

ENRICHING LIVES AND STRENGTHENING COMMUNITIES

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 200+ employees sharing knowledge across practice sites in Chicago, Dallas, Hanoi, Vietnam, Minneapolis, and Washington, DC, creating relevant and meaningful design solutions that allow our clients' dreams to become a reality.

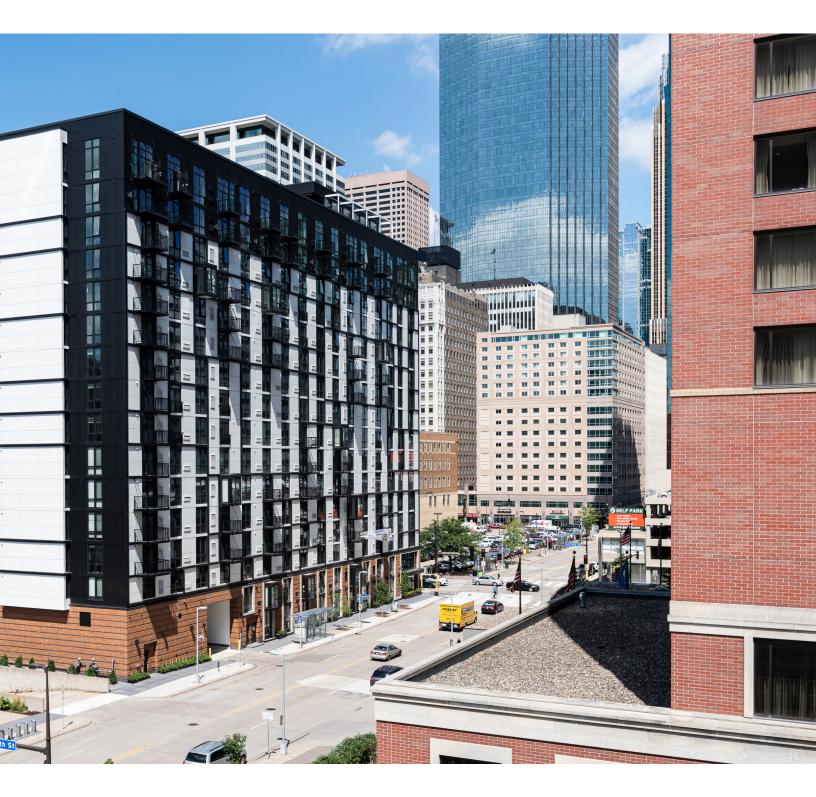


WHAT WE DO

For over 40 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.

- ARCHITECTURE
- _INTERIOR DESIGN
- _LANDSCAPE ARCHITECTURE
- _STRUCTURAL ENGINEERING
- ELECTRICAL ENGINEERING
- _ MECHANICAL ENGINEERING



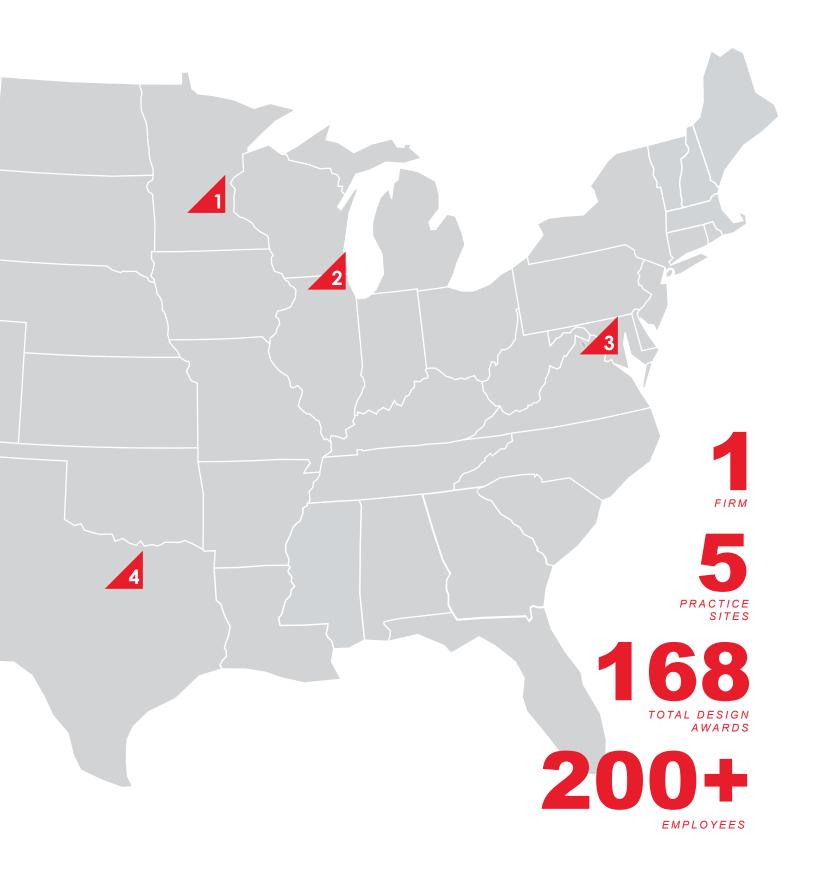


WHERE WE WORK

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From five practice sites, BKV Group operates as one cohesive firm to deliver projects around the world. We leverage technology and best practices across studios and geography to meet our clients' needs and exceed their expectations. Our professionals are licensed and have designed projects nationally and internationally.

- 1 MINNEAPOLIS
- 2 CHICAGO
- 3 WASHINGTON, DC
- 4 DALLAS
- 5 HANOI, VIETNAM



WHAT WE PROVIDE

At BKV Group, we understand trends in the industry, delivery of services, marketplace, operations, financing, and competition. We create well-designed environments that support residents and their need for both privacy and community. Our new construction projects are blank slates that provide exciting opportunities for our team to work with you. We listen to your philosophy, goals, and future plans to ensure that your new construction design exceeds your expectations – and the expectations of the people it will serve.





INNOVATIVE CONSTRUCTION

- Combining construction technologies and code categories to increase density
- Research into structural systems to increase height, flexibility, and reduce cost
- Innovative use of exterior material systems for efficiency and speed of construction
- Exterior panelization and modular repetition for labor cost reduction

CREATIVE BRANDING

- "Lifestyle living," a modern take on multifamily housing supported through social and service-based amenities that supports today's residents
- Activity gardens, terraces, and roof decks for gathering and respite
- Residential units with functionality and creative quality
- A sense of style and uniqueness that expresses value

TRANSIT-ORIENTED DEVELOPMENT

- Comprehensive urban planning for mixed use of retail, dining, workplace, service, and housing
- Diverse rental housing with affordable, market-rate, student, and senior housing
- Balanced ownership in condominiums, cooperatives, townhouses, and single family construction projects
- Service integration for auto, bus, and rail
- Community public space and commons for community identity and gathering

SUSTAINABILITY

- We recognize the positive impact a sustainable building can have on its inhabitants, local community and the world.
- We have designed numerous LEED-certified buildings and are committed to sustainable design on all of our projects.
- We strive to incorporate energy efficient and environmentally sensitive strategies into our work to minimize utility costs and provide building occupants with a healthy and inspiring indoor environment.



