

# NORTHRIDGE MALL 2.0

AK DEVELOPMENT

x

F STREET



# AK Development

Think Global, Act Local

## Objectives

Housing is the most critical factor in eliminating poverty and boosting economic mobility. According to research, the most cost-effective option for reducing poverty and improving economic mobility in the United States is to increase access to affordable housing. AKD focuses on four core principles, and they are the objectives guiding this project:



### SECURITY

Addressing the basic security needs of communities by providing adequate housing plans and community development.



### RESPONSIBILITY

Igniting personal responsibility through ownership, creating pride in real estate, communities, and people.



### ACCOUNTABILITY

Building projects that will help address community concerns by providing beneficial physical components of building architectural design.



### COLLABORATION

Collaborating with community members and community leaders related to the implementation processes of our projects.



Ariam Kesete is a renowned and seasoned leader in Milwaukee. She is the founder and CEO of AKD Development, a real estate firm specializing in development and property management with completion of over 100 property rehabilitations in several markets in the upper market. Leveraging her commitment to community, she has successfully developed a rent-to-own housing model with over 10% of tenants realizing their dream of homeownership.

Ariam is currently developing her first building with a goal of achieving net zero energy on a market-rate new construction, mixed-use building in South Milwaukee.

**ARIAM KESETE - OWNER**



**DAMFE SAMUEL -**  
PROJECT MANAGER



**EUGENE WAKEFIELD**  
PROJECT MANAGER

# MEET OUR TEAM



**Scott Lurie**  
Principal / Founder



**Josh Lurie**  
Principal / GC /  
VP Investor Relations



**Mike Doney**  
Chief Operations Officer



**Nick Jung**  
Director of Development  
& General Counsel



**Jordan Lynch**  
Director of Finance



**EJ Herr**  
Director of Project  
Delivery



**Paula Shimon**  
Director of Asset  
Management



**Peter Studer**  
Director of Marketing



**Lane Gugger**  
Development  
Associate



**Brian Gallagher**  
IRA / Analyst



**Heidi Blizzard**  
Accounting  
Associate



**Denver Biddle**  
Marketing Coordinator



**Courtney Herrick**  
Administrative  
Assistant



**Mitch Ferraro**  
Investor Relations  
Associate



## ABOUT US

F Street is a privately held investment group dedicated to creating value for our stakeholders by investing and developing commercial real estate responsibly. We understand the importance of working closely with all stakeholders involved to shape and support the communities we invest in.

We are committed to efficiently managing the development and financing process of each development. Working closely and communicating frequently with municipalities, contractors, tenants, and others allows us to be successful and maximize the potential for each development.

## VISION

To be a leader in the real estate investment and development community recognized for our passion, commitment to excellence, and creativity to enhance shareholder value and returns.

## MISSION

To develop and build meaningful real estate projects that make the communities we invest in better places to live, work, and play.



## OUR APPROACH

We are focused on value-add acquisitions and developments that create opportunities to revitalize, enhance, and activate the neighborhoods and communities we invest in.

Our development team works closely with the subject municipality, tenants, and all project partners to generate a development plan to optimize the subject site, considering all stakeholders' interests. Our collaborative process, which prioritizes communication and transparency, allows all parties involved to achieve the desired outcome of a successful real estate development.

We measure success by delivering results that meet the goals of all key stakeholders. By balancing these interests throughout the development process, we continually communicate to ensure the process is efficient, all while focusing on executing our overall business plan.

# RINKA+

## YOUR STRATEGIC PARTNERS

We are planners, architects, interior designers, and brand strategists focused on your business goals. Founded in 2006, RINKA is a design collective specializing in creative problem-solving and innovative place-making to create meaningful experiences for people. We maintain a broad based architectural practice that connects inspiring designs with practical and functional solutions. Collaborating to ensure success, our team builds long-term relationships with progressive and visionary clients.

## RECENT AWARDS

- 2024 AIA Merit Award - Camp Minikani KYBO
- 2024 ASID Gold Award - The Edison
- 2024 ASID Gold Award - SoftwareONE
- 2024 ASID Silver Award - Talking Walls
- 2024 ASID Silver Award - Associated Bank River Center
- 2024 ASID Bronze Award - The Woods
- 2024 Daily Reporter Top Projects - RIVER Development
- 2024 Daily Reporter Top Projects - Woodnote Residences
- 2024 Milwaukee Business Journal Real Estate Award - SoftwareONE
- 2023 Best Places to Work (Milwaukee Business Journal)
- 2023 Mayor's Design Award - Tribute Apartments
- 2023 Mayor's Design Award - RIVER Development
- 2023 ASID Gold Award - Johnson Financial Group
- 2023 ASID Gold Award - Schlitz Park
- 2023 ASID Silver Award - MIAD 4th Floor
- 2023 ASID Bronze Award - West Bend Mutual Insurance
- 2023 WCREW Peoples Choice Nominee - Greenlink Residences + Public House 55

## SERVICES

### ARCHITECTURE + INTERIORS

- Visioning
- Site Analysis + Feasibility
- Master Planning
- Architecture
- Interiors
- Landscape Design
- Construction Documentation
- Construction Administration

### RESEARCH + COMPLIANCE

- LEED Certification
- WELL Certification
- Historic Preservation
- Code + Compliance Analysis

### BRAND + EXPLORATION MEDIA

- Brand Creation + Development
- Website Brand Presence
- Graphic + Motion Design
- Virtual Augmented Reality Experiences



