



**TREK**

**DEVELOPMENT GROUP**

**BACKGROUND & WORK SAMPLE**

# TREK Overview



- ❖ Incorporated in 1991
- ❖ Developed over 2500 units of housing
- ❖ Developed 32 communities valued at approximately \$500m
- ❖ \$250m of equity raised from tax credits
- ❖ Successful development in multiple states
- ❖ Urban, suburban, and rural markets
- ❖ Sustainable Developments (Solar, Geothermal, LEED)



# Capacity



TREK Development is prepared having sufficient staff & financial resources to move development forward.





# TREK Overview



Beneficial Building

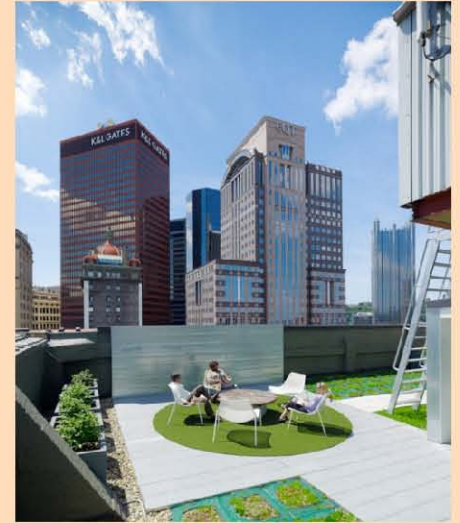


The Century Building



900 Penn

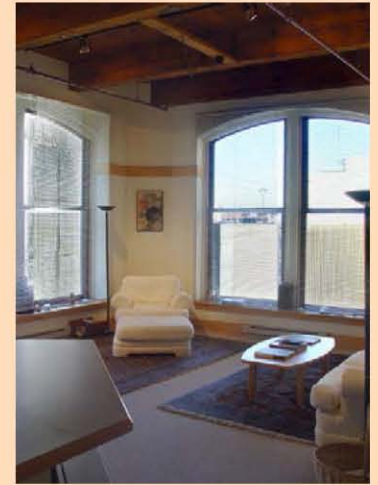
# TREK Overview



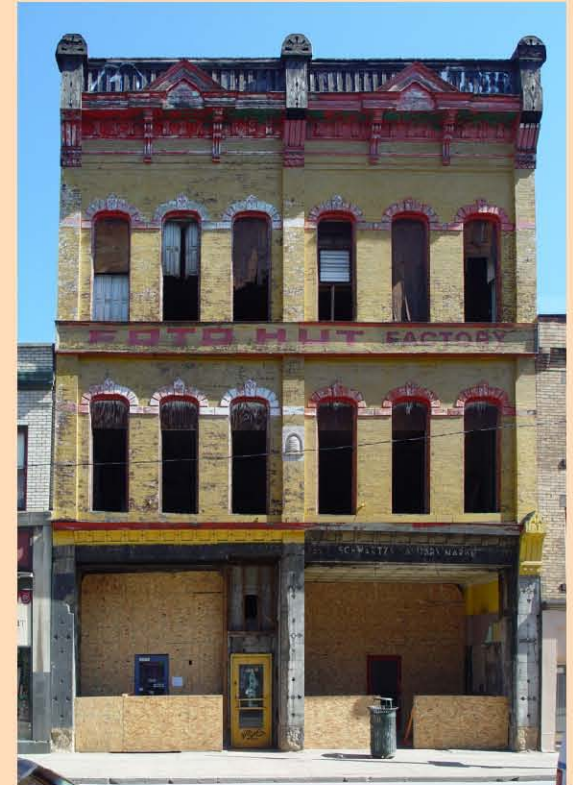
The Century Building



# TREK Overview



# TREK Overview



Beneficial Building



# TREK Overview



Felix Negley



Dalton's Edge



Sisters of St Joseph



# TREK Overview



Century Building

Sharps Terrace



Mercer



Emory Senior

Sharps Terrace



# TREK Overview



Homestead



Grace Place Punxsutawney



Fraser Hall



Orchard Hill



Dinwiddie Street



Grace Place Punxsutawney



# TREK Overview



Kittanning Cottages



Kittanning Cottages



Jacob Street



Burns Community Center



# THE STORY OF THE DINWIDDIE TRIANGLE

**IREK**  
DEVELOPMENT GROUP

ROTHSCHILD  
**DOYNO**  
COLLABORATIVE  
ARCHITECTURE AND URBAN DESIGN





# THE PLIGHT OF REED ROBERTS

- Reed Roberts Housing was a blight on the entire neighborhood
- It became an ineffective family housing environment
- The buildings were of physical and functional obsolescence
- It was an area of high crime