HIGH-RISE EXPERIENCE





JONATHAN DELCAMBRE, LEEP AP BD+C

LEAD DESIGNER

As Partner and Lead Designer at BKV Group, Jonathan brings 19 years of national and international experience in housing, hospitality, and mixed-use projects. In currently working on projects all over the world including but not limited to Arizona, Florida, Minnesota, Ohio, Texas, Canada, and Asia, Jonathan takes a holistic and long-term approach to his projects, constantly exploring how BKV Group can be a positive change for the community, and the people his buildings serve.

EDUCATION //

University of Texas at Arlington, Graduate Studies in Architecture

University of Texas at Arlington, Bachelor of Science in Architecture

REGISTRATIONS //

Professional Licensed Architect TX

HIGH-RISE EXPERIENCE

240 Park Ave

Minneapolis, MN 17-story, 200 units, \$70M

Bristol Cove

Houston, TX 16-story, 275 Units, \$55M

Lake Road Condos

Cleveland, OH 5-story, 27 units, \$25M

Modera Katy Trail

Dallas, TX 15 story, 215 units, \$50M

SW7

Miami, FL 17-story, 700 beds, \$60M

Wyndham Garden Hotel*

Hanoi, Vietnam 24-story, 200 keys, \$85M

Starcity Nha Trang Hotel*

Nha Trang, Vietnam 14-story, 260 keys, \$75M

22 South West*

Mount Vernon, NY 18-story, 225 units, \$65M

Lakeside Tower*

Flower Mound, TX 18-story, 48 units, \$50M

The Local*

Tempe, AZ 10-story, 325 units, \$65M

The Empire*

Pittsburgh, PA 17-story, 900 beds, \$75M

The Taylor*

Dallas, TX 17-story, 305 units, \$65M

One Uptown*

Dallas, TX 20-story, 200 units, \$65M

Vinpearl Tower*

Hai Phong, Vietnam 44-story, 350 keys, \$225M

Starcity Le Van Luong*

Hanoi, Vietnam 28-story, 287 units, \$75M

One Liaht*

Kansas City, MO 24-story, 315 units, \$60M

Trump Tower*

Jersey City, NJ 54-story, 500 units, \$120M

Bixel Tower*

Los Angeles, CA 32-story, 400 units, \$125M

LVL 29*

Dallas, TX 29-story, 325 units, \$95M

Stanbrooke*

Montreal, Quebec 20-story, 185 units, \$60M

Mayfair*

Edmonton, Alberta 10-story, 200 units, \$45M

1900 McKinney*

Dallas, TX 28-story, 229 units, \$75M

*Experience prior to BKV Group





RENATO GILBERTI, LEEP AP BD+C

SENIOR ARCHITECTURAL DESIGNER

Renato has 18 years of experience in residential, mixed-use, senior living, and hospitality practice areas. His desire to be challenged and develop high quality architecture allows him to create innovative and progressive designs. Renato's experience includes design leadership, master planning, diagrammatic studies, and rendering development on local, state, national and international projects.

EDUCATION //

North Carolina State University, Master of Architecture

Miami University, Bachelor of Arts in Architecture

REGISTRATIONS //

Professional Licensed Architect IL

HIGH-RISE EXPERIENCE

"The Renato" at Pullman Parc

Detroit, MI 6-story, 179-units

City Club Apartments CBD

Kansas City, MO 6-story, 285 units

400 Rose Apartments

Kalamazoo, MI 4-story, 135-units

Riverfront Landing II

Pittsburah, PA 2 buildings, 5-story, 425 units

LMC Elmhurst Apartments

Elmhurst, IL 8-story, 212 units

Duffey Paper Building

Minneapolis, MN 12-story and 9-story, 232 units

East Lansing Apartments

East Lansing, MI 12 story and 8-story, 96 and 289 units

The Collegiate at University of Cincinnati

Cincinnati, OH 12-story, 380 units

Rivers Casino Hotel*

Pittsburgh, PA 8-story, 200 keys

Navy Pier Hotel Concept*

Chicago, IL 9-story, 200 keys

Miami Beach Convention Center

Hotel* Miami, FL 30-story, 800 keys

Bal Harbour St. Regis*

Bal Harbour, FL 27-story, 300 keys, 100 condominiums

Hyatt Regency Schaumburg*

Schaumburg, IL 6-story, 400 keys

Ritz-Carlton Residences*

Chicago, IL 41-story, 89 units

2550 North Lakeview*

Chicago, IL 40-story, 316 units

La Hoya Bay Residences*

Al Marjan Island, UAE 7-story

Shenyang CCRC*

Shenyang, China 15-story, 220 units

Taikang Liaoning CCRC

Beijing, China 12-story, 520 units





JACK BARBACCIA, AIA

SENIOR PROJECT MANAGER

Jack has over 25 years of multi-family, mixed-use, and hospitality experience. He has led teams in the completion of several high-end, high-rise multi-family and hospitality projects in Chicago. Notable projects include the J.W. Marriott Chicago on the National Register of Historic Places and the Streeter Place Luxury Apartments on Chicago's Gold Coast. With his extensive experience in high-rise architecture, Jack manages high-rise and mid-rise projects in Chicago and throughout the Midwest.

EDUCATION //

University of Illinois, Champaign-Urbana, Bachelor of Architecture

REGISTRATIONS //

Professional Licensed Architect IL

HIGH-RISE EXPERIENCE

1407 South Michigan

Chicago, IL 15-story, 199 units, \$52M

"The Renato" at Pullman Parc

Detroit, MI 179-units

City Club Apartments CBD

Minneapolis, MN 18-story, 310 units

City Club Apartments CBD

Cincinnati, OH 294 units, \$51.5M

City Club Apartments CBD

Kansas City, MO

LMC Elmhurst Apartments

Elmhurst, IL 8-story, 212 units

400 Rose Apartments

Kalamazoo, MI 214 units

Soo Line Building City Apartments

Minneapolis, MN 54-unit, \$41M

Ann Arbor City Apartments

Ann Arbor, MI 11-story, 155-unit, \$29M

Morrow Park Apartments

Pittsburgh, PA 213 units, \$37.3M

Riverfront Landing II

Pittsburgh, PA 425 units

Southside Works City Apartments

Pittsburgh, PA 6-story, 264 units, \$37.6M

Statler City Apartments

Detroit, MI 6-story, 102 units

Alta at K-Station (double tower)*

Chicago, IL 41 and 39-story, 428 and 420 units

Echelon at K-Station*

Chicago, IL 39-story, 350 units

Lakeview City Apartments*

Chicago, IL 14-story, 350-unit

Michigan Avenue Tower I*

Chicago, IL 29-story, 229-units

Michigan Avenue Tower II*

Chicago, IL 30-story, 276-units

Streeter Place*

Chicago, IL 54-story, 480-units

La Hoya Bay Hotel & Resort*

Ras Al Khaimah, UAE 600+ units

Courtyard Marriott*

Chicago, IL 26-story, 304 keys

J.W. Marriott*

Chicago, IL 12-story, 610 keys

Waldorf Astoria*

Chicago, IL





KEITH TRAYWICK, RA

SENIOR PROJECT ARCHITECT

Keith is a skilled architect with over 20 years of experience on a broad variety of projects from around the world. From high-rise residential, hospitals and medical offices, to universities and sports arenas, Keith is seasoned in all sectors of architecture. He brings value through construction administration and project management and strives to have good communication throughout the project.

