

planning
single family
multi-family
seniors
students
mixed use
retail
office

GATE
architecture

malvern, pennsylvania

Timothy F. Wentz, AIA
Partner
Orazio E. Cifolelli, AIA
Partner
Peter V. Adams, AIA
Partner



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Gate 17 Architecture, LLC
Architecture & Planning
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QUALIFICATION STATEMENT

With over 80 years combined experience in architectural design and planning, Tim Wentz, with Roz Cifolelli and Peter Adams came out of The Martin Architectural Group to provide a workplace for developers to make use of their dynamic imagination integrating inventive design with the serious business sense required in this evolving economy.

Headquartered in Malvern, Pennsylvania, Gate 17 Architecture's *current* volume of work in planning, design, construction documentation and construction of apartment projects is approximately 2,000 housing units.

With the firm's diversity of practice, each project is staffed with specialists most experienced with the development program, thus assuring the Client of:

- Programming that clearly targets the defined market and outlines the most effective phasing plan.
- Land Planning that skillfully balances market acceptance and optimum yields with environmental and judicial constraints and sensitivities.
- Design that optimizes client investment by responding to market data with responsive, pro-active residential and commercial projects.
- Management that ensures the delivery of construction documents when needed and the systematic coordination of all disciplines involved.

Our current work includes sites as complex and varied as the HUD 221(d)(4) financed "Texas Donut" apartment complexes in Maryland; new 832 unit master planned community of Madison Farms in Bethlehem, Pennsylvania; and an Assisted Living prototype program with current projects in Tulare, CA and Griffin, GA with the region's strongest, most demanding private sector developers.

Our most recent apartment work both at Gate 17 Architecture and while at The Martin Architectural Group consists of the following *constructed* communities: Cumberland



Crossing Apartments, Cumberland, RI; Greenwich Place Apartments, West Warwick, RI; Hawthorne Commons Apartments, Salem, MA (40B); Woodlands at Abington Station, Abington, MA; Dartmouth Commons, Dartmouth, MA; River Bend, Woonsocket, RI; Fairmount, Wormleysburg, PA., Park Street, North Attleborough, MA.; The Ledges, Johnston, RI; The Vintage at the Grove, Manchester, CT; Tower Ridge Apartments, Wallkill, NY; and Woodmont Mews, Bethlehem, PA.

Current apartment projects *under construction* are Mission Place, Jessup, MD [HUD 221(d)(4)], The View at Mill Run, Owings Mills, MD [HUD 221(d)(4)]; Southgate Apartments, Phillipsburg, NJ; and York Village Apartments, York, PA.

Apartment projects *on the boards* are located in the towns of Lunenburg, MA (40R); Mashpee, MA (40B); Sunderland, MA (40B); Littleton, MA (40B); Scranton, PA; Bethlehem, PA; Elkridge, MD [HUD 221(d)(4)]; and North East, MD [HUD 221(d)(4)].

Representative clients in the past include The Dolben Companies, Trammell Crow Residential, Archstone-Smith, Baker Residential, Tarragon Development Corporation, Sidney Emmer Builders, LCL Equities, and WCI



KEY STAFF

TIMOTHY F. WENTZ, AIA

Partner

Tim left his position as one of the senior partners of the award winning Martin Architectural Group to pursue his dream of a cutting edge design firm that specializes in real estate development architecture. His expertise is in looking at the more difficult sites developers are faced with, creating multi-family developments, senior communities, retail and mixed-use centers and more complex communities that blend stunning, yet fresh design, and intelligent construction—with marketing sensibilities regarding the post-construction challenges of clients attempting to fill the units they have designed.

His diverse portfolio with The Martin Architectural Group included Washington Grande, Bergen County, New Jersey, recipient of NAHB's Platinum Award for Best Active Adult Community Award; student housing for University of New Hampshire; Orthodox Jewish residences in Ramapo, New York; the retirement communities of Tide Pointe on Hilton Head Island and Asbury on Solomons Island in Maryland; the highly publicized hi-rise North Beach redevelopment in Asbury Park, New Jersey; the 100-acre TND (traditional neighborhood development) of Field of Dreams in Bethlehem Township, Pennsylvania; along with over 6,000 apartment units throughout the northeast. His recent experience in HUD Section 221(d)(4) housing is currently at approximately 1,000 dwelling units in 2009-10.

Tim earned his architectural degree from Pratt Institute in Brooklyn, New York, is registered to practice architecture in 30 states, is NCARB certified, and a member of ICC, and NFPA.



