

Centre Ave RFQ Respondent Project Summaries



In July 2019, the Urban Redevelopment Authority of Pittsburgh (URA) requested qualifications from one or more developers or development teams to participate in the revitalization of the Centre Avenue Corridor in the Middle Hill neighborhood of the City of Pittsburgh. Interested Developers submitted qualifications and project concepts to purchase and redevelop any of the scattered, publicly-owned sites listed in the Request for Qualifications (RFQ).

This document contains a list of project summaries compiled by URA staff based on the information submitted by qualified Centre Ave RFQ respondents.

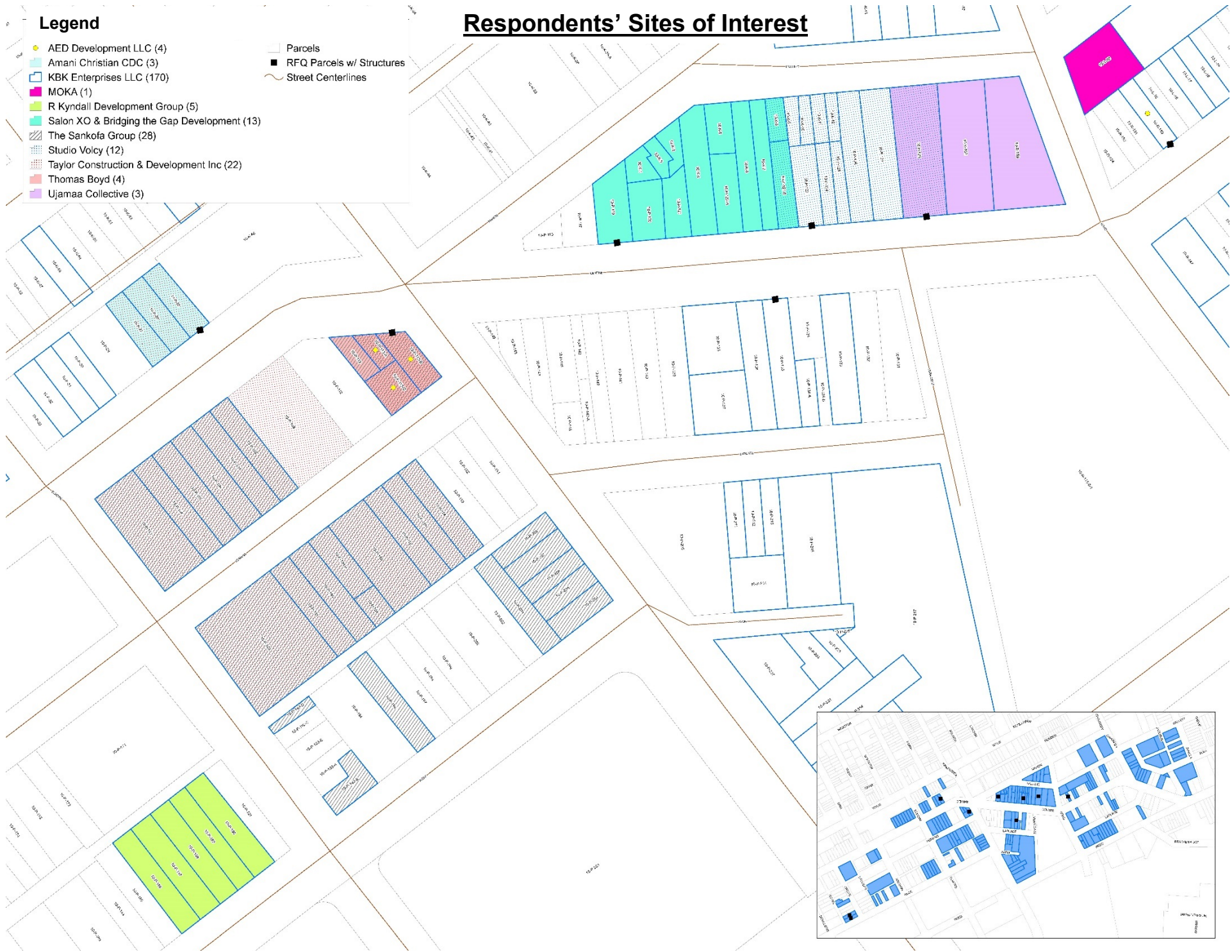


Legend

- AED Development LLC (4)
- Amani Christian CDC (3)
- KBK Enterprises LLC (170)
- MOKA (1)
- R Kyndall Development Group (5)
- Salon XO & Bridging the Gap Development (13)
- The Sankofa Group (28)
- Studio Volcy (12)
- Taylor Construction & Development Inc (22)
- Thomas Boyd (4)
- Ujamaa Collective (3)

- Parcels
- RFQ Parcels w/ Structures
- ~ Street Centerlines

Respondents' Sites of Interest



Developer: AED Development, LLC

Development Team:

Contact:	Antonio Davis
Developer Address:	11616 Havenner Rd., Fairfax Station, VA 22039
MWBE:	Yes
Development Partners:	None
Architect:	Lance Bailey & Associates, Inc.*
Contractor:	Allegheny Construction*
Engineer:	Advantus Engineers* Collective Efforts* Culpeper Veterans Associates* Tri-State Design and Development*
Consultants:	Crosskey Architects, Nina Caruso, Historic Preservation
Number of parcels:	Four (4)

Concept/End Reuse:

Our goal for the site is to reuse the properties in a fashion that will achieve the City of Pittsburgh's overall objective of tax generation, adaptive reuse, and a redevelopment that fits within the context of the neighborhood. We plan to repurpose this site, including preservation and renovation of the existing structures, into a mixed-use development with a combination of both retail space and contemporary modern apartments using a sustainable design that will promote foot traffic on Centre Avenue and achieve LEED Level Gold. Half of the residential space will be set aside for affordable housing. Community residents will be given first consideration for employment opportunities and available commercial space will first be marketed to current community business owners. Any company whose products or services promote sustainability or organic products will be given extra consideration during the leasing phase of the project.