EDUCATION //

University of Tennessee, Bachelor of Science in Architecture

REGISTRATIONS //

Professional Licensed Architect TX

HIGH-RISE EXPERIENCE

Bristol Cove

Houston, TX 16-story, 275 Units, \$55M

Modera Katy Trail

Dallas, TX 15-story, 215 units, \$50M

Lake Road Condos

Cleveland, OH 5-story, 27 units, \$30M

1900 McKinney Avenue*

Dallas, TX

26-story, 230 units, \$45M

7 Riverway Apartments*

Houston, TX

22-story, 175 units, \$45M

Hyatt Park Tower*

Chicago, IL

67-story, 198 keys, \$420M

The Ellipse Condominium Tower*

Miami, FL

27-story, 243 units, \$95M

Paseo Del Mar Apartments*

Fort Lauderdale, FL 10-story, 210 units, \$85M

Stoneleigh Hotel & Condominium Tower*

Dallas, TX

12-story hotel / 22-story condo, 176 keys / 70 units, \$36M / \$55M

King Abdullah Financial District*

Riyadh, Saudi Arabia

7 mixed-use high-rise buildings, \$5B

Parcel 2.05

9-story, 463,246 SF

Parcel 2.07

11-story, 772,450 SF

Parcel 2.08

14-story, 644,542 SF

Parcel 2.10

12-story, 359,116 SF

Parcel 2.11

11-story, 522,081 SF

Parcel 2.12

23-story, 485,140 SF

Parcel 2.13

35-story, 435,195 SF





CHRIS SACHSE, RAIA, ASSOCIATE AIA, LEED AP

DIRECTOR OF ARCHITECTURE

Throughout his 26 year career, Chris has vast team leadership experience in many sectors including, multifamily high rise, senior living, student living, single family homes, healthcare, retail, commercial, corporate, and higher education. Chris is dedicated to establishing best practices for his architectural team members, integrating improved technologies into the daily workflow, and conducting research into new, innovative building materials to incorporate into our current projects.

EDUCATION //

University of South Australia, Bachelor of Architecture

REGISTRATIONS //

Professional Licensed Architect Australia

HIGH-RISE EXPERIENCE

CDG Acquisitions LLCColumbus, OH
12-story and 6-story, 290 units

Broder & Sachse Columbus, OH 7-story, 209 units

Southbank Towers*Melbourne, Australia
23-story, 350 units

The Vermont*
Los Angeles, CA
30-story, 464 units, \$110M

Lake Street Studios* Chicago, IL 10-story, 61 units, \$13M

Cal State University Residential Building* Los Angeles, CA 8-story, 1500 bed, \$110M University of Iowa Residential Building* Iowa City, IA 12-story, 1200 bed, \$84M

Confidential Residential Building* Columbia, SC 16-story, 690 bed, \$60M





NAM PHAM

DESIGN MANAGER

Nam Phan is a senior designer with more than 13 years of experience in single and multi-family residential design, focusing his career primarily on new construction and renovation projects. He also has a diverse array of experience in the planning of complex and large-scale residential, student housing, hotel, and mixed-use projects.

EDUCATION // Hanoi Architecture University, Graduate Studies in Architecture

HIGH-RISE EXPERIENCE

240 Park Ave

Minneapolis, MN 17-story, 200 units, \$70M

Bristol Cove

Houston, TX 16-story, 275 Units, \$55M

Modera Katy Trail

Dallas, TX 15 story, 215 units, \$50M

SW7

Miami, FL 17-story, 700 beds, \$60M

Silverado

Calgary, Alberta, Canada 6-buildings, 750 units, \$32M

DKC Hotel*

Nghe An, Vietnam 25-story, 300 keys

Thien Phu Hotel*

Nghe An, Vietnam 12-story, 100 keys Lilama Office Tower* Hanoi, Vietnam 27-story

22 South West*

Mt Vernon, NY 18-story, 225 units, \$65M

Lakeside Tower*

Flower Mound, TX 18-story, 48 units, \$50M

The Local*

Tempe, AZ 10-story, 325 units, \$65M

The Empire*

Pittsburgh, PA 17-story, 900 beds, 75M

The Local*

San Marcos, TX 7-story, 850 beds, \$45M

One Uptown*

Dallas, TX 20-story, 200 units, \$65M

One Light*

Kansas City, MO 24-story, 315 units, \$60M

Trump Tower*

Jersey City, NJ 54-story, 500 units, \$120M

Bixel Tower*

Los Angeles, CA 32-story, 400 units, \$125M

LVL 29*

Dallas, TX 29-story, 325 units, \$95M

Mayfair*

Edmonton, Alberta 10-story, 200 units, \$45M





EDUCATION //

Hanoi Architecture University, Graduate Studies in Architecture

DUNG NGUYEN

DESIGN MANAGER

Dung Nguyen is a junior designer with more than 6 years of experience in single and multi-family residential design. He is focused on new construction and renovation, and has a variety of experience in the design of student housing, hotel, and mixed-use projects.

RELEVANT EXPERIENCE

240 Park Ave

Minneapolis, MN 17-story, 200 units, \$70M

Bristol Cove

Houston, TX 16-story, 275 Units, \$55M

Modera Katy Trail

Dallas, TX 15 story, 215 units, \$50M

SW7

Miami, FL 17-story, 700 beds, \$60M

Silverado

Calgary, Alberta, Canada 6-buildings, 750 units, \$32M

The Local*

Tempe, AZ 10-story 325 units, \$65M

The Empire*

Pittsburgh, PA 17-story, 900 beds, \$75M

The Local*

San Marcos, TX7-story, 850 beds, \$45M

One Uptown*

Dallas, TX 20-story, 200 units, \$65M

Bixel Tower* Los Angeles, CA

32-story, 400 units, \$125M

Mayfair*

Edmonton, Alberta 10-story, 200 units, \$45M



EDUCATION //

University of Civil Engineering at Hanoi, Graduate Studies in Architecture

TRUONG VU NHAT

ARCHITECTURAL ASSOCIATE

Truong Vu Nhat is an associate architect responsible for conceptual and detailed design and documentation. He has coordinated design and documentation on a range of project types in Vietnam, Australia, and the United States, focusing primarily on residential design, high-rise offices, hotels, and commercial and entertainment complexes.