modular housing in a haphazard arrangement

- ∴ To fix REED ROBERTS it was necessary to 'zoom out' and develop a comprehensive strategy for the surrounding neighborhood that had been negatively affected



parking lot  
parking lot  
no public-oriented green space

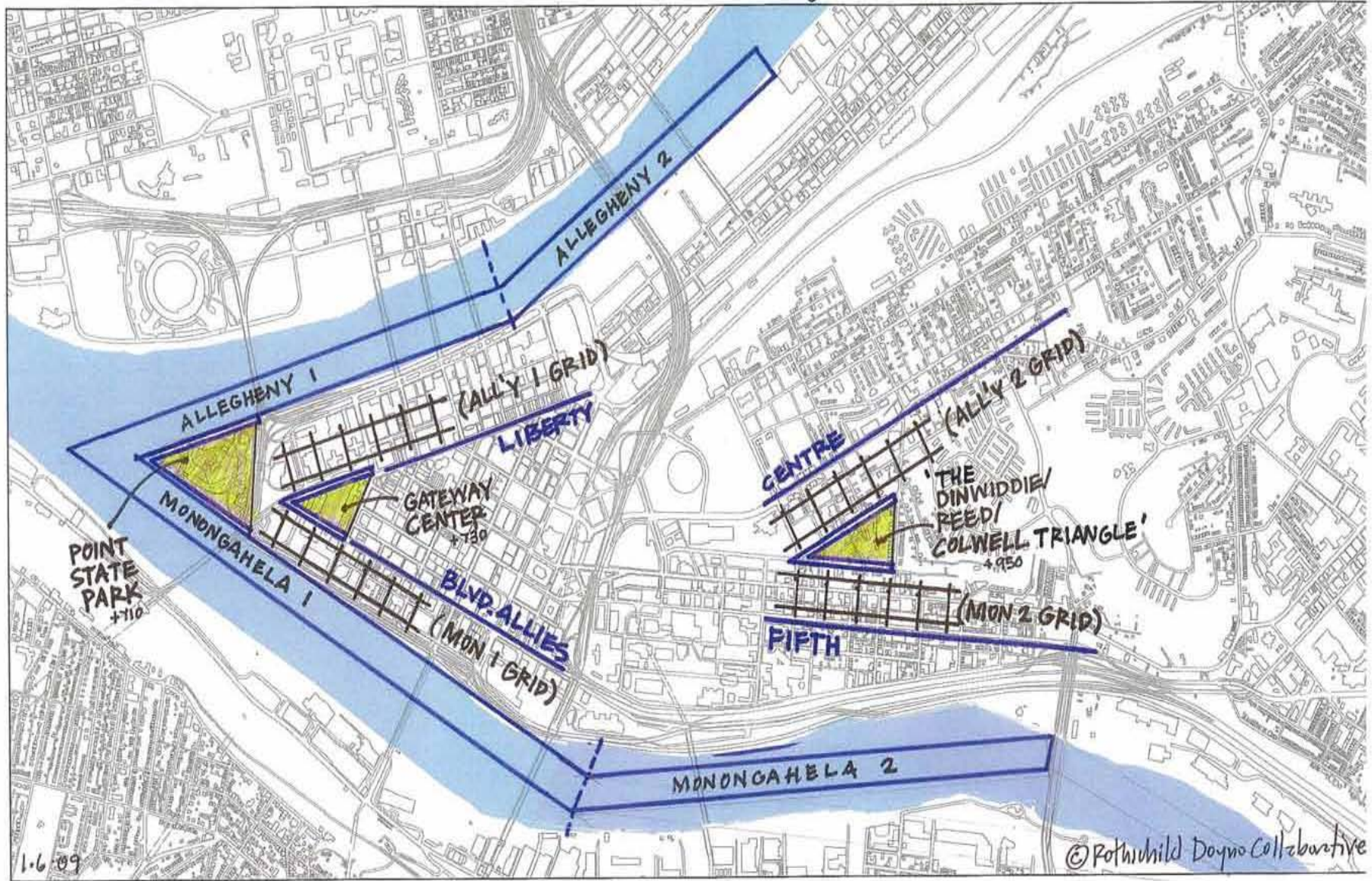


no relationship to architecture of existing neighborhood



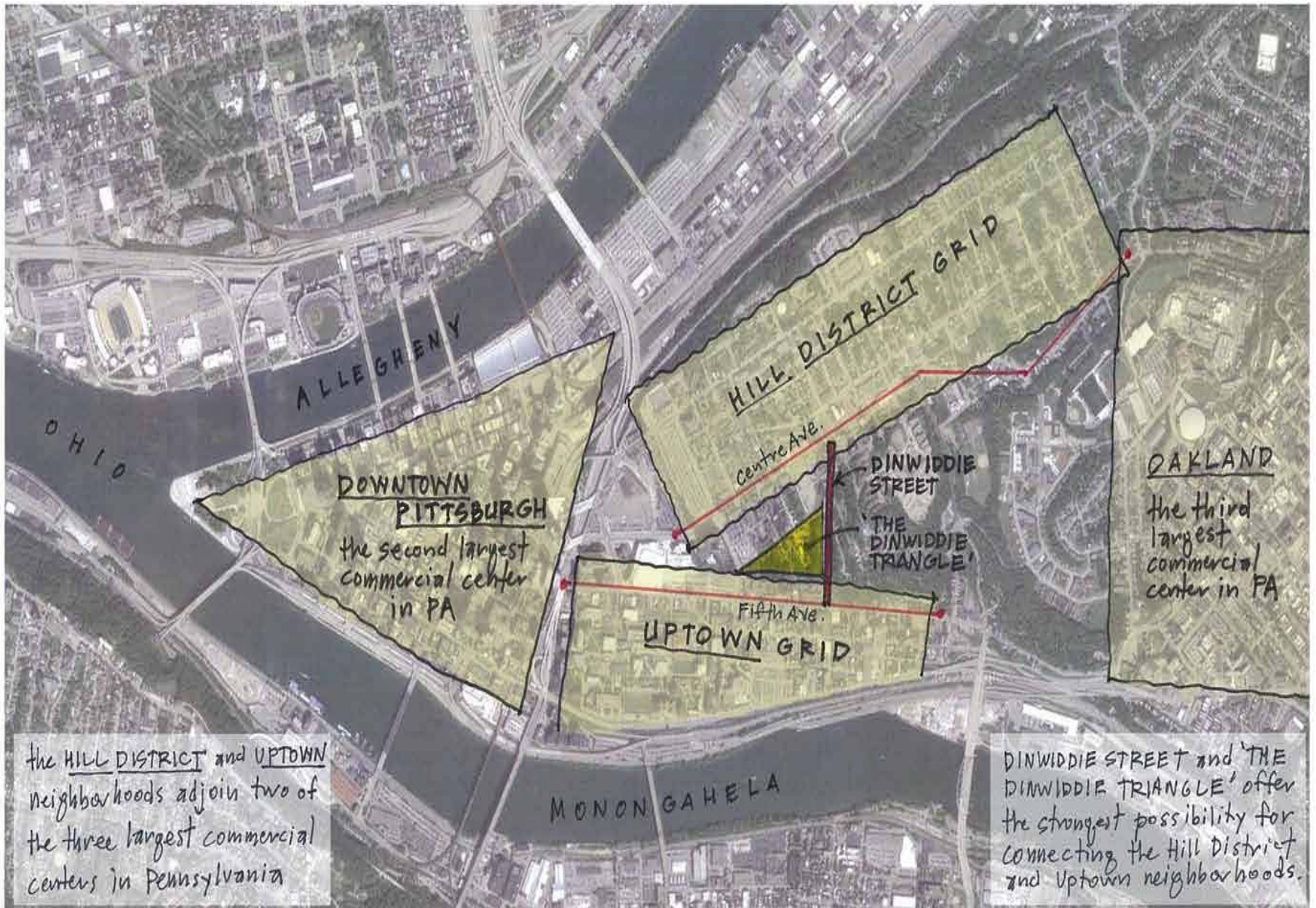
# 3 GOLDEN TRIANGLES

When the grids of the Allegheny and Monongahela are projected inwards, they result in THREE special 'golden' triangles





# TRIANGLE AS A CONNECTOR



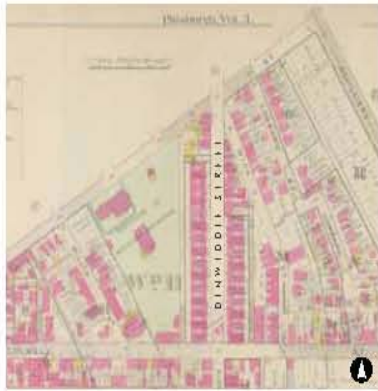
the HILL DISTRICT and UPTOWN neighborhoods adjoin two of the three largest commercial centers in Pennsylvania

DINWIDDIE STREET and 'THE DINWIDDIE TRIANGLE' offer the strongest possibility for connecting the Hill District and Uptown neighborhoods.