Developer: Amani Christian Community Development Corporation

Development Team:

Contact:	Rev. Lee Walls
Developer Address:	P. O. Box 7192, Pittsburgh, PA 15213
MWBE:	Yes
Development Partners:	Amani Christian Community Development Corp.* Fulani Development*
Architect:	Winston Development + Design* Communion, LLC*
Contractor:	To Be Determined
Engineer:	Cosmos Technologies*
Consultants:	Neighborhood Allies Shared Real Estate Team
Number of parcels:	Three (3)

Concept/End Reuse:

Amani Christian CDC (Amani) is proposing a catalytic project utilizing three parcels. Amani seeks to construct an 18,000 ft² mixed-use building across the site. There would be 4,500 ft² per per each of four floors, with the first floor being commercial space and the upper three floors being 12 affordable residential units (four 1-bedroom and eight 2-bedroom). This project has the opportunity to transform a vacant site into a much-needed commercial space for community business and/or entrepreneur to lease space. This will open the door for a business(es) to market their product or services in a professional space in a revitalized part of Centre Avenue with growth potential. In addition, the site will provide 12 affordable units of housing where there is much needed demand for affordable housing. As low-income and moderate-income households struggle to find quality housing to meet their needs, this project will be part of the solution for those in need of quality affordable housing.

Developer: KBK Enterprises

Development Team:

Contact:	Keith B. Key
Developer Address:	1300 Brighton Rd. Suite 1, Pittsburgh, PA 15233
MWBE:	Yes
Development Partners:	KPMS (Key Property Management Services) KBK Foundation
Architect:	RDL Architects*
Contractor:	Alliance Construction Group*
Engineer:	Gateway Engineers*
Consultants:	None
Number of parcels:	One hundred seventy (170)

Concept/End Reuse:

Overall, our goal is to create density along the Centre Avenue corridor for both residential and commercial spaces, allowing for increased traffic and activity on the street. We plan on constructing mixed-use buildings along this corridor of 3-4 stories, establishing commerce on the first floor of these buildings. This will help stimulate business and economic activity along the Centre Avenue corridor. We also plan on transforming existing green spaces and streets into recreation opportunities, improving pedestrian connection within the corridor and making it pedestrian-friendly.