RELEVANT EXPERIENCE

Modera Katy Trail

Dallas, TX 15 story, 215 units, \$50M

SW7

Miami, FL 17-story, 700 beds, \$60M

Silverado

Calgary, Alberta, Canada 6-buildings, 750 units, \$32M

Lake Road Condos

Cleveland, OH 5-story, 27 units, \$25M

Vincity Lasen Q9*

Ho Chi Minh, Vietnam 35-story, 44000 units

Ocean Window Project*

Nha Trang, Vietnam 17-story, 200 keys

Lewisham*

Meriton, Australia 6 towers, 298 units

Epping Poly Horizon*

Australia 21-story

Orangre Garden*

Hanoi, Vietnam 26-story, 621 villas, 330 units

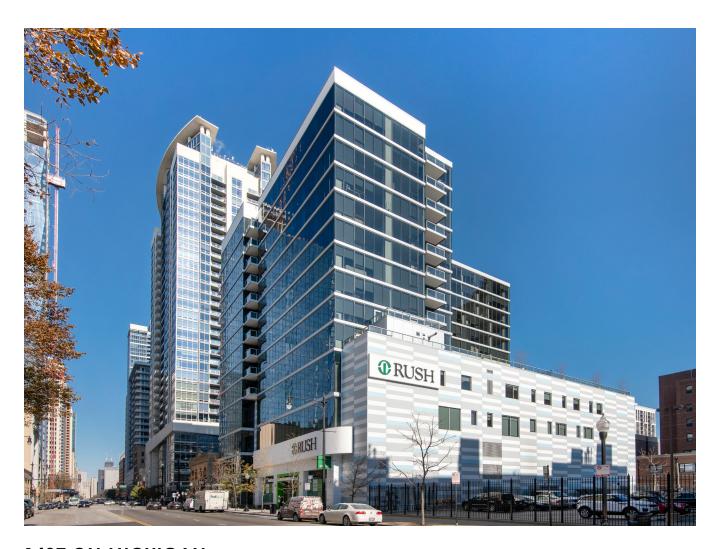
*Experience prior to BKV Group



STATEMENT OF QUALIFICATIONS



HIGH-RISE PORTFOLIO



1407 ON MICHIGAN

CHICAGO, ILLINOIS

1407 on Michigan is a 270,000 SF, 15-story high-rise rental property that was built to Type 1A construction. The project is located next to the newly restored Chicago Firehouse Restaurant and replaced a vacant office building once owned by the National Association of Letter Carriers. The tower includes 141 parking spaces on three levels, and 40,000 SF of medical office. The dog-friendly building has a mix of studios, one, two and three bedroom apartments totaling 199 units. These units range from 450 SF studios to 1,700 SF, three-bedroom units. It is designed as a contemporary upscale rental property featuring top tier unit finishes, floor-to-ceiling glass and high-end amenities. The project was designed to take advantage of all the site's as-of-right zoning including the maximum number of dwelling units, maximum height, and maximum FAR.

Community amenities include a large fitness center with a basketball court, yoga studio and sauna. The roof deck has an outdoor pool, kitchen, lounge, and fire pits to extend the use of the outdoor amenities through all seasons. There is also a dog run for the furry friends. Right off of the roof deck sits the Clubroom with a full kitchen, game room and media lounge.





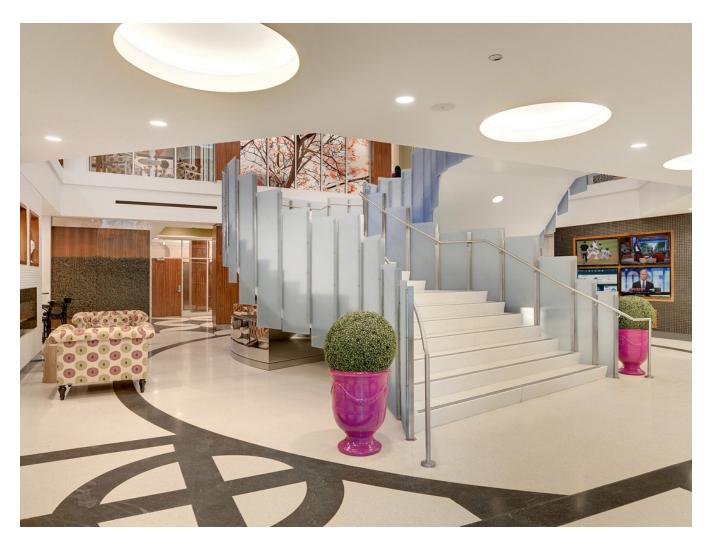












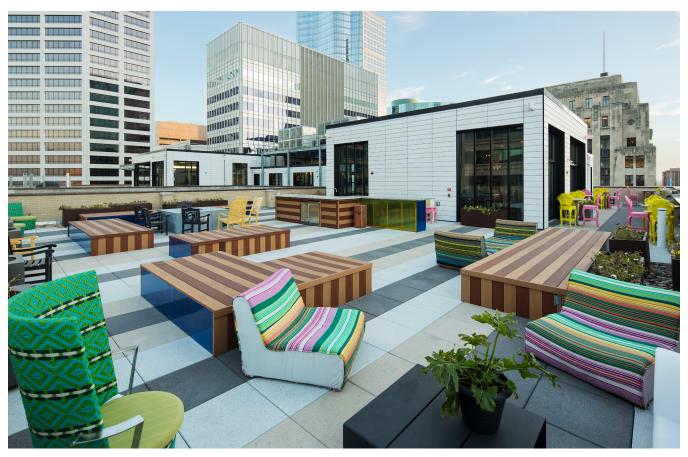
SOO LINE BUILDING CITY APARTMENTS

MINNEAPOLIS, MINNESOTA

Constructed in 1915, the Soo Line Building is ornamented with Second Renaissance Revival details. Over the years, the structure fell into disrepair and underwent several renovations that did not respect its historic character. BKV Group was selected to renovated the building into 254 luxury apartment units and add retail, restaurant, and office space. The team paid special attention to the building's historic features and rehabilitated them wherever possible while creating a fun, up-to-date, and trendy place to live. The building's top-of-the-line amenities include a fitness center, indoor-outdoor rooftop swimming pool, and an indoor Skypark and lounge. Unit amenities include large windows, high ceilings, and hardwood floors throughout.