# 100+ INDUSTRY AWARDS

RINKA+



**STEVE MORALES**  
Partner



**BUCK KNITT SVP,**  
Senior Design Director



**LEXIE PETERSON**  
Designer



**DAN KABARA SVP,**  
Director of Proj. Delivery

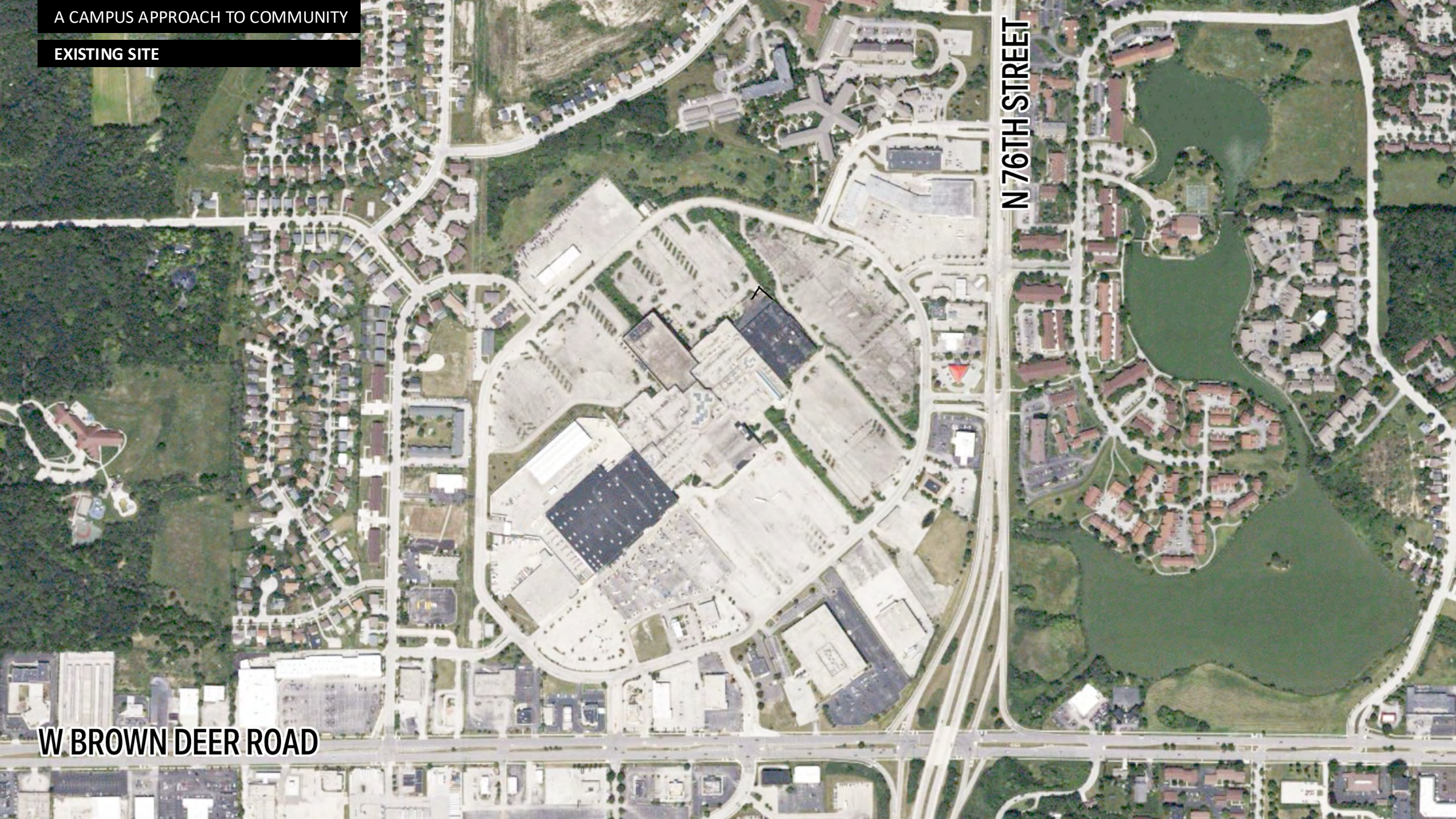


# A Campus Approach to Community



A CAMPUS APPROACH TO COMMUNITY

EXISTING SITE

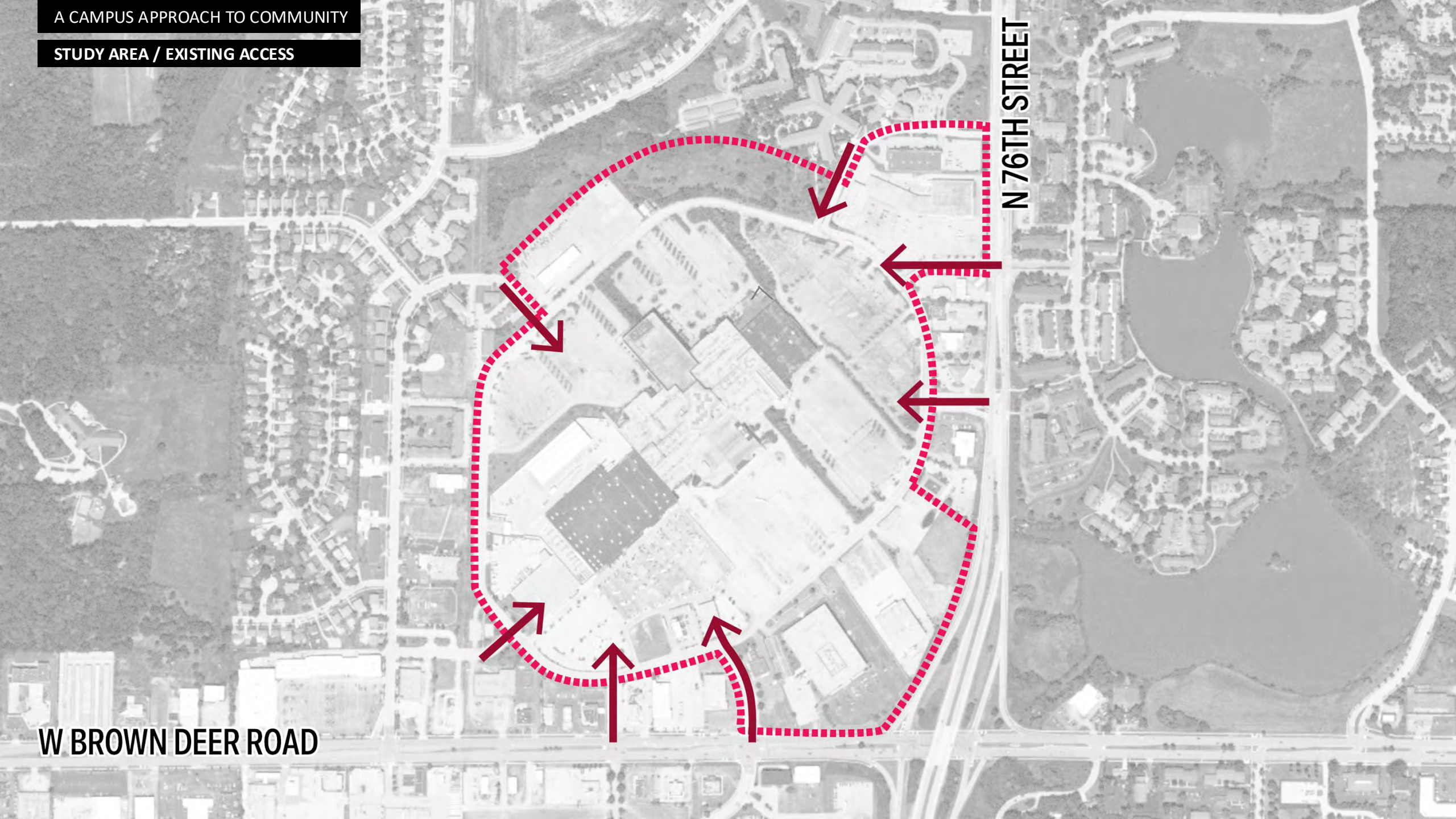


N 76TH STREET

