

# Centre Avenue RFQ Submission Presentations



November 23, 2019

Urban Redevelopment Authority  
of Pittsburgh





## Agenda

### 1. Welcome from District 6

- Purpose
- Planning to Date
- Overview of the RFQ Process
- Overview of the Corridor

### 2. Developer Presentations

### 3. Q&A

### 4. Discussion



# Emerging Mission

We exist to support the City of Pittsburgh's economic development goals, which are designed to create a city of inclusive opportunity for residents, stakeholders, and communities.

In essence, we are here to help our neighbors.

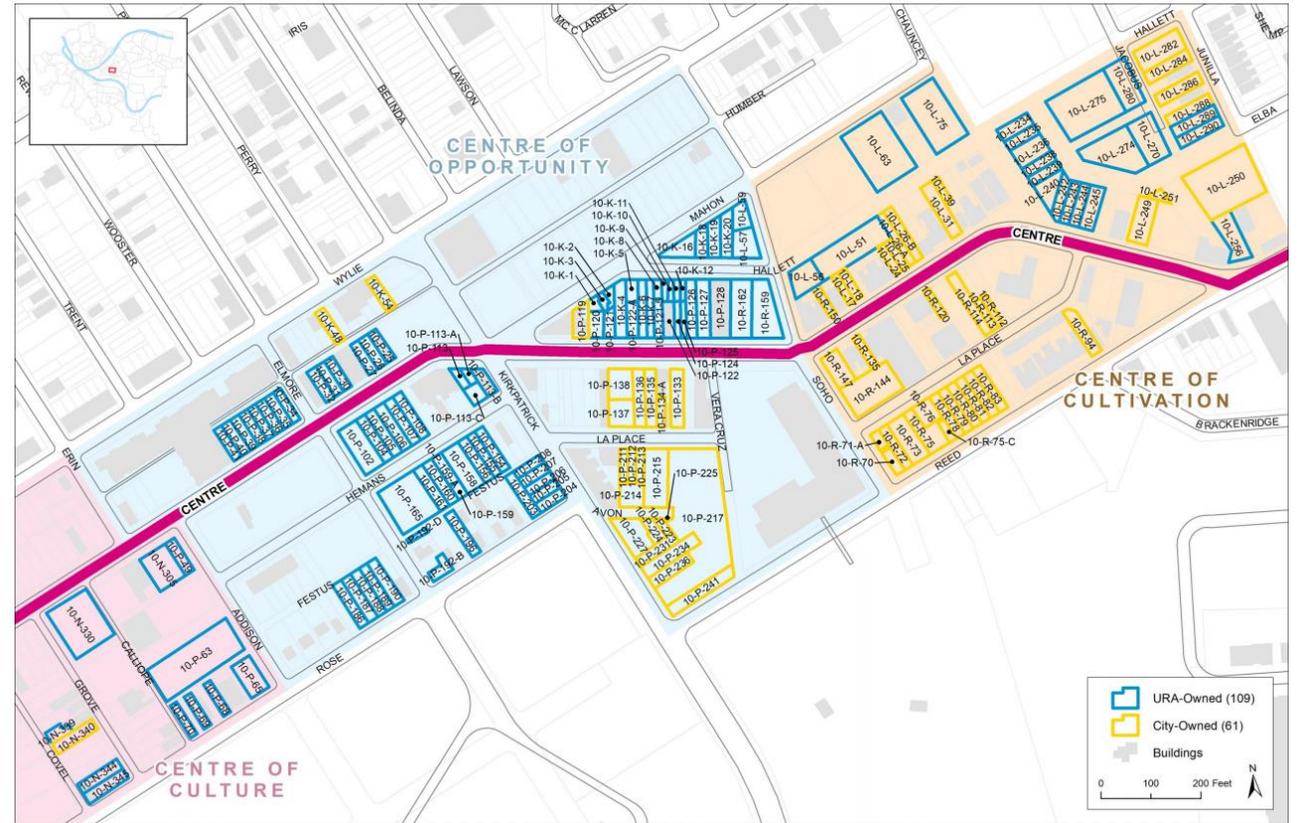




# Why are we here?

To transition from *planning* to the *implementation* of uses and concepts that have been described in the Centre Avenue Corridor Redevelopment & Design Plan, and the Greater Hill District Master Plan.