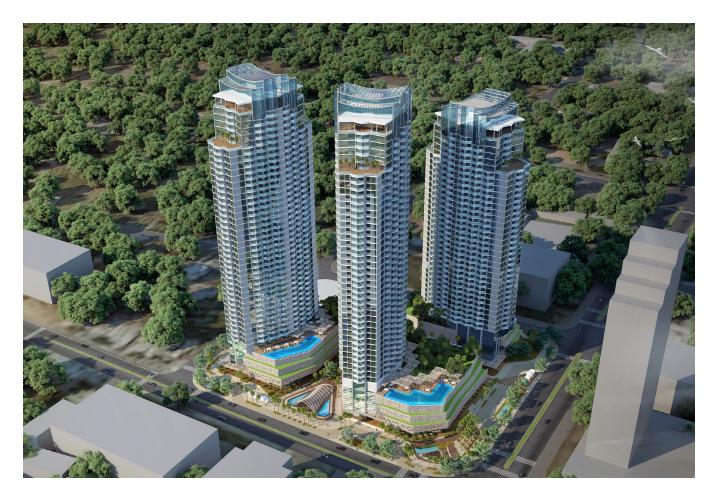
The team also conducted extensive functional improvements, such as upgrading or replacement existing HVAC, mechanical, electrical, and plumbing systems and fixtures. The main lobby and grand staircase were reoriented to their historic positions, preserving the historic fabric while adding modern updates.

The design team worked extensively with the Minneapolis Historic Preservation Committee (MHPC) and the State Historic Preservation Office (SHPO) for approvals. This landmark project is also listed on the National Register of Historic Places. The team restored the exterior as closely as possible to the original. Inside, few historic components remained, but the team rehabilitated and incorporated them into the new design wherever possible. These include ornate egress stairs, historic plaster ceilings and moldings at elevator lobbies, marble flooring, mail chutes, and a coffered ceiling in the former banking hall area.









DUBAI TOWERS

NINH THUAN, VIETNAM

The site is located in center of Phan Rang – Thap Cham city opposite to the city's largest seaside park Binh Son. The complex is comprised of 3 towers – a"condotel," hotel, and serviced apartment – ranging from 39 to 45 levels, stacked over a 4-level podium consisting of retail, commercial areas, conference centers, and other touristic amenities. The three towers symbolize the three Cham towers, and are juxtaposed in a radial formation to take full advantage of the sea view. The exterior is inspired by the Cham culture and other natural element of the local signature – sea, sky, and sand – which are abstracted and apply to each towers to make them distinctive and harmonious in the same time. Between the towers, two axis of pedestrian shopping streets penetrate through the site and connect the surrounding street-scape and the seaside park via an underground walkway – all in the hopes of establishing a new shopping and tourist destination landmark for the region.





ART & ARCHITECTURE PROJECT

MINNEAPOLIS, MINNESOTA

Minneapolis's Art & Architecture building – a three-story industrial building originally constructed in 1919 in the Prospect park neighborhood – is evolving into a mixed-use development featuring carefully appointed apartments, office space, and a full collection of ground level retail and restaurant space.

Situated on 1.85 acres, the newly appointed complex now coined the Wallis will wrap over the existing Art & Architecture building with a 76-unit apartment building extending along the western edge over two levels of enclosed parking and retail. Additional on-site parking and a loading area are on the south end and underground. To the east, a stacked set of 136 apartments units create a welcoming presence off the main intersection as you enter Minneapolis, with the overall development paying homage to its architectural predecessor by creating distinctive forms on either side and above.

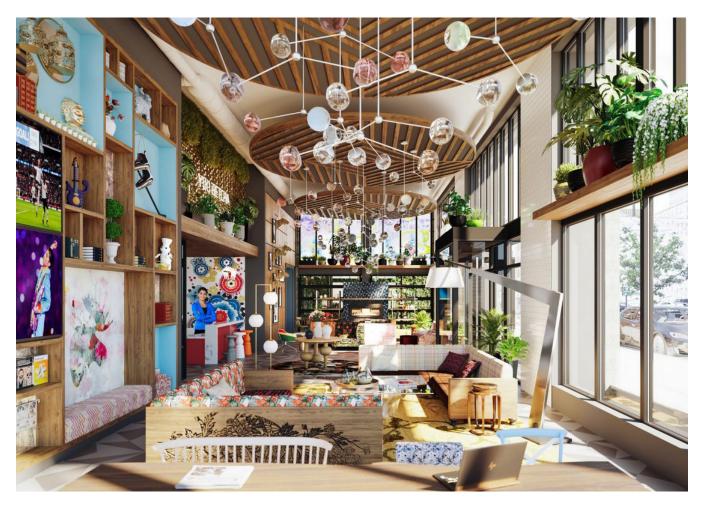
Imagined as a collection of buildings organized around a series of open spaces and courtyards, the Art & Architecture Project establishes an abundance of public green space throughout the site. Open spaces between the buildings break up the massing and provide light, air, and views, with recessed "pocket parks" creating courtyards, allowing access to natural daylight and entrances to the interconnected buildings.



Brick, metal, and fiber cement are utilized on the exterior, with these materials strategically arranged to create large, punched openings, revealing views from the living units to University Avenue. Varying in tones of white, gray and black, the brick establishes a tonality that is light and airy, complementing the refreshing artwork on inside that is infused with found objects from the original 1919 site and other architectural remnants to reinforce a sense of place. The interior lobby is artful and eclectic, focused on bringing the outside in with green elements, with the leasing office directly connected to the lobby, which is in turn connected to a co-working area and adjacent retail spaces. Moving upwards through the building's interiors, a fitness space is directly connected to the outdoor space, featuring a yoga room, cutting-edge fitness equipment, and accessible by tenants and office tenants alike. A club room completes the program in being artful and youthful, with a gaming area, lounge space, dining, and demonstration kitchen – all connected to the roof deck and amenity terrace.

Slated for completion in Spring 2021, the Art and Architecture Project will bring a renewed energy to University Avenue, while respecting the historic, artistic vibe of the Prospect Park neighborhood.





CITY CLUB APARTMENTS CBD MINNEAPOLIS

MINNEAPOLIS, MINNESOTA

In featuring the largest amount of micro and alcove units in the city (approximately 50% of the 300 units total), BKV Group with developer partner, City Club Apartments (CCA), pairs affordable units with a robust amenity package to revitalize a location where the arts scene in Minneapolis once thrived. By simultaneously restoring the Handicraft Guild Building, a historic structure built in 1907 during the Arts and Crafts movement in Minneapolis, and attaching a 17-story structure off it, BKV Group creates an inspirational & timeless design and new downtown hub at 10th Street and Marquette Avenue.