# LOOKING BACK

THAT WAS THEN... 1906



Historical map of Dinwiddie Street of 1906 shows thick density of repetitive housing lining both sides of the street

THIS IS NOW... 2009



Aerial photo of 2009 shows deterioration of density with an abundance of vacant lots and dilapidated buildings

DETAILS... 2009 The Dinwiddie Triangle has no coherence. It is comprised of vacant lots, buildings in poor condition, and unsafe structures.



TYPICALLY IN THE HILL DISTRICT... the solution would be to demolish the entire district and build a new neighborhood. But, is there another way?



# DINWIDDIE TRIANGLE GOALS

## THE 'TYPICAL' WAY:

- Demolish everything
- Build repetitive new housing that relates to the old
- Create a new place



## THE DINWIDDIE WAY:

- Review the strengths and weaknesses of every parcel on an individual basis
- Retain as many existing buildings as possible
- Build new that responds uniquely to each parcel condition
- Create a new/old place



1. **Restore** urban density and **strengthen** existing connections

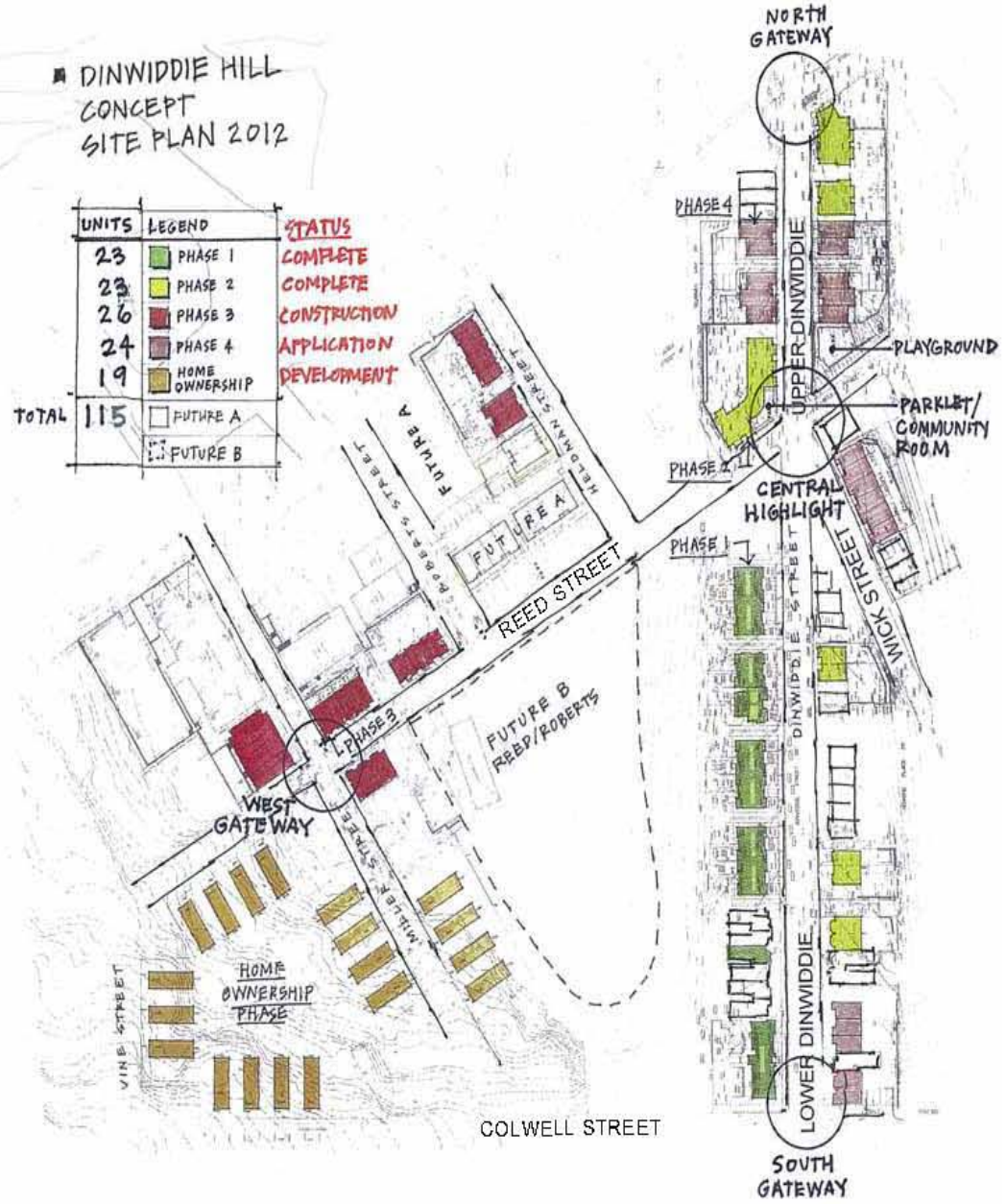
2. **Retain** and **restore** historical buildings, interweave with new construction