KBK Enterprises would develop a combination of mixed-use buildings and townhomes. Our team intends to have this development represent the countless hours the City, URA, and Hill District community has spent on the Master Plan and include this narrative as the framework of the development. In respect to this plan, which refers to this Centre Avenue corridor as the "Center of Opportunity," we will incorporate the guiding concepts of this plan by:

1. Creating a continuous and connected street network to complete the grid
2. Maximizing public access to view and open space
3. Build higher density and a greater mix of uses along and near Centre Avenue, and
4. Establish a variety of housing options for a diverse residential market

Developer: MOKA Gallery

Development Team:

Contact: Charlotte Ka & Errol Reynolds

Developer Address: 2297 Centre Ave, Pittsburgh, PA 15219

MWBE: Yes

Development Partners: Lakeisha Wolf - Ujamaa Collective*
Carole Hardeman - HDCG*
Andrea Garland & Brittany Garland - Pathways Community Living*
Christine Bethea - owner of store on Penn Ave/artist*

Architect: Charles Culbertson

Contractor: Reynolds Restoration & Construction

Engineer: Gerhart Engineering Company*

Consultants: Neisha Johnson*
Darnell & Naomi Chambers*
Neighborhood Allies Shared Real Estate Team

Number of parcels: One (1)

Concept/End Reuse:

MOKA Art Gallery and House of Culture is a contemporary art/music studio and gallery that is currently being created to share the rich cultural legacy of jazz and art that originated in the Hill District. To accomplish this resurgence the organization will develop exhibitions, studio practices, artist talks, cultural exchanges, artist residencies, and art classes. The Gallery will provide a place for artists and musicians to share their expertise with the Hill District community. Moka will provide five distinct areas of program development and exhibition space for artist's educational component of music and art. Moka will provide individual and corporate entities opportunities to access, visit and hold functions by renting space within the gallery. A Gift Shop which features local and nation artistic creations. Artist residence and studios. The continuation of Moka will be to transform the vacant lot behind the gallery into a green space which provides an opportunity for community music and art enjoyment. The park will be an extension of Moka's offerings of art and music.

Developer: R. Kyndall Development Group

Development Team:

Contact:	Steffan Johnson
Developer Address:	300 Brush Creek Road, #768, Warrendale, PA 15095
MWBE:	Yes
Development Partners:	R. Kyndall Development Group* Cipriani Studios
Architect:	Cipriani Studios
Contractor:	Shape Development Group
Engineer:	Big Sky Structural Solutions* Sci-Tek Consultants, Inc.*
Consultants:	None
Number of parcels:	Five (5)

Concept/End Reuse:

21 Rose: R. Kyndall Development Group would like to develop five market rate single family infill townhomes along the 2100 block of Rose Street. This project will be leveraged to develop the first of its kind market rate, new construction offering in the Middle Hill neighborhood, located in the heart of the Centre of Opportunity. We are anticipating each unit to leverage between 1700 – 2000 ft² infill residential homes each with a one car integral garage at the ground floor level. The homes will range from 2bd/2bth to 3 bd/2.5bth with optional flex space to add a home office. The proposed design will include a large, open loft style third floor area and kitchen, dining and living spaces. All units will include an optional rooftop deck with views of the downtown Pittsburgh cityscape. Sidewalk entrances could include a small raised planting area adjacent to the front door, to bring an opportunity for individual expression through gardening.