CCA Minneapolis will come equipped with a rooftop clubroom, an outdoor pool deck, a boutique luxurious lobby, a business center, and other lifestyle living amenities. Able to resonate with a diverse clientele by accommodating a variety of tastes, the lobby area is composed of eclectic and vibrant finishes, materials, and textures not seen anywhere else in the city. The lobby is adjacent to an outdoor restaurant courtyard and new microbrewery which is open to the public, with a media wall encouraging and inviting people inwards. On the rooftop Skyclub and Skypark pool area, the spaces are themed around a "Minnesota cabin in the sky" concept. Blue concrete floors recall Minnesota lakes, wood walls and ceilings emulate the up north cabin, and wall graphics of vintage Minnesota-inspired décor complete the ensemble feature a kitchen and large island for social gatherings, a double-sided fireplace for the gaming area and lounge, and an indoor/outdoor connection on the roof deck. Within the units, four different finish packages are available for residents to select from, and are complemented by LVT floors, European cabinetry, stone countertops, and unique tile backsplashes.

CCA Minneapolis will attract and retain residents citywide as a nexus point for the young and emerging professional.







MODERA KATY TRAIL

DALLAS, TEXAS

Known for light gauge steel construction, BKV Group continues to expand our work in this construction type from the Midwest and northeast states, and into Texas and larger southern regions. Modera Katy Trail is the manifestation of the firm's growth into this region with the project being one of the first light gauge steel structure project ever constructed in Texas.

Strategically, Mill Creek Residential approached BKV Group for light gauge construction as they desired newer building technologies to construct faster, easier, and smarter. In being Mill Creek's first light gauge project to date, the building will be prominently positioned in the uptown area of Dallas – a hotbed of vertical density, booming with housing projects and mixed-use developments.

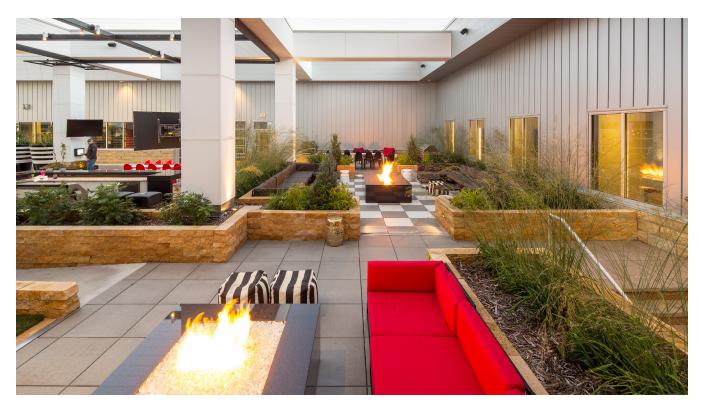
At 15 stories, Modera Katy Trail is oriented to take advantage of views to downtown, the Trail, and the surrounding Oak Lawn neighborhood. In being composed of white brick with pops of dark metals, Modera will make an elegant statement next to the existing red brick buildings, while also feeling spacious with the building not densely nestled against the surrounding structures.



Located on the very northern end of McKinney Avenue, Modera Katy Trail is positioned next to the actual Katy Trail – a system winding its way throughout Dallas, connecting the city to the larger Fort Worth area. There is a superb pedestrian story with the building being adjacent to the trail as walkers, runners, cyclists, and more can take advantage of the trail network, in addition to the convenient access road along 1-75.

With construction beginning in 2019, Modera Katy Trail is slated for completion in 2021, delivering a product that's cost effective, yet extremely innovative for the area, and ideally positioned within Dallas's emerging urban core.





THE RESIDENCES AT CUSTOM HOUSE

ST. PAUL, MINNESOTA

Custom House is a 202-unit market-rate apartment community in the historic Post Office & Custom House building in St. Paul, MN. The historic context of this 1930s building will be greatly restored, and small insertions of contemporary touches will be added to create a sophisticated, edgy, and modern environment with an Art Deco influence.

This 17-story building was constructed in phases during 1934, 1939, and 1961. It served as the city's main post office until 2013, and was the third-busiest post office in the country following World War II. The historic lobby and the new party spaces on the 6th Floor are designed with elements acknowledging the era and history of the building. The team is also designing a variety of amenities such as lounges, a library, an outdoor pool courtyard, and expansive state-of-the-art clubrooms to create the Custom House lifestyle.

BKV Group also provided full interior design services for the Hyatt Place at Custom House, St. Paul's first Hyatt Place hotel. The Hyatt Place design also includes a restaurant, public storage, and other commercial uses. The design and development team worked closely with the National Park Service and the City of St. Paul throughout the renovation. Much of the building's historic fabric was destroyed in previous renovations, but the team salvaged many of the original wall locations, ceiling details, terrazzo flooring, stairways, elevators, and the original mailboxes in the lobby.















SW7

SWEETWATER, FLORIDA

In the Sweetwater neighborhood, just off campus from Florida International University, sits SW7 – a 20-story, 800-bed student housing tower. Currently under construction as one of the latest projects from our developer partner, the Collegiate Development Group, SW7 is one of four major student housing projects at FIU being built, with this tower being an amenity-rich environment for the University to leverage as they expand their housing options, and look to attract a more diverse range of students.

The design strategy behind SW7 was to first max out the height of the building, then craft the tower in an L-shape to invite an abundance of natural light into the building's core, notably into the pool area. Within the slender tower form, the resort-style pool area is located on Level 6, and features a slide extending from the green roof into the water – a unique amenity whose playfulness extends into other spaces like the 12,000 SF indoor sky terrace and the 2,400 SF viewing terrace, creating optimal views to downtown Miami.

Together, the sky terraces create a lantern-effect, seen most prominently when driving into the downtown area. In creating a new beacon in Sweetwater, SW7 features a refined exterior shell with a gridded overlay you can observe whether strolling along the nearby waterfront walkway or upon entering the street-level, 4,000 SF coffee shop that's part of a larger street presence program, filled out by a lobby leasing office and separate café.



With a large need for parking in the area, SW7 features 400 spaces serving a blend of 1, 2, 3, and 4-bedroom units – an intentional mix, with an emphasis on combined units to allow for more living arrangement choice for students to select from. Uniquely, each unit features an indoor/ outdoor experience, taking advantage of the Miami climate, in addition to setting a height on window seals to reveal stunning, panoramic views of the city, and surrounding areas, without sacrificing spatial layout.

SW7 incorporates experiences other student housing projects don't normally feature, at least not all together, with the tower offering residents a gaming area, and various types of housing experiences, with one entire floor dedicated to penthouse suites, in addition to private housing.



WAHU APARTMENTS

MINNEAPOLIS, MINNESOTA

The WaHu Apartments are a mixed-use development located just east of the University of Minnesota East Bank Campus in the Prospect Park neighborhood of southeast Minneapolis. The site is located across from the Stadium Village stop on the LRT Green Line. This prominent site location presents a unique opportunity to design a gateway building at this end of the campus that will serve as a catalyst for future transit-oriented development in this area.