3. **Reinforce** sense of community and history

# PHASING PLAN

DINWIDDIE HILL  
CONCEPT  
SITE PLAN 2012

UNITS	LEGEND	STATUS
23	PHASE 1	COMPLETE
23	PHASE 2	COMPLETE
26	PHASE 3	CONSTRUCTION
24	PHASE 4	APPLICATION DEVELOPMENT
19	HOME OWNERSHIP	
TOTAL 115	FUTURE A	
	FUTURE B	



## TOTAL DEVELOPMENT COSTS

PHASE 1	Equity	\$ 6,677,876
	Public	\$ 1,290,000
	Energy Loan (CFA)	\$ 273,872
	Total Development Cost	<u>\$ 8,241,748</u>
PHASE 2	Equity	\$ 5,782,044
	Public	\$ 1,360,000
	Total Development Cost	<u>\$ 7,142,044</u>
PHASE 3	Equity	\$ 7,923,168
	Public	\$ 1,492,000
	Total Development Cost	<u>\$ 9,415,168</u>
PHASE 4	Equity (@7.38%)	\$ 6,940,954
	Public	\$ 2,000,000
	Total Development Cost	<u>\$ 8,940,954</u>



# OF VOUCHERS AND HOMEOWNERSHIP

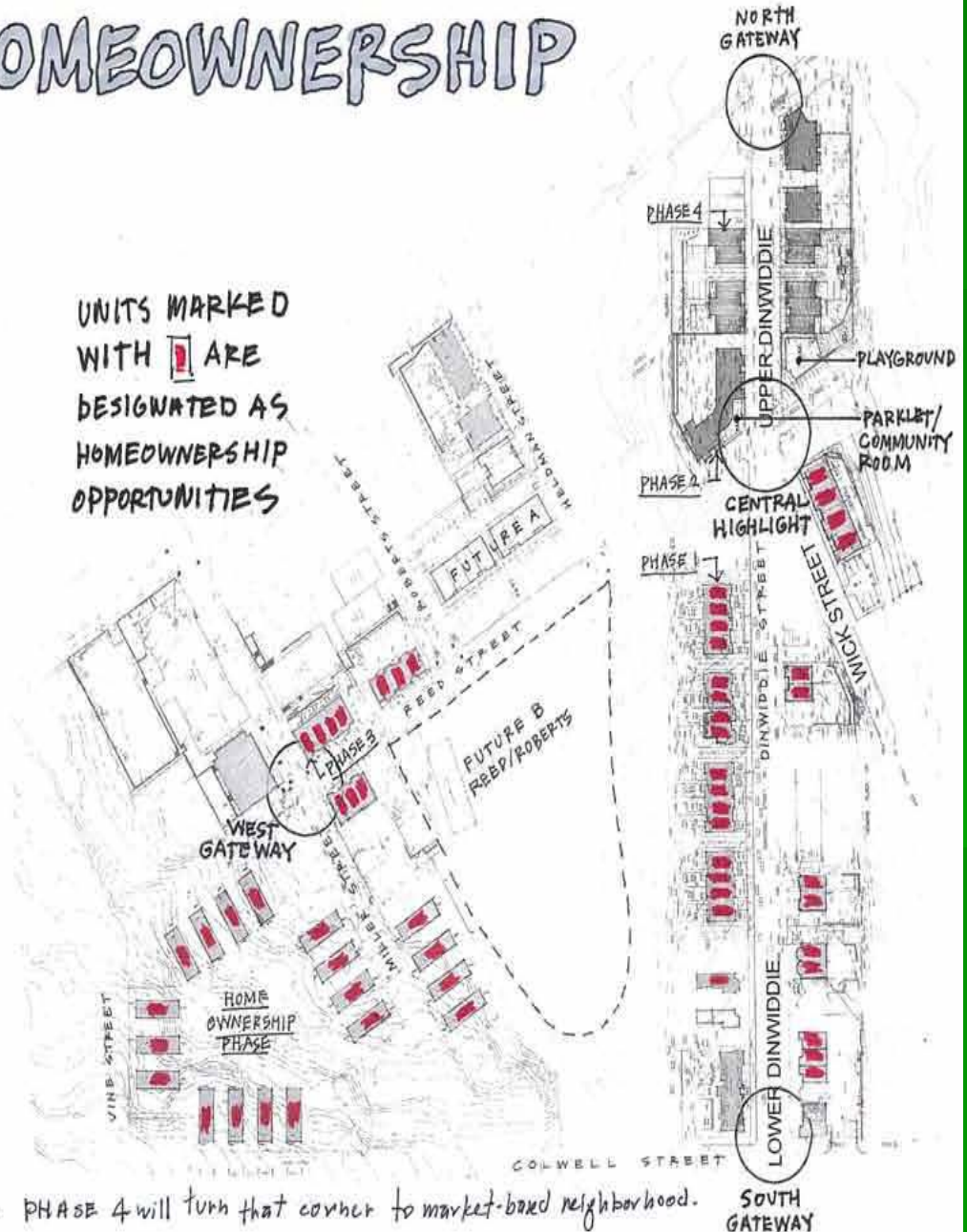


REED ROBERTS had 70 Project Based Section 8 subsidized units  
 One of the goals was to disperse some of these into the new Dinwiddie development as follows:

	Project Based Section 8	Vouchers