W BROWN DEER ROAD

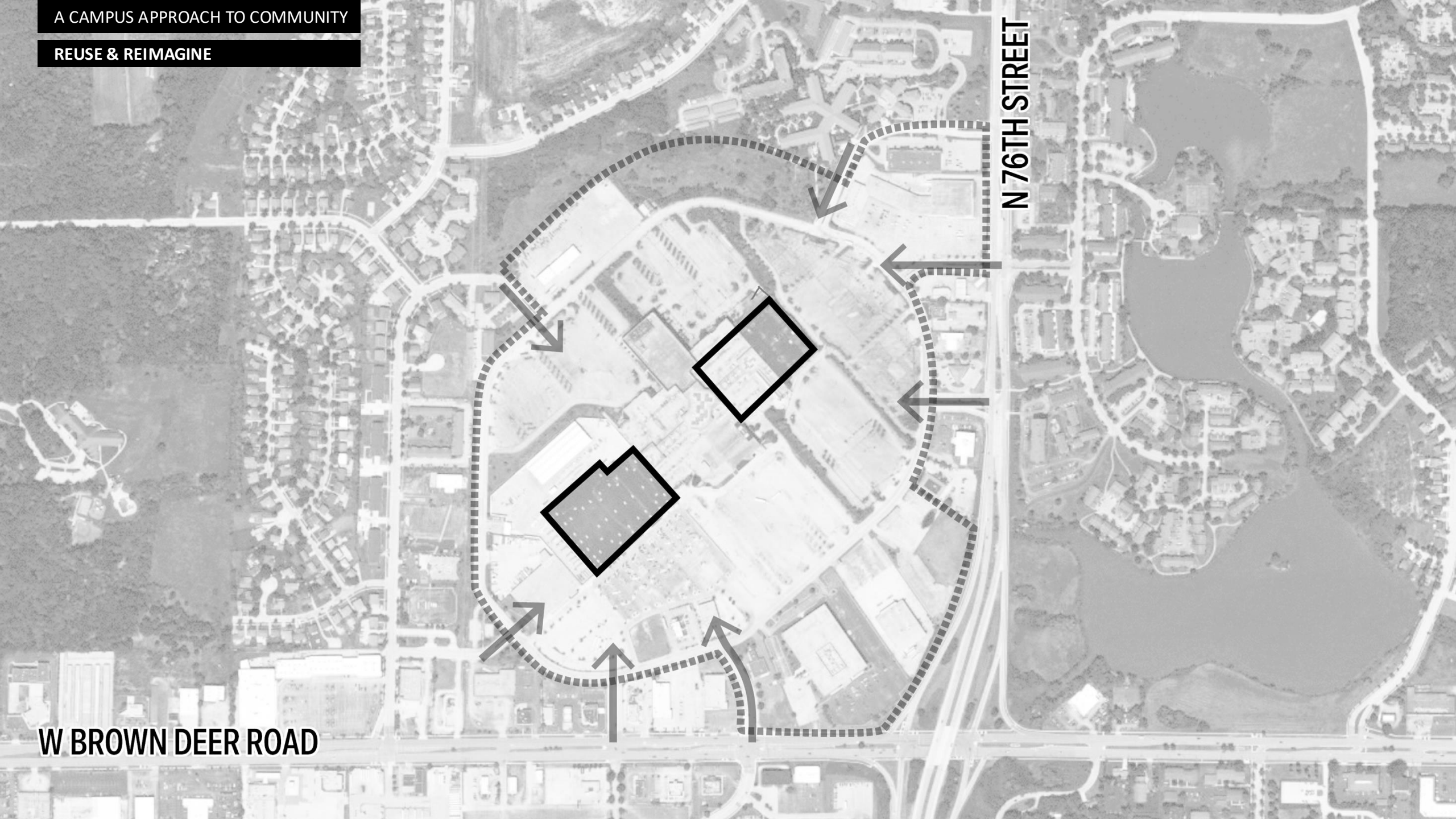
W BROWN DEER ROAD

N 76TH STREET



A CAMPUS APPROACH TO COMMUNITY

REUSE & REIMAGINE

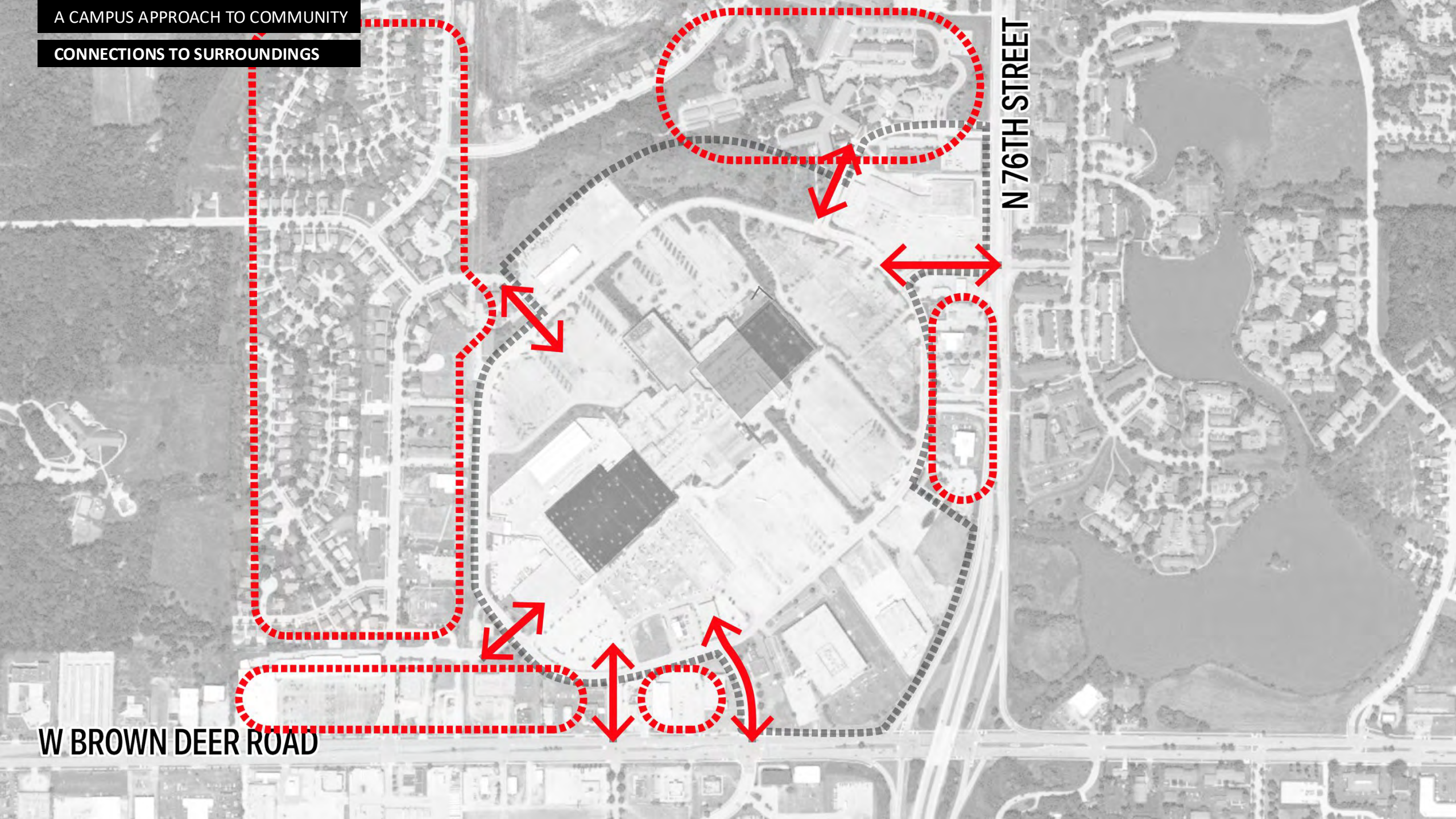


N 76TH STREET

W BROWN DEER ROAD

A CAMPUS APPROACH TO COMMUNITY

CONNECTIONS TO SURROUNDINGS

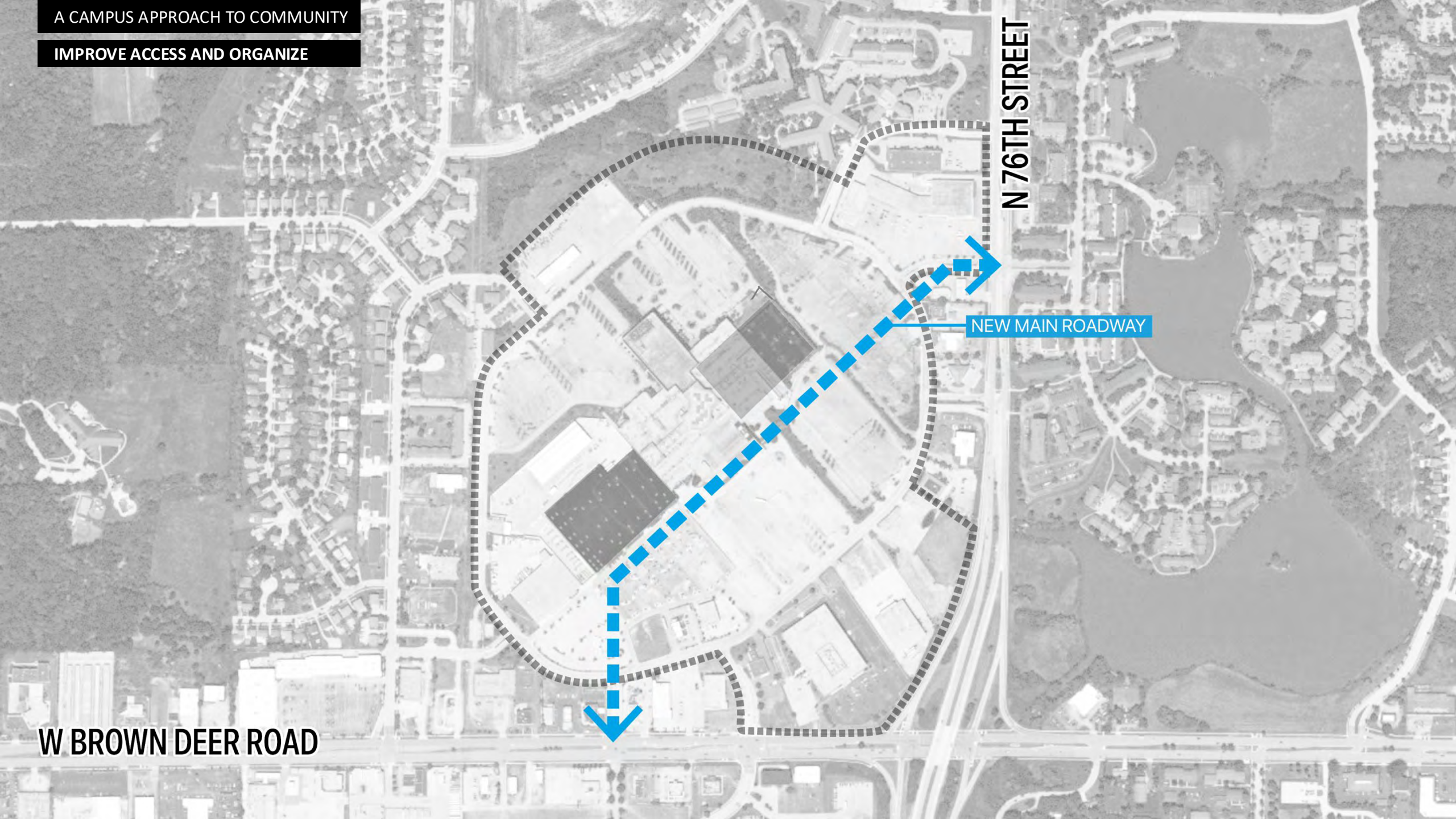


N 76TH STREET

W BROWN DEER ROAD