The project includes retail and commercial space that fronts the public streets on the first floor. Floors two through 11 will have 313 units of market-rate rental housing which will be marketed to university students. The exterior materials will be contemporary and dynamic in nature to animate this particular intersection, with materials such as glass, metal panels, metal siding, and cement board panels. The building's fenestration incorporates an ample amount of glass throughout the upper floors as well as a storefront window system utilized on the ground floor of the building.

Amenities include secured building access, common study areas, community rooms, outdoor courtyards and roof decks, an indoor/outdoor pool, and on-site leasing and property management staff. The streetscape is envisioned to instill the idea of a linear promenade along the Washington Avenue and Huron Boulevard edges.











240 PARK AVENUE

MINNEAPOLIS, MINNESOTA

240 Park Avenue is new construction of a 17-story mixed-use, retail and multi-family market-rate housing residential development, with a building footprint of approximately 30,000 SF, located in Minneapolis, Minnesota; including below-grade parking, landscape amenities and site improvements. The 204-unit mixed-use building has an impactful urban presence with an especially strong focus on the pedestrian experience. Positioned on a very tight, urban in-fill site, the 411,000-square-foot residence skillfully resolves being closely adjacent to existing structures by not building right up to the property line in order to maintain the function of the neighboring buildings. Additionally, the design is pulled back at the street edges to provide added space in the pedestrian realm, allowing green space to come forward, and creating a welcoming retail experience.

One of the most intriguing design elements is The Lanai – a two-story space carved into the corner of 240 Park Avenue to create outdoor opportunities for views facing the Mississippi River. The Lanai will also create a terrific branding opportunity via video screens and a "lightbox" designed to project imagery and digital forms on the ceiling of the outdoor space – glowing and creating a beacon at night.

Also unique about the quarter-block-sized residence is the interior drop-off sequence. Through a cleverly designed interior porte cochere (a covered drop off space for vehicles) on the first level, residents can seamlessly make their way into the building. This feature will be especially useful during the colder winter months. Once inside, residents can enjoy views not only to the river and skyline. Also, thanks to a community art collaboration, residents and visitors alike will be able to take in stunning commissioned murals canvasing the neighboring structures.













VU PHUC RIVERSIDE

THAI BINH, VIFTNAM

The 121-acre site is located near the road ring that connects Thai Binh to Hanoi and Haiphong, allowing this development premium access to the outer provinces which can in turn attract residents from those areas. Along the Northeast edge of this site is an existing river, acting as the natural landmark for the site,

Our design principles for this project was to design a vibrant urban environment on which open green spaces enhance each of the living areas, and are connected to a network of pedestrian and bicycle lanes so residents can meet each other no matter which part of the city they live in.

Two main vehicular axis cross the site from north to south and east to west. The main axis connects Thai Binh's city center to the site, and has three urban nodes where it intersects with the river and the other axis. Also along this main axis is a water canal and a green boulevard that connects to the villas, retail areas, and high-rise residences. The second axis connects the site to the outer road ring where most of the heavy pedestrian and vehicular axis would occur, and where the main axis and secondary axis intersect is the "downtown core" where the highest towers are gathered.

The villas as mentioned previously are facing the main river and are protected by a green buffer towards the northeast part of the site. Water was brought from the main river to create a small lake in between the rows of villas, therefore the majority of the buildings are facing the water in one side and have gardens on the other.







CITY CLUB APARTMENTS CBD CINCINNATI

CINCINNATI, OHIO

City Club Apartments CBD Cincinnati is the restoration and adaptive reuse of a historic Cincinnati landmark. Constructed in 1928, this 300,000 SF Beaux Arts building is in the heart of Cincinnati's downtown business district. When complete, the renovated building will offer 294 market-rate units. Available floor plans range from 395 SF "nano" units to 1,400 SF three-bedroom penthouses. The project will also provide 333 stalls of parking for residents, guests, and commercial/retail tenants.

The project scope includes the restoration of the exterior facade and interior details, and the insertion of apartment units and amenities into the building. Amenities at 309 Vine will include a clubroom, game room, movie theater, fitness center and outdoor fitness "porch," and an enclosed pool. Residents can also enjoy a yoga studio, sauna, business center, and a full-time concierge.

The site is located along the Ohio River and was once home to the 340-room Burnet Hotel, which opened in the 1850s. The hotel had a rich history and hosted multiple memorable figures, including Abraham Lincoln. It closed in 1926 and was demolished the same year.











VERTICAL SUSTAINABLE CITY

2019 EVOLO SKYSCRAPER COMPETITION - HONORABLE MENTION WINNER

This skyscraper concept is an expression of the opportunities and constraints urbanistic contexts present to architects. Juxtaposing the idea of a sprawling, urban development, the vertical shape of the tower is a direct response to minimizing the structure's footprint. The ground floors house commercial areas framed within a vertical mall concept, with a Food Production area directly above where residents and visitors are treated to a vertical, urban farm. Traditionally, agriculture is trucked into cities from rural areas, but this tower posits a farm-to-table experience where food can be grown, harvested, and consumed on-site in a single, vertical structure. Having access to the vertical farm are residences in the upper half of the tower that feature access to drone landing pads. There, electric and solar-powered drones can dock at or near the elevated housing units – taking traffic off the congested street-level, and into the air.

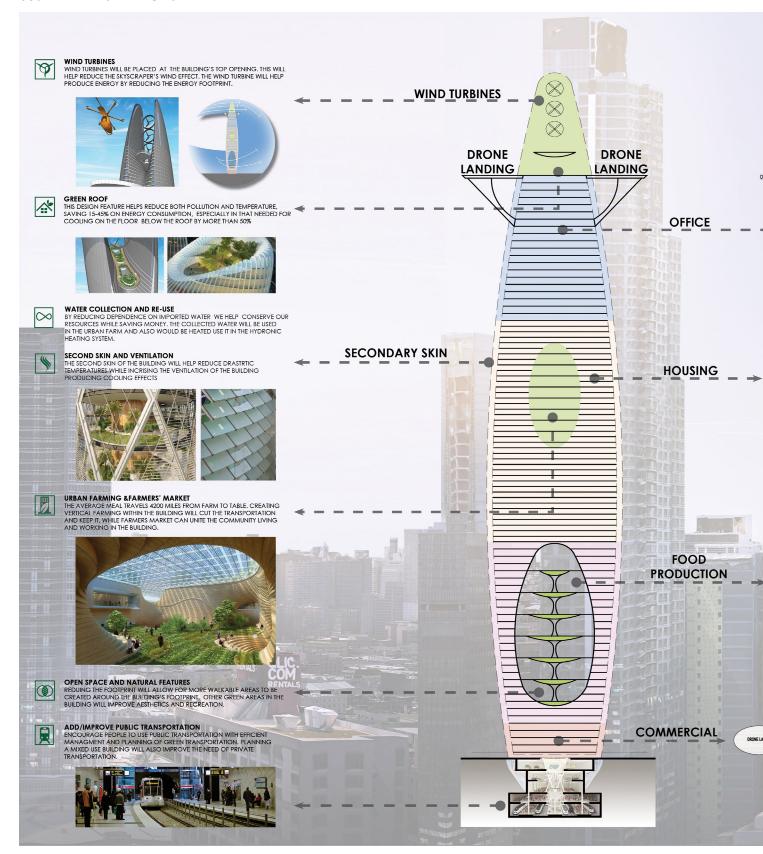
Rising to the very top of the tower is the Office Area. This area is arranged around wind turbines generating energy, reducing the tower's carbon footprint. The building uses water collection systems for the farming, living, and working programs. En masse, the Vertical Sustainable City also creates a holistic live/work/play environment for urbanites, effectively responding to the context and elements impacting modern-day cities.





