

ALATUS

ppl PROJECT FOR PRIDE IN LIVING



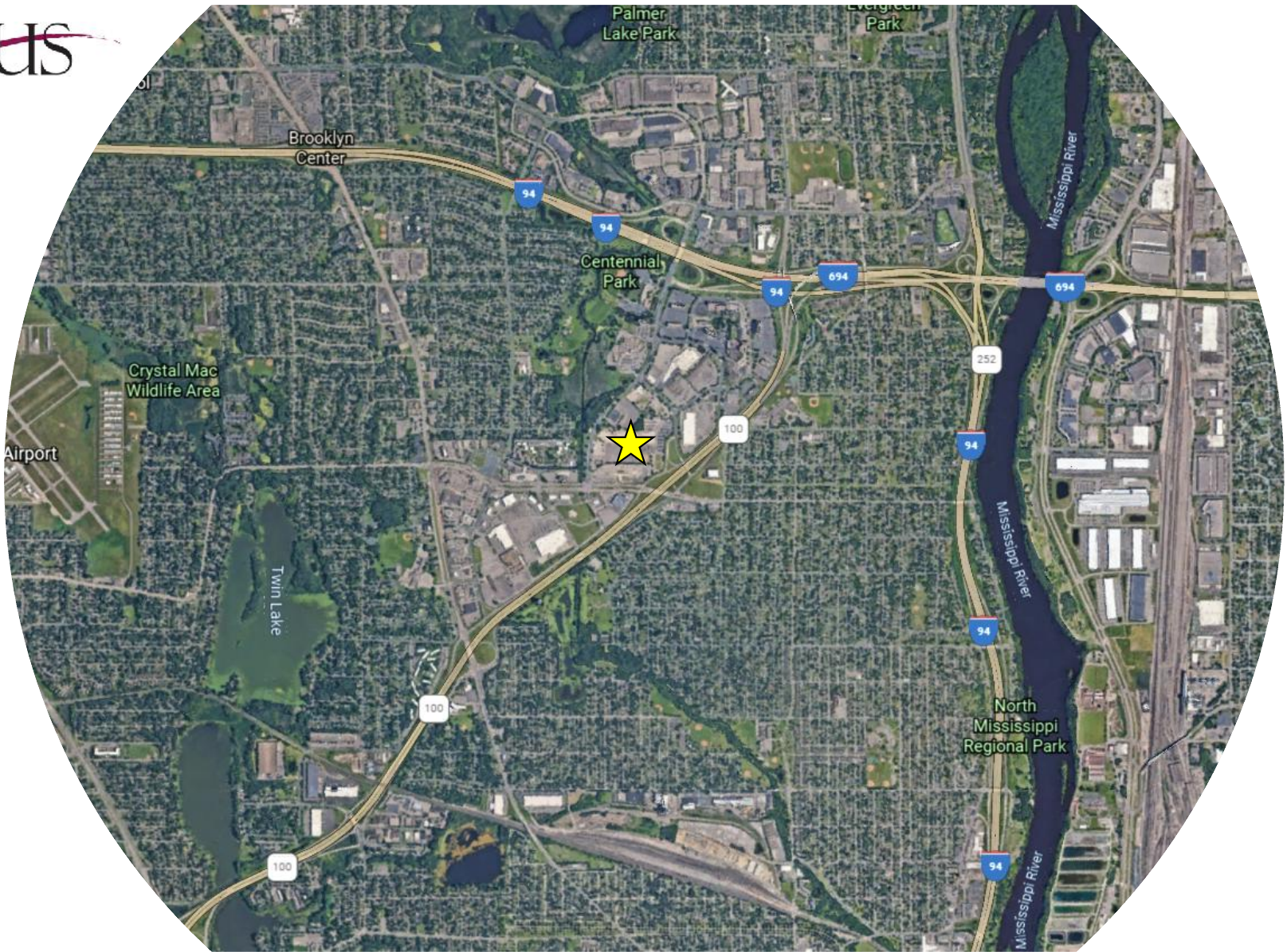
BKV
GROUP

DESIGN
BY MELO



DEVELOPMENT PARTNERS INTRODUCTION

SEPTEMBER 8TH, 2021





ENRICHING LIVES AND STRENGTHENING COMMUNITIES

For over 43 years, across the country, spanning housing, government, education, corporate, and commercial project types, our core belief has remained consistent: as a holistic, multidisciplinary design firm, our responsibility is to enhance the economic, aesthetic, social, and environmental context of the communities we shape and define.



OUR SERVICES

BKV Group is a holistic design firm providing a full complement of architecture, engineering, interior design, landscape architecture, and construction administration services. Our core belief is that regardless of project type, design has a profound impact on the community, and our responsibility as a multidisciplinary firm is to enhance the economic, aesthetic, social, and environmental context of the communities we shape and define. Since 1978, BKV Group has grown from a sole proprietorship into a diverse partnership with 175+ employees sharing knowledge across practice sites in Chicago, Dallas, Minneapolis, and Washington, DC, creating relevant and meaningful design solutions that allow our clients' dreams to become a reality.