**First Stop:**  
Community feedback and dialogue

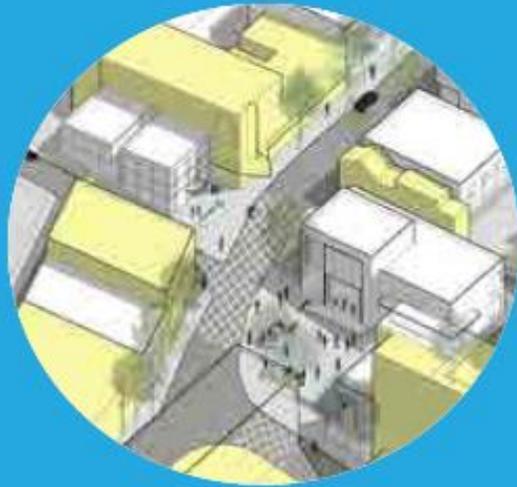


## Greater Hill District Master Plan Goals

- Revitalize Centre Avenue as the neighborhood's primary retail, institutional, and cultural node;
- Build upon the African American cultural legacy;
- Create opportunities for minority and local Developers;
- Create family-friendly housing without displacement;
- Foster economic empowerment; and
- Produce comprehensive sustainability and quality design



The Centre Avenue Redevelopment and Design Plan will showcase the reborn spirit of Centre Avenue as a place of exchange—where residents come to meet, visitors are welcomed, institutions share their resources, and businesses showcase their offerings. It will be reborn as a place for the exchange with Centres of Culture, Opportunity, and Cultivation.



## Centre of **CULTURE**

The Centre of Culture is the front door to the Hill, highly visible and with unique attractions and amenities that bring visitors from the two rapidly growing neighborhoods next door and from the region.



## Centre of **OPPORTUNITY**

The Centre of Opportunity is the heart of the entrepreneurial community in the Hill. Its strong character is built on the historic buildings that invite small businesses, shops, cafes, galleries, and others to own or rent space.



## Centre of **CULTIVATION**

The Centre of Cultivation is a place to learn and to do, where things are grown, restored, and made. It is a place of production, where the do-it-yourself spirit reigns, and all share in teaching and learning.

## 2018

- **March:** URA hosts Hill District Kickoff Meeting and discusses Request For (Development) Proposal (RFP) process with community
- **October-November:** Regular catch ups with Community Group to discuss RFP Process, attend Hill District Quarterly meeting to update attendees, and host community meeting to discuss changes with Greater Hill District stakeholders
- **December:** Community groups, D6, and URA meet to discuss community group participation

## 2019

- **February:** URA attends Hill District Quarterly Meeting to answer questions
- **March:** Community groups, D6, and URA meet to discuss community group participation
- **April:** In response to community input, URA Board announces shift from RFP to Request For Qualifications (\*RFQ)
- **May:** URA staff hosted Building CapaCITY seminars designed to help non-profits, small developers, and neighborhood businesses respond to upcoming RFP and RFQ releases around the City.



Technical Assistance and Professional Support

# Equitable Empowerment Fund

The URA has formed a partnership with [Neighborhood Allies](#) and its Shared Real Estate Talent Team to provide technical assistance and professional support to small scale, community-based developers looking to respond to the [Centre Avenue RFQ](#).



# BIZFIT

# Building CapaCITY

A series of workshops for small businesses and small developers who are interested in buying and redeveloping real estate



RIVERSIDE  
CENTER FOR  
INNOVATION





## RFQ Process Steps

Community informs process



RFQ released; responses received



Responses vet for qualifications



Community input (do you want to see more?) ← We are here



URA Board action #1 (Exclusive due diligence or closed RFP)



Community's Development Review Panel [DRP]



Full proposals submitted



URA Board Action #2 (Proposal acceptance)