VERTICAL SUSTAINABLE CITY

SUSTAINABLE STRATEGIES







ON THE BOARDS

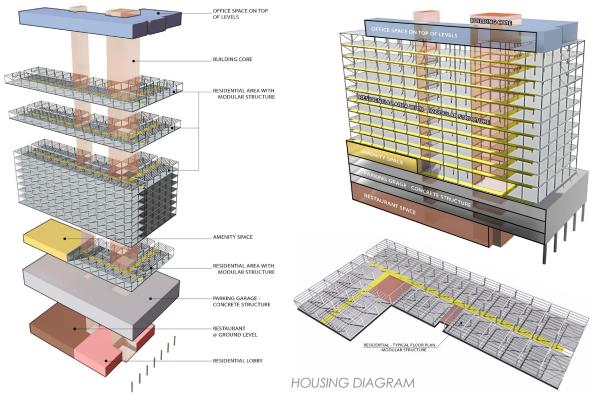
ON-THE-BOARDS

CASE STUDY

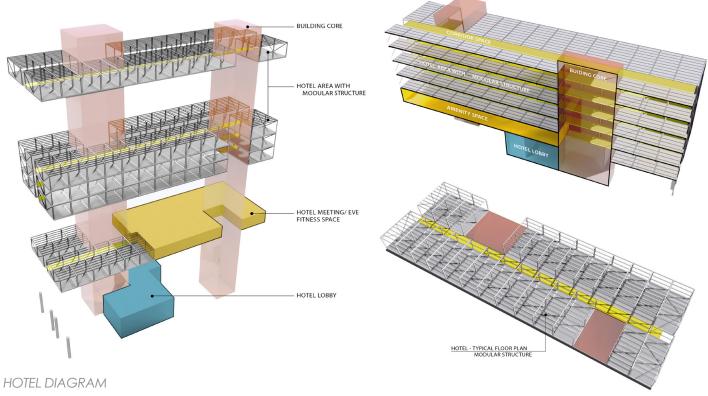
EDISON STREET TOWER // DALLAS, TX

This is a two-phased project containing a 16-story residential building and a 6-story hotel building with 1 level of underground parking, and shared co-working space. A large plaza at-grade is wrapped with a 10,000 SF restaurant, apartment, and office lobby and leasing, as well as hotel lobby/bar and lounge. There is a connection to the Art Walk which connects to the rest of the Design District. Both buildings will be a modular construction type on the exterior and interior for cost effective measures and speed of construction. The residential building will contain a majority of micro units in the 400 SF range, with the top level of the residential portion having a 10,000 SF co-working space accessible by a hospitality-focused lounge off the plaza.









ON-THE-BOARDS

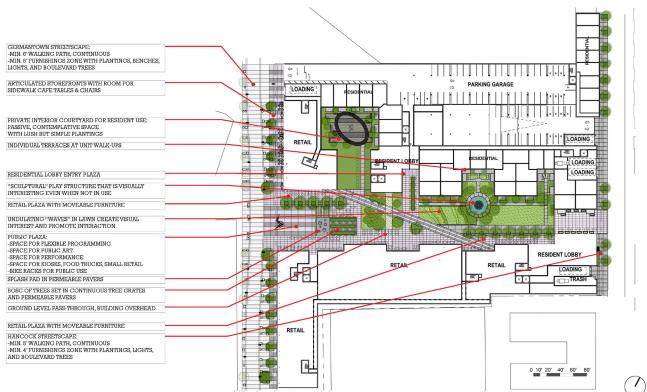
CASE STUDY

PIAZZA TERMINAL // PHILADELPHIA, PA

Piazza Terminal is a series of steel stud framed massings constructed over a two-story concrete podium. This strategy creates a variety of scales for the large development of 935,000 SF. The Hancock Street side is of a lower scale to relate to the adjacent single-family townhouses. The Germantown Ave side relates to the more public and retail edge as well as multi-family scale of Schmidt's Commons. The tallest tower elements, at 13 stories tall, gesture to a central courtyard that blends into a woonerf developed along Germantown Ave. This courtyard connects and extends the pedestrian path from the nearby Liberties Walk and Schmidt's Commons plaza. This continuation through the site gives a more direct and pleasant pedestrian experience leading to Girard Station. The building will be a modular construction type on the exterior and interior for cost effective measures and speed of construction.







ON-THE-BOARDS

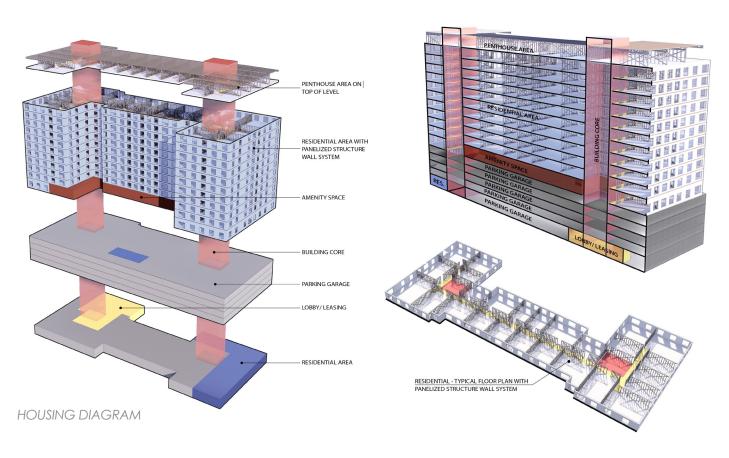
CASE STUDY

BRISTOL COVE // HOUSTON, TX

Bristol Cove is a 16-story, residential building nestled within Houston's upscale Galleria District. Standing out amongst the surrounding buildings, Bristol Cove is ideally located next to a park shared with a neighboring condo tower. With Bristol Cove making a statement through its exterior panelization, the building provides a renewed sense of materiality by eschewing the traditional brick and stucco palette typically utilized in the region. The building will be a modular construction type on the exterior and interior for cost effective measures and speed of construction.







ENRICHING LIVES AND STRENGTHENING COMMUNITIES



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