ORAZIO E. CIFOLELLI, AIA

Partner

“Roz” has been practicing architecture for the last 25 years. He was a member of Tim’s studio for the last 10 of those years, when he left his position as the Senior Associate of the Martin Architectural Group. Prior to that, Roz was the department head for all residential projects at Garrison Architects. Roz’s expertise is in cost effective design, building codes including handicap codes, construction documentation and detailing, construction administration and project close-out. His experience in Martin’s more complex developments included knowledge of programing and project planning, overall project management, construction systems including methods and materials, and construction administration.

His project management includes over 50,000 housing units in single family, townhomes, low and midrise multi-family, senior housing, condominiums and apartments, retail centers, office complexes,. His recent experience in HUD projects includes 650 units in two massive apartment projects, 4-5 story wood construction residences, surrounding 6 story concrete parking garages. Roz’s high level managerial and interpersonal skills make him a continually sought out liaison by local and national developers

Roz earned his architectural degree from Temple University in Philadelphia, Pennsylvania, is registered in Pennsylvania and New Jersey, and is NCARB certified.

PETER V. ADAMS, AIA

Partner

Peter has been designing for the Martin Architectural Group since 1972. He has worked closely with Tim and Roz for the past 10 years. His knowledge of residential design has allowed him to create multiple award winning projects that artfully nail down the Client’s program while providing cost effective construction and market savvy designs. His breadth of



experience allows his designs to evolve from project to project so that they are constantly “fresh” thinking, keeping abreast of current trends without being trendy.

He has designed virtually every housing type available, from small single family homes to high rise buildings, in condominium, for rent, and senior markets including active adult, independent living, assisted living, nursing and Alzheimer homes, and continuing care retirement communities. He has also designed new and renovated shopping centers, new town centers, speculative office buildings, and mixed use transportation modal projects.

Peter earned his architectural degree from Drexel University in Philadelphia, Pennsylvania, is registered in Pennsylvania.

MICHAEL SINDLINGER
Project Manager

Michael has spent the last 8 years in Tim and Roz’s studio at the Martin Architectural Group. As the “hands on person” Mike has personally documented over 10,000 units in large and small projects including single family, multi-family, mid-rise residential, Texas doughnut style apartment complexes, clubhouses, retail centers and office buildings. His comprehensive skill set in documenting buildings provides a cohesive well coordinated set of drawings which he has intimate knowledge of.

His comprehensive style of building documentation allows him and everyone he works with immediate knowledge of any building detail. His cohesive, well-coordinated drawings are highly respected by qualified contractors.

Michael earned his architectural degree from Temple University in Philadelphia, Pennsylvania, and is currently sitting for his architectural registration.



REFERENCES:

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WOODMONT MEWS *
bethlehem, pennsylvania



Market Rate Apartments

24 unit 3 story walk-up, 20 du/acre
Leasable area to gross area ration 94%
One bedroom, one bedroom/den, two bedroom, units
Independent garages throughout the site
3,000 sf clubhouse



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THE LEDGES *
johnston, rhode island



Market Rate Apartments

12, 24 & 36 unit 3 story walk-up, 20 du/acre

Leasable area to gross area ration 94%

One bedroom, two bedroom, units

3,500 sf clubhouse



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THE VINTAGE AT THE GROVE *

manchester, connecticut



Market Rate Apartments

20 & 30 unit 2/3 story split walk-up
320 units, leasable area to gross area ration 91%
Studio, one bedroom, two bedroom, two bedroom/den units
Independent garages throughout the site
5,500 sf clubhouse



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MISSION PLACE *
jessup, maryland



Market Rate Apartments

276 apartments on steeply sloped site
“Texas Donut” - 6 story precast parking garage in center
6 levels in wood construction building
One bedroom and two bedroom units
HUD 221(d)(4) financing program
Commercial space on first floor facing road



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MILL RUN *
owings mill, maryland



Market Rate Apartments

376 apartments on view oriented sloped site
“Texas Donut”- 6 story concrete parking garage in center

6 levels in wood construction building

One bedroom, one bedroom loft units

Two bedroom, two bedroom loft units

HUD 221(d)(4) financing program

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THE VINTAGE AT THE GROVE CLUBHOUSE *

manchester, connecticut



Apartment Clubhouse

5,500 sf clubhouse

Community room with serving kitchen

Workout gymnasium

Billiards room

Leasing center

Pool locker rooms



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WOODMONT MEWS CLUBHOUSE *
bethlehem, pennsylvania



Apartment Clubhouse

3,200 sf clubhouse
Community room with serving kitchen
Workout gymnasium
Leasing center
Pool locker rooms



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THE LEDGES CLUBHOUSE *

johnston, rhode island



Apartment Clubhouse

3,500 sf clubhouse
Community room with serving kitchen
Generous health center
Leasing center
Pool locker rooms



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