Developer: Salon XO

Development Team:

Contact:	Monica Smith
Developer Address:	1901 Centre Ave., Suite 104, Pittsburgh, PA 15219
MWBE:	Yes
Development Partners:	Bridging the Gap Development*
Architect:	Fukui Architects*
Contractor:	Emery Construction, LLC*
Engineer:	Red Swing Group
Consultants:	Cameron's Counseling & Consulting Services, LLC* Jewel Gaulding, MD* Jennifer Douglass
Number of parcels:	Thirteen (13)

Concept/End Reuse:

This is the rehabilitation of an existing building into a mixed-use property into a new upscale salon, spa & wellness center on the first floor with up to six apartments above (4 two-bedroom and 2 one-bedrooms which will accept housing choice vouchers and rents of 50% AMI), plus indoor and outdoor workshop space for community events. One thing we want to address in our center is under-educated staff. We provide our own in-house apprenticeship program, which can be used for hours accumulated to take the state exam for licensing. Some of our more advanced services will include one on one meetings and community workshops and family therapy. This project will create six new jobs. We will also create a community gathering space to bring about local social gatherings and entertainment events for the family which foster relationship building and community enjoyment.

Developer: The Sankofa Group, Inc

Development Team:

Contact:	Irv Williams
Developer Address:	1801 Centre Ave., Suite 305, Pittsburgh, PA 15219
MWBE:	Yes
Development Partners:	Phase 1: SSOM, Inc. Phase 2: Thomas Boyd* Phase 3: The Sankofa Group, Inc.*
Architect:	Designstream LLC Milton Ogot, ARCHITECT LLC*
Contractor:	E. Holdings, Inc.*
Engineer:	Brace Engineering
Consultants:	None
Number of parcels:	Twenty-eight (28)

Concept/End Reuse: Phase I – Sankofa Square will include new construction of a 45,000 ft² three story commercial structure and a parking lot. Floor 1 is 15,000 ft² of retail space comprised of seven or eight 1,500 ft² suites and will include common space. Floors 2 and 3 will total 30,000 ft² of commercial office space.

Phase II – Historic preservation of the existing Hamm’s Barbershop building. We will look for a community business tenant, specifically a barber shop for the first-floor commercial space. Historical funding for the redevelopment of the existing commercial structure with funding to service six residential rental units below 50% AMI above the commercial storefront. A green space for the lot is planned on the side of the building.

Phase III - Sankofa Estates will provide affordable and market rate housing. This 8 to 12- unit multi-family development will include on-site parking, open floor plans, spacious units giving everyone a space to call their own. High ceilings and open kitchens to the great room make it easy to entertain with plenty of space to mingle. A beautiful gourmet kitchen with maple cabinets, kitchen islands and pantries have ample storage not often found in a townhome.

Developer: Studio Volcy

Development Team:

Contact:	Alicia Volcy & Riccardy Volcy
Developer Address:	1696 Monongahela Ave. Apt 2, Pittsburgh, PA 15218
MWBE:	Yes
Development Partners:	Studio Volcy: Alicia Volcy & Riccardy Volcy
Architect:	Studio Volcy* Rollins Architecture Inc*
Contractor:	Dream Builders CM Group, PLLC* Concrete Rose Construction* Harvey Hall, PE* KC Craft Masonry
Engineer:	Dream Builders CM Group, PLLC* Johnson + Milner* Harvey Hall, PE*
Consultants:	None
Number of parcels:	Twelve (12)

Concept/End Reuse:

Rhythm Square: A mixed-use development with approximately 6,800 ft² of commercial space including gallery space, micro-restaurants, and 6,000 ft² of live-work space and affordable housing units. Site features include an outdoor courtyard and off-street vehicle and bicycle parking available to residents and commercial tenants. The two warehouse structures will be renovated as part of the development project. The Centre Builders Lumber Supply warehouse will be an adaptive reuse project featuring 3-4 micro-restaurants, a bar, a shared event space, and indoor and outdoor seating. The Home Improvement warehouse will be renovated into commercial space which will become the new headquarters for Studio Volcy Design & Development.