A CAMPUS APPROACH TO COMMUNITY

IMPROVE ACCESS AND ORGANIZE



N 76TH STREET

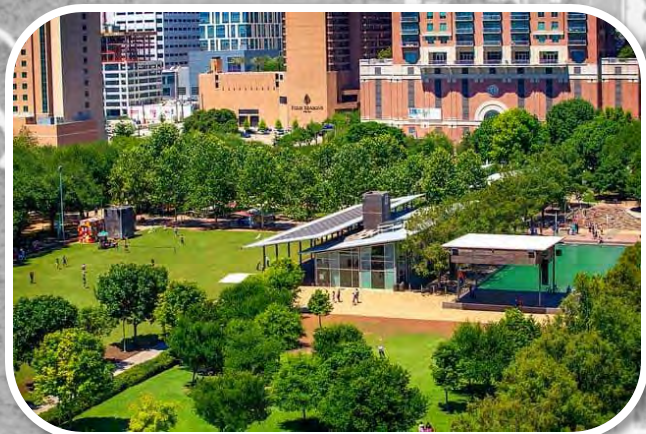
NEW MAIN ROADWAY

W BROWN DEER ROAD

# A CAMPUS APPROACH TO COMMUNITY

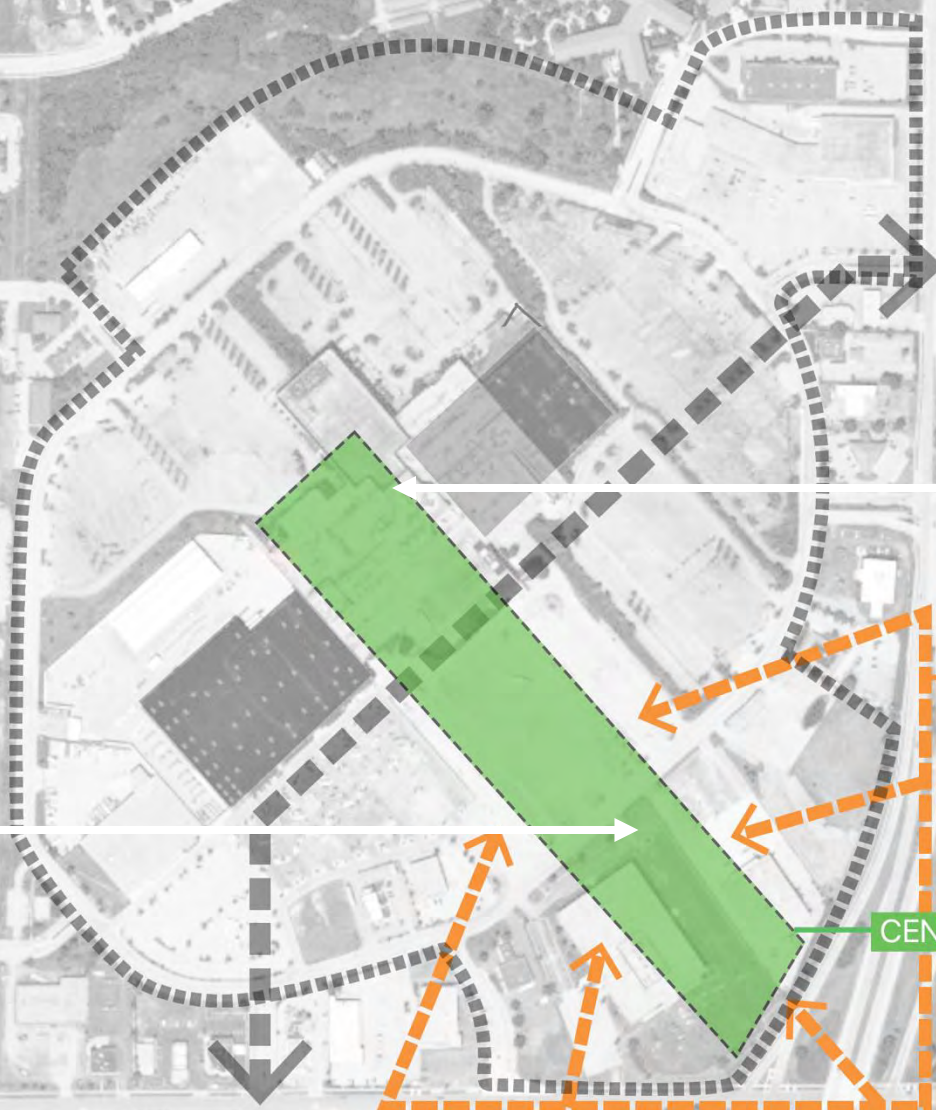
## COMMUNITY GREEN / VISIBILITY

- PASSIVE GREEN SPACE ON NON-PROGRAMMED EVENT DAYS
- FOOD TRUCK PARK W/ SEATING AREAS
- PAVILION FOR COMMERCIAL AND EVENT PREP USES



W BROWN DEER ROAD

N 76TH STREET



CREATE VISIBILITY INTO AREA

CENTRAL COMMUNITY GREEN

# A CAMPUS APPROACH TO COMMUNITY

## HEALTH & WELLNESS HUB

- Community Health Center (General & Various Specialties)
- Community Wellness & Fitness Center (Education, Outreach, Aquatic Center)
- Community Greenhouses
- Pickleball / Padel Recreational and Tournament Courts