(existing) REED ROBERTS	70	-
PHASE 1	14	5
PHASE 2	14	4
PHASE 3	0	?
PHASE 4	0	?

∴ As the Phases of the Dinwiddie Triangle progress, there are less subsidized and voucher-based units.

UNITS MARKED WITH  ARE DESIGNATED AS HOMEOWNERSHIP OPPORTUNITIES



PHASE 4 will turn that corner to market-based neighborhood.

# PHASE 1 EXISTING



many abandoned buildings...



many vacant lots...



deteriorated sidewalks, front yards, porches...



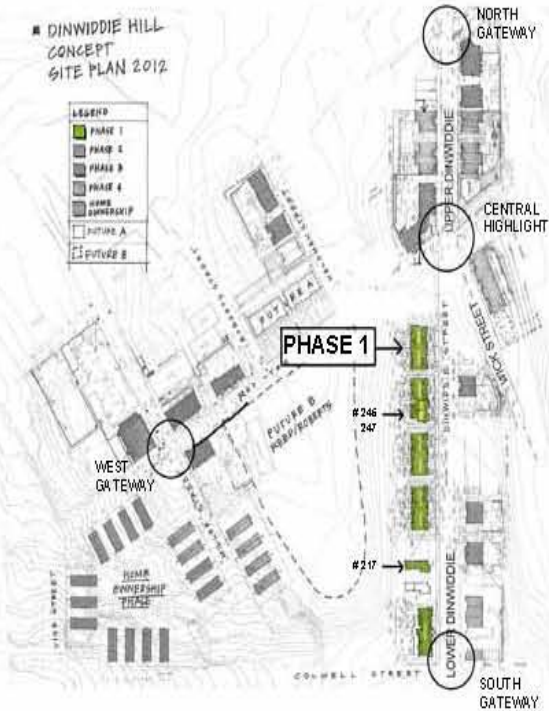
and buildings in deteriorated condition.



# PHASE 1

DINWIDDIE HILL  
CONCEPT  
SITE PLAN 2012

LEGEND	
[Green Box]	PHASE 1
[Grey Box]	PHASE 2
[Light Grey Box]	PHASE 3
[Dark Grey Box]	PHASE 4
[White Box]	HOME OWNERSHIP
[White Box]	FUTURE A
[White Box]	FUTURE B



## PHASE 1 GOALS

- Restore density on West Side of Lower Dinwiddie.
- Create one side of **South Gateway** at Colwell Street.
- Restore, renovate and integrate 217 and 245/7 Dinwiddie.
- Enhance **pedestrian connections** with new streetscape.