Developer: Taylor Construction & Development Group

Development Team:

Contact:	Shawn Taylor
Developer Address:	11743 Frankstown Rd., Pittsburgh, PA 15235
MWBE:	Yes
Development Partners:	None
Architect:	Steven G. Hawkins Architects
Contractor:	Taylor Construction & Development, Inc.*
Engineer:	Red Swing Group
Consultants:	Danielle Davis Consulting*
Number of parcels:	Twenty-two (22) – including one privately owned structure

Concept/End Reuse:

Mixed-use first floor commercial and upper level residential apartments: 20 residential rental units, with 50% designated as affordable - ideally utilizing Project Based Vouchers, and a mixture of new construction on vacant land and the renovation of three existing buildings. 2000 ft² of first floor retail or commercial restaurant space per building in the renovated Hamm's Barber Shop, African Queens Beauty Supply, and additional vacant commercial building. The vacant lots next to each of the renovated buildings will feature newly constructed outdoor space. Parking will be included on the parcels behind the Centre Avenue sites.

Developer: Tom Boyd / Big Tom's Barber Shop

Development Team:

Contact: Thomas Boyd

Developer Address: P.O. Box 53043, Pittsburgh, PA 15219

MWBE: Yes

Development Partners: Thomas Boyd*
Rebuilding Together Pittsburgh

Architect: Communion LLC*

Contractor: Rebuilding Together Pittsburgh

Engineer: TBD

Consultants: Neighborhood Allies

Number of parcels: Four (4)

Concept/End Reuse:

Mr. Boyd has operated Big Tom's Barber Shop in the Hill District for 14 years. He has been renting in his current location all this time. He has a strong and loyal clientele that has provided him with consistent revenues. Mr. Boyd seeks to purchase 2178 Centre Ave – the former Hamm's Barber Shop - and the adjacent lots. Mr. Boyd would rehabilitate the first floor and relocate his existing business to that building, as well as a waiting room lounge space and a flex space with a separate entrance. The upper two floors are tentatively scheduled to be renovated as two, 2-bedroom apartments that would be marketed as affordable to 50-80% AMI households. The adjacent lots would be used for outdoor deck/lounge space that would be utilized by the community at times and at other times be utilized by neighborhood home-based businesses for pop-up sales and demonstrations.

Developer: Ujamaa Collective

Development Team:

Contact:	LaKeisha Wolf
Developer Address:	1901 Centre Ave., Suite 103, Pittsburgh, PA 15219
MWBE:	Yes
Development Partners:	Hill District Consensus Group* MOKA Gallery* Andrea Garland*
Architect:	Milton Ogot, ARCHITECT, LLC* Miriam Gee
Contractor:	TDC Contracting/Lady Carpenter, LLC*
Engineer:	TBD
Consultants:	Neighborhood Allies Regional Housing Legal Services Clark Arrington
Number of parcels:	Three (3)

Concept/End Reuse:

Ujamaa Collective intends to rehabilitate the former Centre Builders Supply & Lumber Company building and adjoining parcels for commercial use, cultural space, and business incubation. One of the program initiatives identified in the Hill District Master Plan is the creation of a Hill District Business Incubator to encourage and support local businesses, non-profits, arts, and a cooperative marketplace, with the goal of establishing a sustainable, lively economy in the Hill. Ujamaa desires to bring all of our activities under one roof plus provide space for a cooperative marketplace, light manufacturing, a multi-use studio production space, and a commercial kitchen. The business incubator will be a combination of in/outdoor marketplace booths for short or long-term vendor rentals. Ujamaa Collective has a special focus on supporting cooperative entrepreneurship development within the following industries: catering and prepared foods, healthy food production (processing and preservation), safe and natural personal care products, and value-added agricultural products. Expansion at this site will allow Ujamaa to incubate additional types of small businesses in the space as well, and specifically provide a space for training and exposure in the creative fields that lead to social enterprise development and opportunities for employment in the manufacturing sector in Southwest Pennsylvania where there is currently a skilled worker shortage; maker skills lead to manufacturing skills.