## Technical Review Committee

- Diamonte Walker - Deputy Executive Director
- Hala Nuemah - Director of Finance
- Nathan Clark - Director of Real Estate
- Jerry Williams - Urban Designer
- Josette Fitzgibbons - Neighborhood Business District Manager
- Chuck Alcorn – Development Manager
- Emily Pontarelli – MWBE Compliance Review Specialist
- Dan Wood - Chief of Staff, City Council District 6
- Glenn Grayson, Jr. - Senior Program Manager for Neighborhood Development, Neighborhood Allies/Technical Partner and Hill District Resident
- James Myers, Jr. - Director, Community and Business Development, Riverside Center for Innovation/Technical Partner and Hill District Resident

## Core Project Team

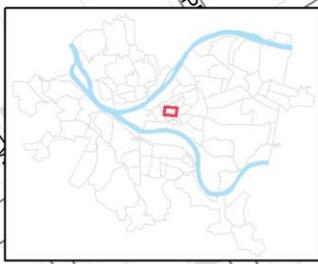
- Laya Mathews - Economic Development Project Manager
- Bethany Davidson - Real Estate Project Manager
- Julie Edwards - Outreach Manager
- Maya Fewes - Equity and Inclusion Coordinator
- Claren Healey - Real Estate Development Officer
- Lilly Freedman - Community Development Specialist

## **ura** | Today's Objective

**Objective: Public input is needed to help the Technical Review Committee make a community informed recommendation for consideration by the URA's Board of Directors for Board Action #1: an extended due diligence period or an invitation to a closed Request for Proposals.**

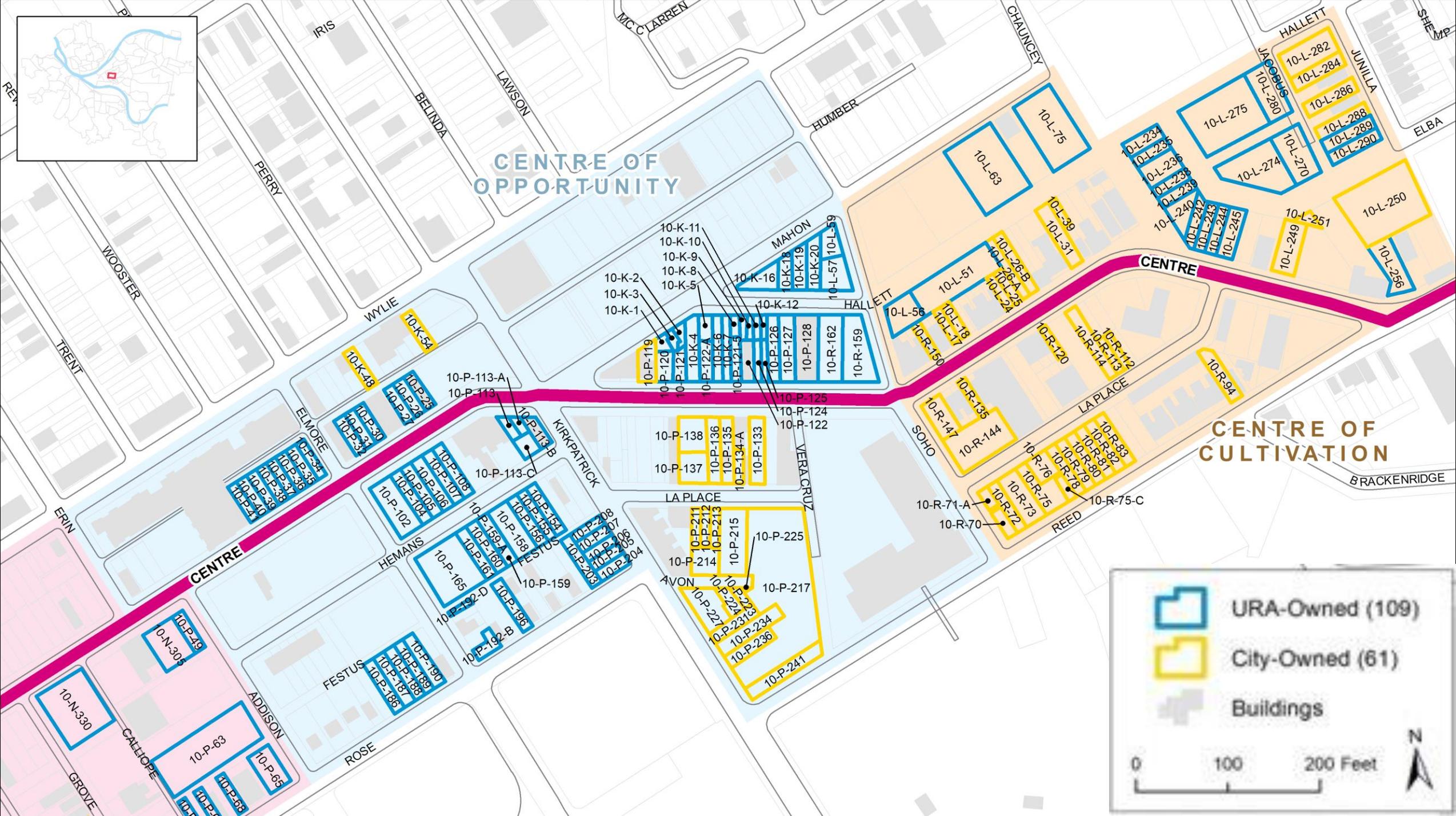
**Today's Format: 10-minute presentation detailing proposal highlights with 5 minutes for questions for each developer.**