• Density restored



• One side of South Gateway established



• Historic building integrated



• Pedestrian experience enhanced



# PHASE 1



## ▸ BEFORE

- building in very poor condition, abandoned



## ▸ AFTER

- historic building renovated and restored
- new construction abuts and reinterprets historic building form and details (front porches, projected bays, steeply-pitched roofs...)



# PHASE 2 EXISTING



*Vacant corner lot at center of development...*



*abandoned buildings in very poor condition...*



*Gaps in density at various places...*



*empty lot at upper Dinwiddie.*

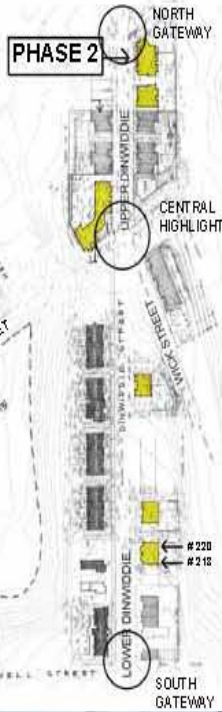
# PHASE 2

## PHASE 2 GOALS

- Create central highlight to development
- Establish North Gateway
- Infill density on East side of Lower Dinwiddie
- Restore 218 and 220 (by disassembling stone facade, building new units, and reassembling stone facade)

# DINWIDDIE HILL  
CONCEPT  
SITE PLAN 2012

LEGEND	
[Grey Box]	PHASE 1
[Yellow Box]	PHASE 2
[Light Blue Box]	PHASE 3
[Dark Blue Box]	PHASE 4
[White Box]	HOME OWNERSHIP
[White Box]	PUTURE A
[White Box]	PUTURE B



• Central highlight includes public tot lot parklet, adjoining community room, and special corner unit above #220 #218



• North Gateway with tower highlight



• Density reestablished on east side



• Removed stone facades of 218 and 220, constructed new units, rebuilt stone facade



# PHASE 3

## EXISTING



vacant corner lot...



and another vacant corner lot...



and another vacant corner lot...

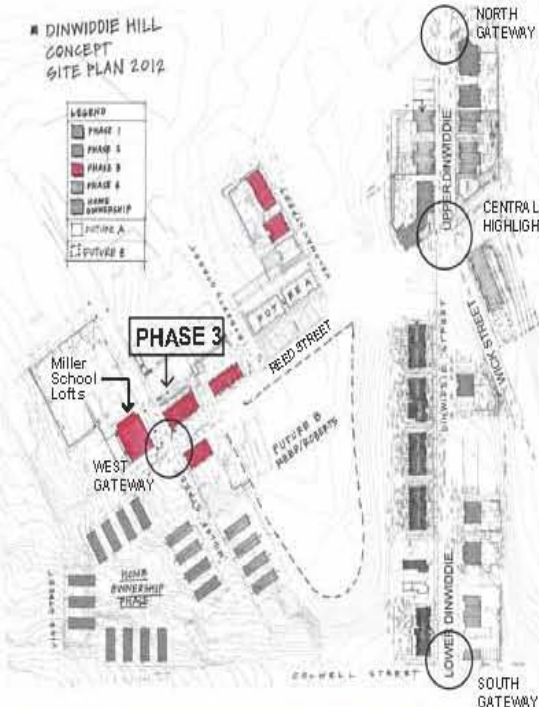


existing Auditorium (below) and Gym (above) of historic Miller School.

# PHASE 3

DINWIDDIE HILL  
CONCEPT  
SITE PLAN 2012

LEGEND	
[Red Box]	PHASE 3
[Grey Box]	PHASE 1
[Light Grey Box]	PHASE 2
[Dark Grey Box]	PHASE 4
[White Box]	LAND OWNERSHIP
[Dashed Line]	FUTURE A
[Dotted Line]	FUTURE B



## PHASE 3 GOALS

- Integrate Reed Street into the Dinwiddie development
- Increase density on vacant land
- Establish West Gateway
- Create adaptive reuse of historic Miller School auditorium and Gym into 8 loft apartments





# PHASE 3

## MILLER SCHOOL AUDITORIUM/GYM

The adaptive reuse of the historic Miller School is an exciting opportunity to breathe new life into a vacant property.



existing Auditorium



existing Gym



these cool historical details will be incorporated into the interior design of the loft apartments



community celebration marking the start of construction



all units are two stories with sleeping lofts



the Auditorium and Gym will each be divided into four loft apartments

# PHASE 4

## EXISTING



*vacant corner lot in foreground...*



*gaps in density at upper Dinwiddie...*



*gaps and deteriorated buildings on Wick...*



*vacant corner lot at South Gateway.*



# PHASE 4

## PHASE 4 GOALS

PHASE 4 is the final piece of the puzzle that completes the framework surrounding Reed Roberts

