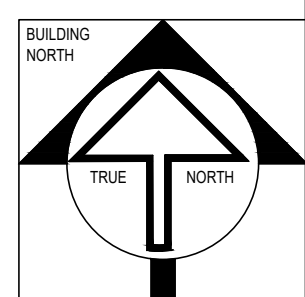
General Notes:

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND VERIFY ALL CONDITIONS PERTAINING TO THIS DRAWING AT THE BUILDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AT ONCE.

No:	Revision:	Date:
	REVISION	06.15.26
	REVISION	06.18.26
	REVISION	06.19.26
	REVISION	07.20.26
	REVISION	07.24.26

Drawing Title:	

DEVELOPMENT SCHEME A.2



Commission No.:

23-11-29

Scale:	Date:
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03.13.

Drawn By:	Approved:
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A-100