MIKE KRYCH, AIA
President



ROBERT EWERT, AIA
Lead Project Architect



TRACE JACQUES, AIA, CID, LEED AP ND
Senior Architectural Designer



KELLY NAYLOR, CID, LEED AP
Lead Interior Designer



BRADY HALVERSON, ASLA, RLA
Lead Landscape Architect



LIONEL DAYTON, PE
Lead Structural Engineer



ALEX SAWKA, PE
Lead Mechanical Engineer



CHAD KURDI, PE
Lead Electrical Engineer

DESIGN BY MELO

FIRM'S PROFILE

OUR FOUNDATION

Design by Melo approaches design from the perspective of translating technical and inaccessible languages into concepts that clients and communities can understand and then therefore engage in a process of co-creating solutions that promote equitable communities where all people have access to livable wages, home ownership, and economic mobility.

OUR VISION

Design by Melo is composed of professionals with engaging personalities, multicultural and global backgrounds. Our team is approachable and nurtures an interactive and authentic relationship with clients and communities to create aesthetically pleasing and economically feasible design solutions that remain relevant as demographics and economics shift.

OUR HISTORY

Damaris Hollingsworth, Design by Melo's Principal Architect, started the firm in November of 2018. Founded in the belief that the built environment needs to do more than address the functional needs of proposed spaces, our clients benefit from a holistic approach to all that we do. We understand that places and spaces must speak to the values of global engagement, cultural competency, inclusion, sustainability and human performance.

OUR DIVERSE TEAM OF PROFESSIONALS

Design by Melo currently has 6 full-time staff and several part-time contractors that are added to projects on a *as-needed* basis. Our internal and external team combined offer over five decades of combined experience. We are a highly talented, multi-faceted and efficient team and we thrive in collaborating on multiple projects. No matter the complexity, schedule or budget constraint, we combine



Damaris Hollingsworth
NCARB, AIA, NOMA, LEED AP
100% owner | Principal Architect



Natalie Wiersma
AIA, NOMA
Staff | Senior Project Architect



Obettu Subah Cooper
Assoc AIA, NOMA
Staff | Architectural Associate



Max Carr
AIA, LEED AP
Staff | Lead Project Architect



Julian Nee Ako Akogyeram
Assoc AIA, NOMA
Staff | Project Designer




James Neal
Contractor | Architectural Visualizer

Brooklyn Center Entrepreneurial Market & Plaza | **DESIGN BY MELO**



**PROJECT FOR
PRIDE IN
LIVING**

The background of the slide features a photograph of a two-story brick building with multiple windows and a small balcony. In the foreground, three women are walking away from the camera on a paved sidewalk. The woman on the left is wearing a black t-shirt and white pants, carrying a brown bag. The woman in the middle is wearing a pink and white plaid shirt and light blue shorts. The woman on the right is wearing a pink shirt and dark shorts. A chain-link fence and some greenery are visible to the right of the women.

**We are a results-
driven housing
stability and career
readiness
organization.**

At PPL, we focus on two core drivers of poverty – **homelessness** and **unemployment** – and we insist that everyone of our programs deliver superior results.