W BROWN DEER ROAD



N 76TH STREET



HEALTH / WELLNESS HUB



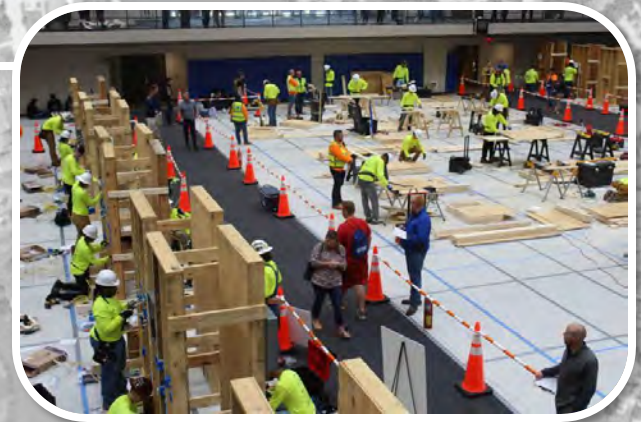
# A CAMPUS APPROACH TO COMMUNITY

## TRADES / STEM EDUCATION HUB

- Tech. Trades / STEM Charter School, K12
- Skills Competition Hub, Event Hall



W BROWN DEER ROAD





A CAMPUS APPROACH TO COMMUNITY

HOUSING OPTIONS

- Approx. 575 New Residences
- Single Family
- Garden Style
- Senior Living



N 76TH STREET

VARIOUS HOUSING OPTIONS

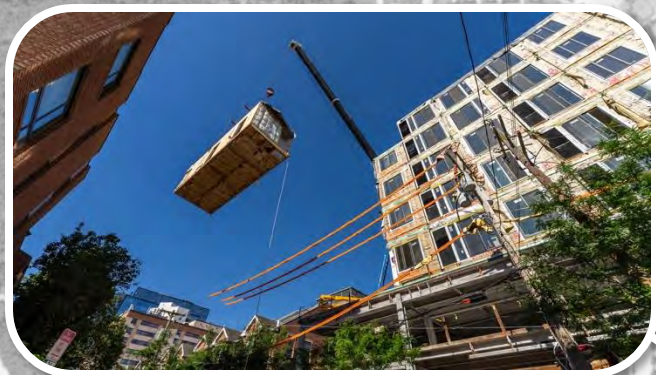


W BROWN DEER ROAD

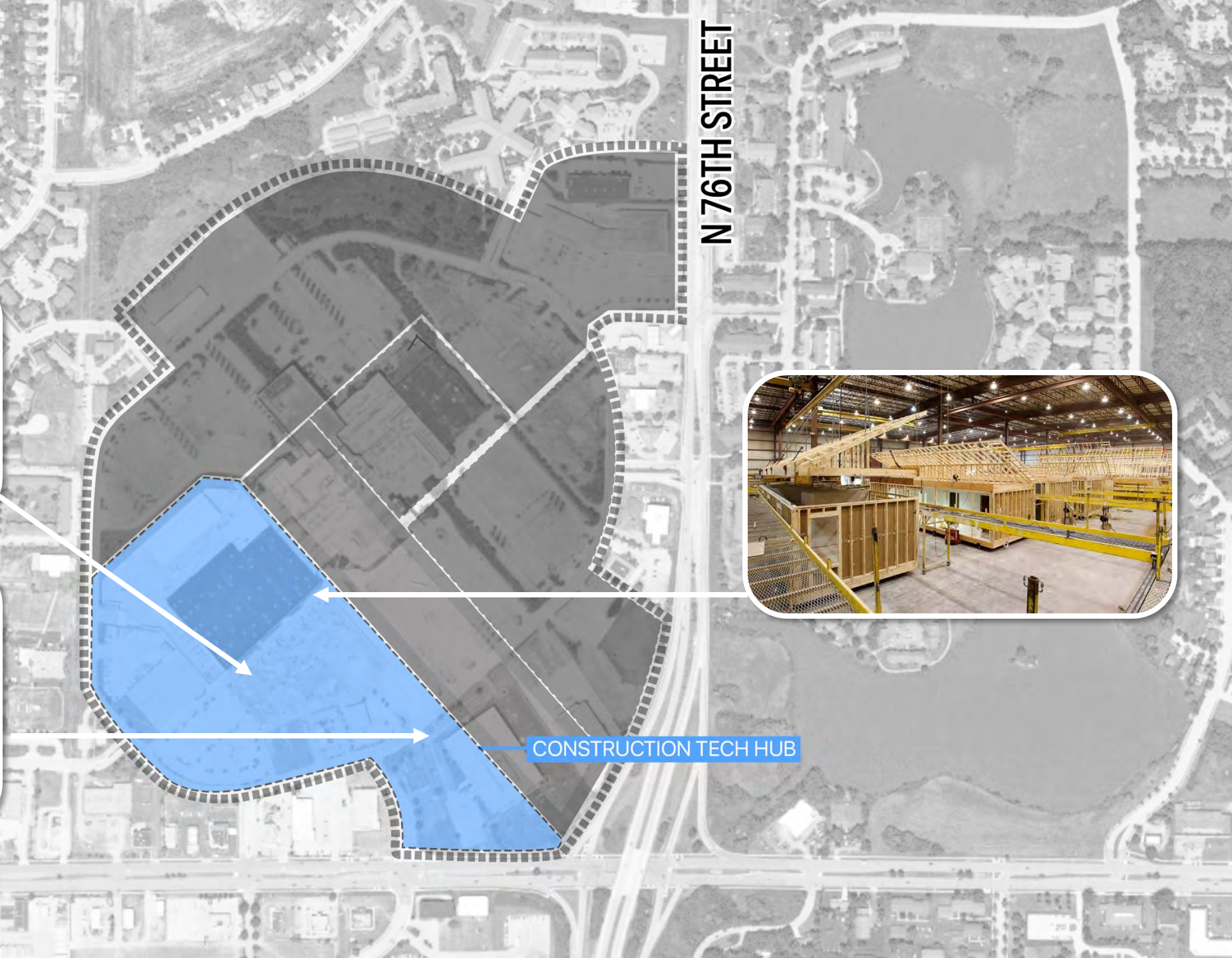
# A CAMPUS APPROACH TO COMMUNITY

## CONSTRUCTION TECHNOLOGY HUB

- Menards
- Modular Home Manufacturing Facility
- Modular Home Display Court
- Construction Tool and Technology Center (Commercial, Flex, Retail)