- All development teams are here to present their proposals.
- Today, the community will provide feedback as to which proposals should advance to exclusive negotiations, which is an extended due diligence period to begin preparing a more detailed proposal for the redevelopment of a site(s), or which should not move forward.
- All proposals should be evaluated individually, and not in comparison to each other. This is not a competitive process at this point.
- If there is considerable community interest in more than one respondent advancing on any particular parcel, those developers can be pre-qualified to respond to a closed RFP.
- During the exclusive negotiations period, selected developer(s) will perform additional due diligence which shall include going through community's development review process - the DRP - before the board votes to consider final Centre Avenue redevelopment proposals.



# CENTRE OF OPPORTUNITY

# CENTRE OF CULTIVATION



**URA-Owned (109)**

**City-Owned (61)**

**Buildings**

0 100 200 Feet

N

- 10-K-11
- 10-K-10
- 10-K-9
- 10-K-8
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- 10-K-20
- 10-L-57
- 10-L-59
- 10-K-4
- 10-K-6
- 10-K-7
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# Respondent Snapshot

Presenter Order	Developer	Firm Type
1	R Kyndall Development Group	MBE Developer
2	The Sankofa Group, Inc	Hill District MBE Developer
3	Taylor Construction & Development, Inc	MBE Developer
4	Amani Christian CDC	Hill District MBE Non-Profit Developer
5	Thomas Boyd/Tom’s Barbershop	Hill District MBE Small Business
6	AED Development LLC	MBE Developer
7	Salon XO	Hill District MWBE Small Business
8	Studio Volcy	MWBE Developer
9	Ujamaa Collective	Hill District MWBE Cultural Institution
10	MOKA Art Gallery	Hill District MWBE Cultural Institution
11	KBK Enterprises	MBE Developer