Our Mission

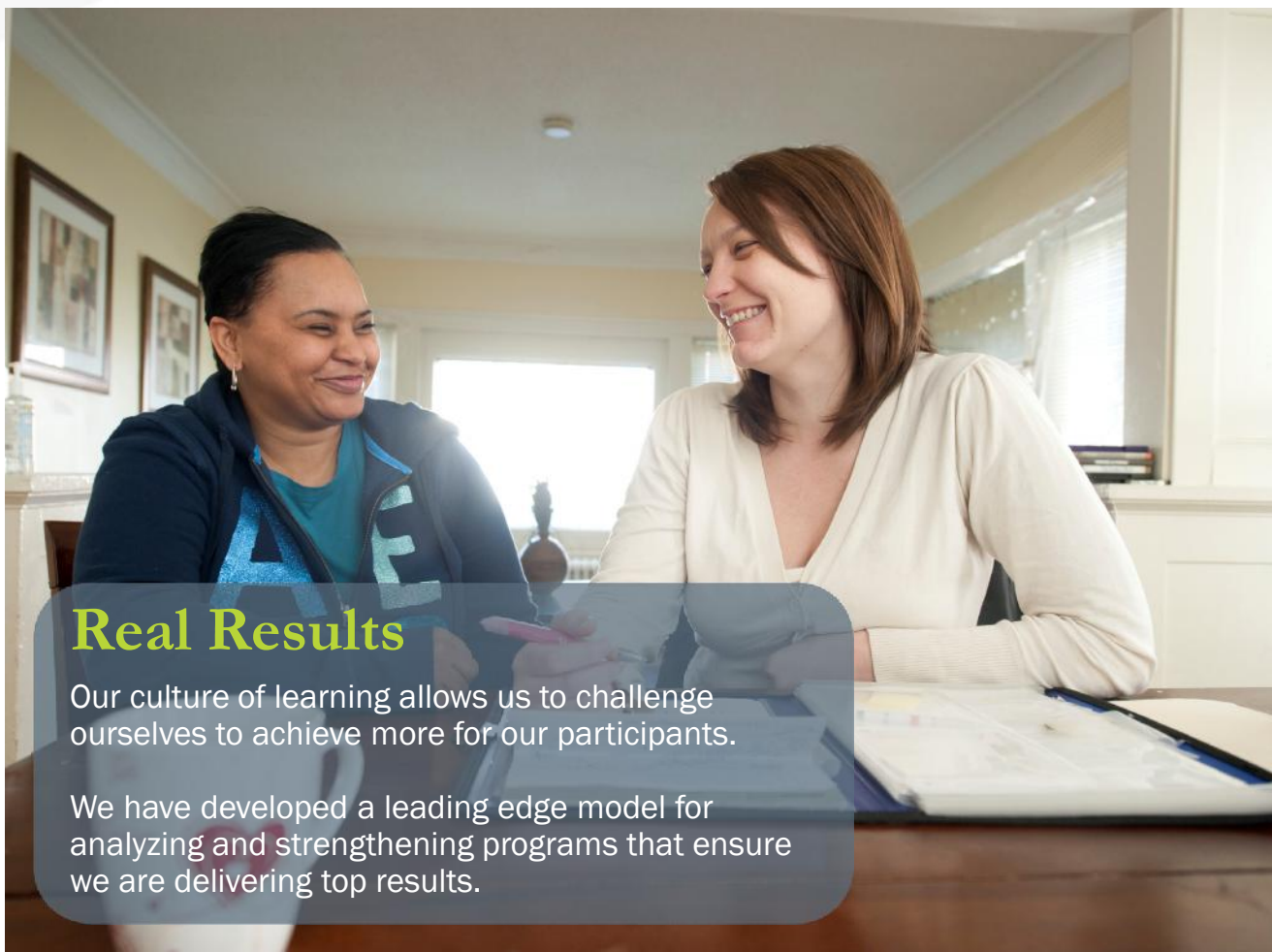
PPL builds the hope, assets, and self-reliance of individuals and families who have lower incomes by providing transformative affordable housing and career readiness services.

Housing Stability

PPL builds, manages, and/or services 1,568 units of safe, quality, affordable housing throughout the Twin Cities.

Support services help residents gain the tools, resources, and supportive networks needed to stabilize the household and restore pride.





Real Results

Our culture of learning allows us to challenge ourselves to achieve more for our participants.

We have developed a leading edge model for analyzing and strengthening programs that ensure we are delivering top results.



PROJECT FOR PRIDE IN LIVING

RESURRECTING FAITH WORLD MINISTRIES



Resurrecting Faith World Ministries Background

Goal Of RFWM Campus Style Development

- To Gather A Diverse Community Together In A Safe and Pleasurable Environment.
- To Unify A Diversified Community With Services and Entertainment.
- To Meet The Affordable Housing Needs of The Brooklyn Center Community.
- To Provide An Affordable and Excellent 24-Hour Child Care and Learning Center for the Brooklyn Center Community.
- To Provide Affordable Services in the Campus Style Community Development:

Benefits to Brooklyn Center Community:

- Create Employment Opportunities
- Create Housing Stability (Affordable and Market Rate)
- Create Tax Generation
- Create Diverse Community Unification
- Wealth Generated For All BC Businesses
- Create Minority Ownership



SHINGLE CREEK – PILOT SITE – BROOKLYN CENTER, MN



Shingle Creek – Pilot Site – Brooklyn Center, MN

Alatus Background

- P3 Projects Throughout the Twin Cities Regional Area
 - Grant Park Condominiums, Minneapolis, MN
 - Ironwood Apartments, New Hope, MN
 - Berkman Apartments, Rochester, MN
 - University & Lexington Station Apartments, Saint Paul, MN

Engagement Programming, Outreach, & Opportunities

- Alatus LLC, City of Brooklyn Center, Bolton & Menke, & Local Initiatives Support Corporation
 - 4 Formal Engagement Meetings Hosted @ Hennepin County Brookdale Library
 - Representative Outcomes Established:
 - *“Embrace the growing diversity of the community”*
 - *“Produce places that bring the community together”*
 - *“Create vibrant and distinctive destination for community and the region”*
 - *“Consider sustainability in the design of the development”*
- **Going Forward:** Alatus LLC, Project for Pride in Living, Resurrecting Faith World Ministries, BKV Group, Melo Architects, NEOO Partners, and City of Brooklyn Center – Coordination of Formal Engagement Efforts via Citizen Advisory Task Force

SHINGLE CREEK – PILOT SITE – BROOKLYN CENTER, MN

Tentative Pilot Site Engagement & Approval Timeline