W BROWN DEER ROAD



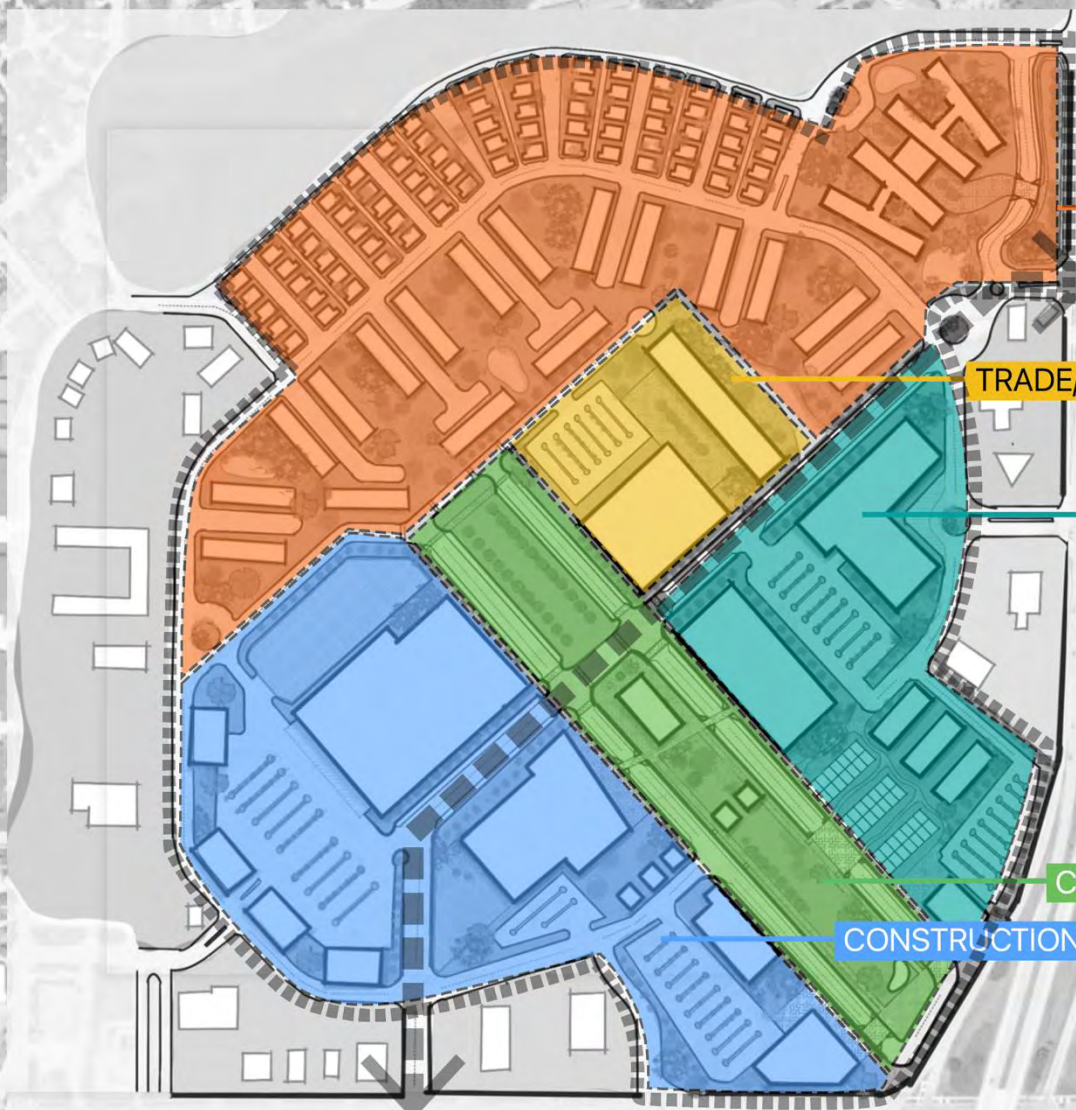
N 76TH STREET

CONSTRUCTION TECH HUB



W BROWN DEER ROAD

N 76TH STREET



VARIOUS HOUSING OPTIONS

TRADE/STEM EDUCATION HUB

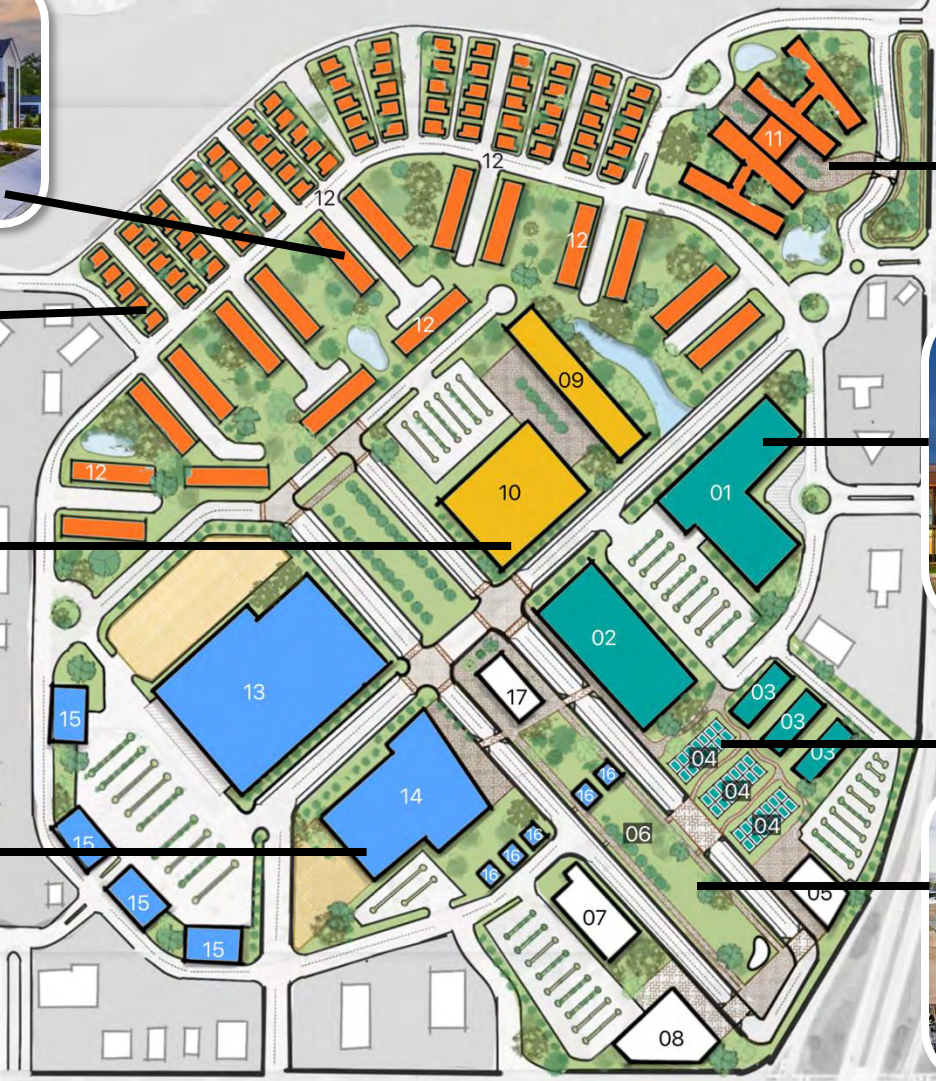
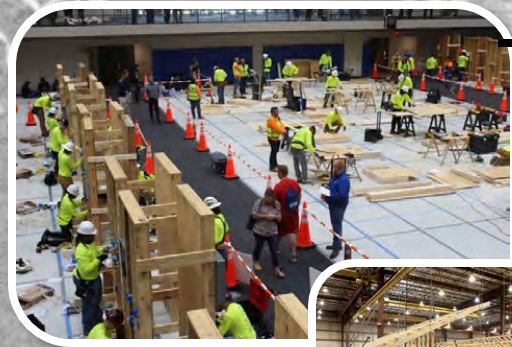
HEALTH / WELLNESS HUB