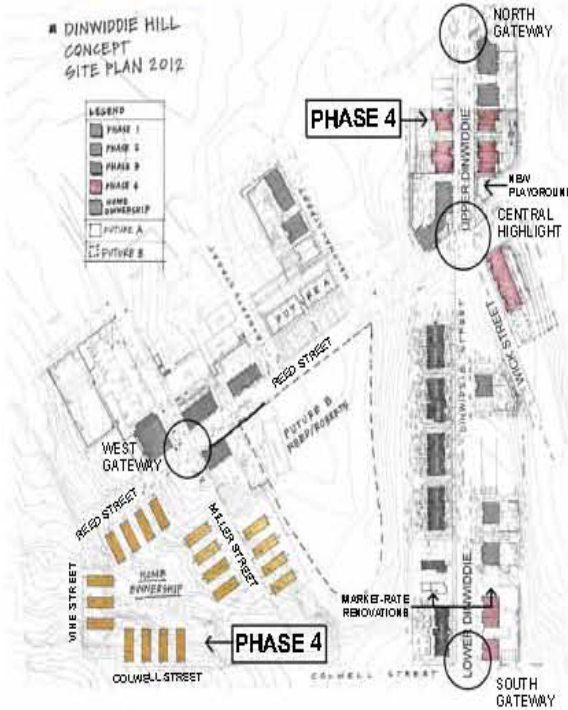
- COMPLETES density and infill of upper Dinwiddie
- COMPLETES density and infill at intersection of Dinwiddie and Reed and adds new Playground
- COMPLETES South Gateway



With the framework complete, privately-funded, market-rate housing will offer homeownership opportunities to residents in the block bordered by Reed, Miller, Colwell, and Vine.

■ DINWIDDIE HILL  
CONCEPT  
SITE PLAN 2012

LEGEND	
[Grey Box]	PHASE 1
[Light Grey Box]	PHASE 2
[Dark Grey Box]	PHASE 3
[Red Box]	PHASE 4
[White Box]	HOME OWNERSHIP
[White Box]	FUTURE A
[White Box]	FUTURE B



• South Gateway complete!

retain existing historic building  
new corner tower



• Upper Dinwiddie complete!



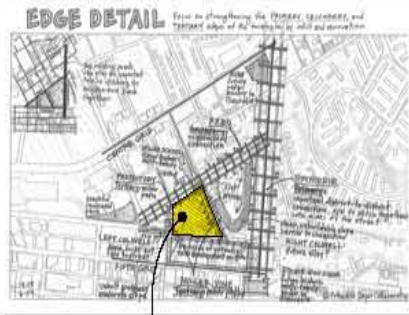
• Intersection of Reed and Dinwiddie complete!



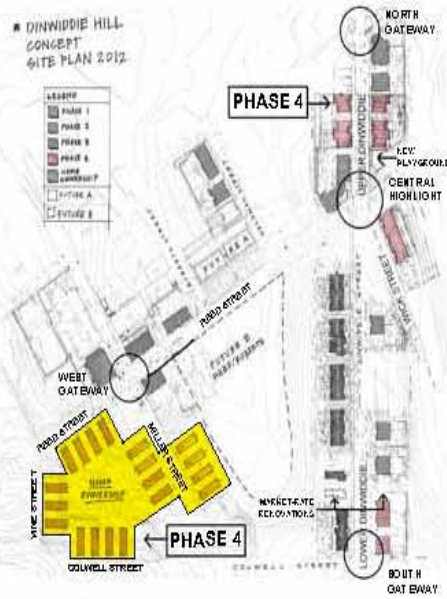
• South Gateway complete!



# PHASE 4 HOMEOWNERSHIP



The area bounded by Reed/Miller/Colwell/Vine is a mostly vacant, moderately-sloped property



With the framework surrounding Reed Roberts complete, the Dinwiddie Triangle development can be a catalyst for surrounding properties.



19 privately-funded, market-rate housing, surrounding a large common ground.



# Dinwiddie Redevelopment Summary

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- New community combines affordable rental, market rate rental and home ownership
- \$34 million total investment of which \$27 million is private equity raised through the sale of tax credits
- \$110,000 in annual property tax premium
- 213 construction jobs created (FTE's)