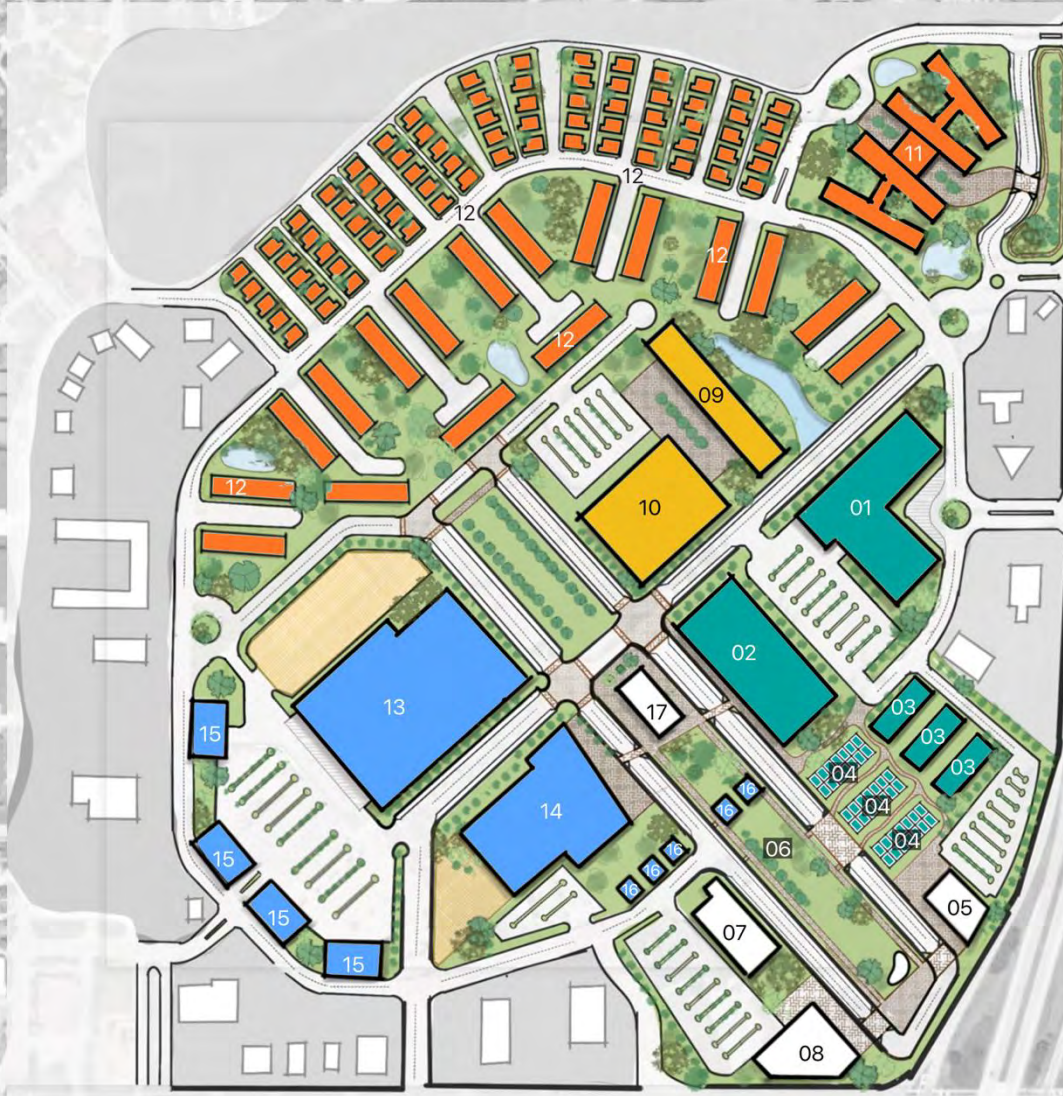
CENTRAL COMMUNITY GREEN

CONSTRUCTION TECH HUB

N 76TH STREET

W BROWN DEER ROAD





W BROWN DEER ROAD

01	Community Health Center, General & Various Specialties
02	Community Wellness & Fitness Center (Education, Outreach, General and Class based Fitness, Aquatic Center)
03	Community Greenhouses
04	Pickleball / Padel Recreational and Tournament Courts
05	Welcome Center, Development Signage, Commercial Space
06	Central Community Green Lawn
	Food Truck Park w/ Outdoor Dining Seating & Hammock Park
	Central Community Green Lawn
	Pickleball Finals Tournament Area
	Padel Finals Tournament Area
	Outdoor Fitness Classes Area
	Walking and Running Track
	Skills Competition Outdoor Area (Robot Fighting / Drone Piloting, etc.)
	Tech Job Fair Expo Area
	Midwest ConExpo Area
	Modular Home Prototype Showcase Area
	Construction Methodology Training Event
07	Commercal Space
08	Food and Beverage
09	Tech. Trade / STEM Charter School, K12
10	Skills Competition Hub, Event Hall
11	Senior Living
12	Mixed Typology Housing (Garden Style, Single Family)
13	Menards (Partnership Renovation)
14	Modular Home Manufacturing Facility
15	Construction Tool and Technoly Center
16	Modular Home Display Court
17	Tech / Health / Const. Pavilion & Commissary Kitchen

**WHAT IF...**



WHAT IF...





WHAT IF...





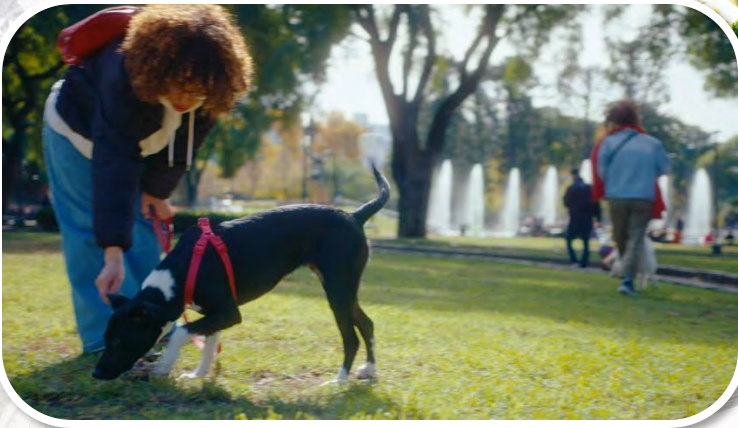


WHAT IF...



WHAT IF...





WHAT IF...







# HW

## HARMONY WORKS

A CAMPUS COMMUNITY



F STREET



DEVELOPMENT

RINKA+