**100% of respondents are MWBEs, Non-Profits, and/ or Hill District Cultural Institutions**

# ura | Ways to Give Input

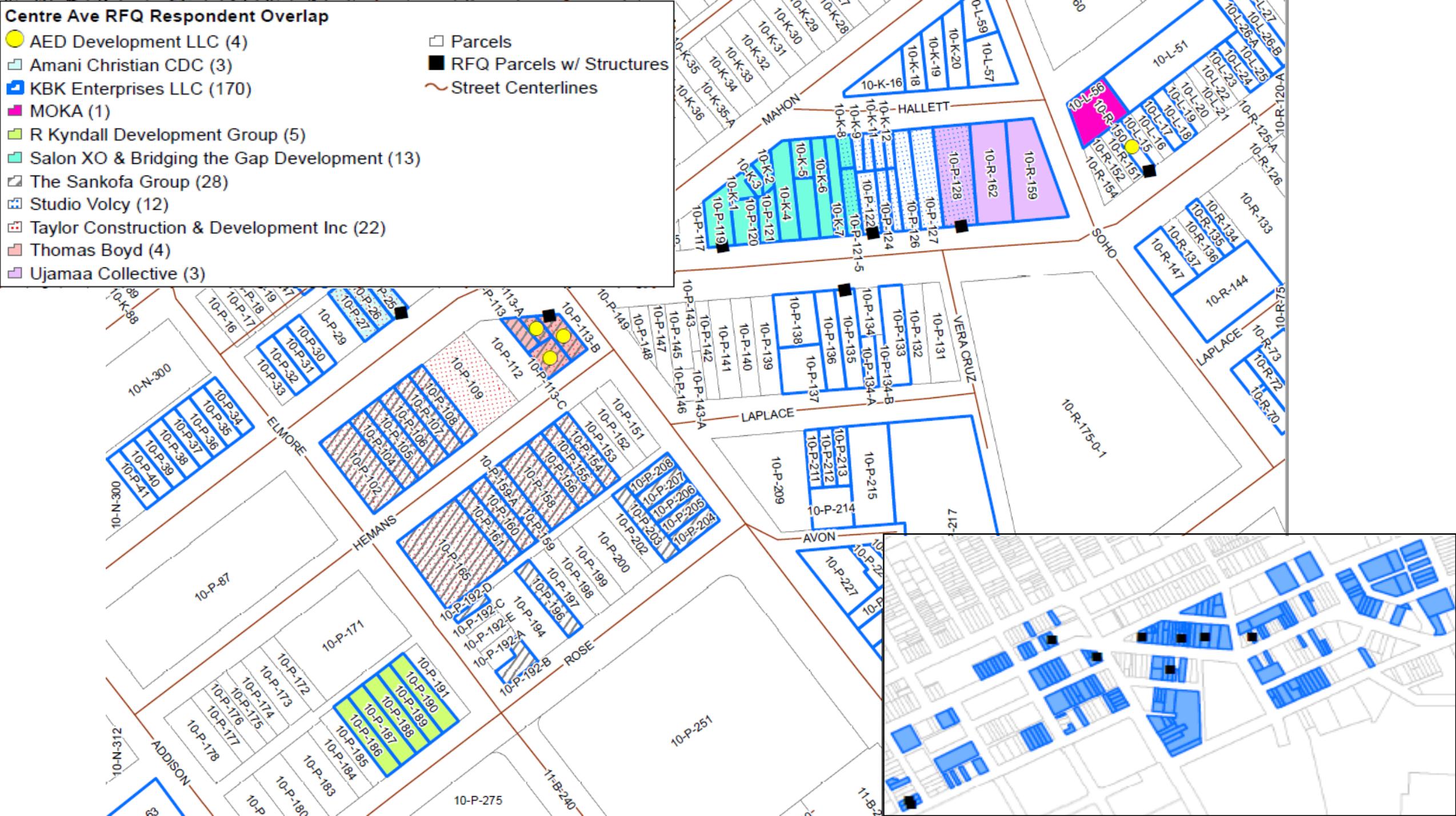
- Today in person
- Today via survey form
- Community Office Hours: Monday, 11/25/19 6-7:30pm Carnegie Library
- Fill out the Google doc: [www.bit.ly/CentreRFQSurvey](http://www.bit.ly/CentreRFQSurvey)
- Or via the project page: [www.ura.org/pages/centre-avenue](http://www.ura.org/pages/centre-avenue) no later than Monday, December 2, 2019 at 9:00 a.m.

1. **The URA will post today's presentation and all public comment received on its website at: [www.ura.org/pages/centre-avenue](http://www.ura.org/pages/centre-avenue)**
2. **URA staff will collect and catalog all input received and will share with the Technical Review Committee to make recommendations.**
3. **The Technical Review Committee will review the expressions of community input received and will work together to make a recommendation to the URA's Board of Directors at the URA's January public board meeting which will provide additional opportunity for public comment.**
4. **The URA Board will consider the recommendation at its January 9<sup>th</sup>, 2020 meeting for Board Action #1 – Exclusive Negotiations or Closed full RFP.**
5. **Selected developer(s) will go through the community's DRP process before the board votes on full proposals.**

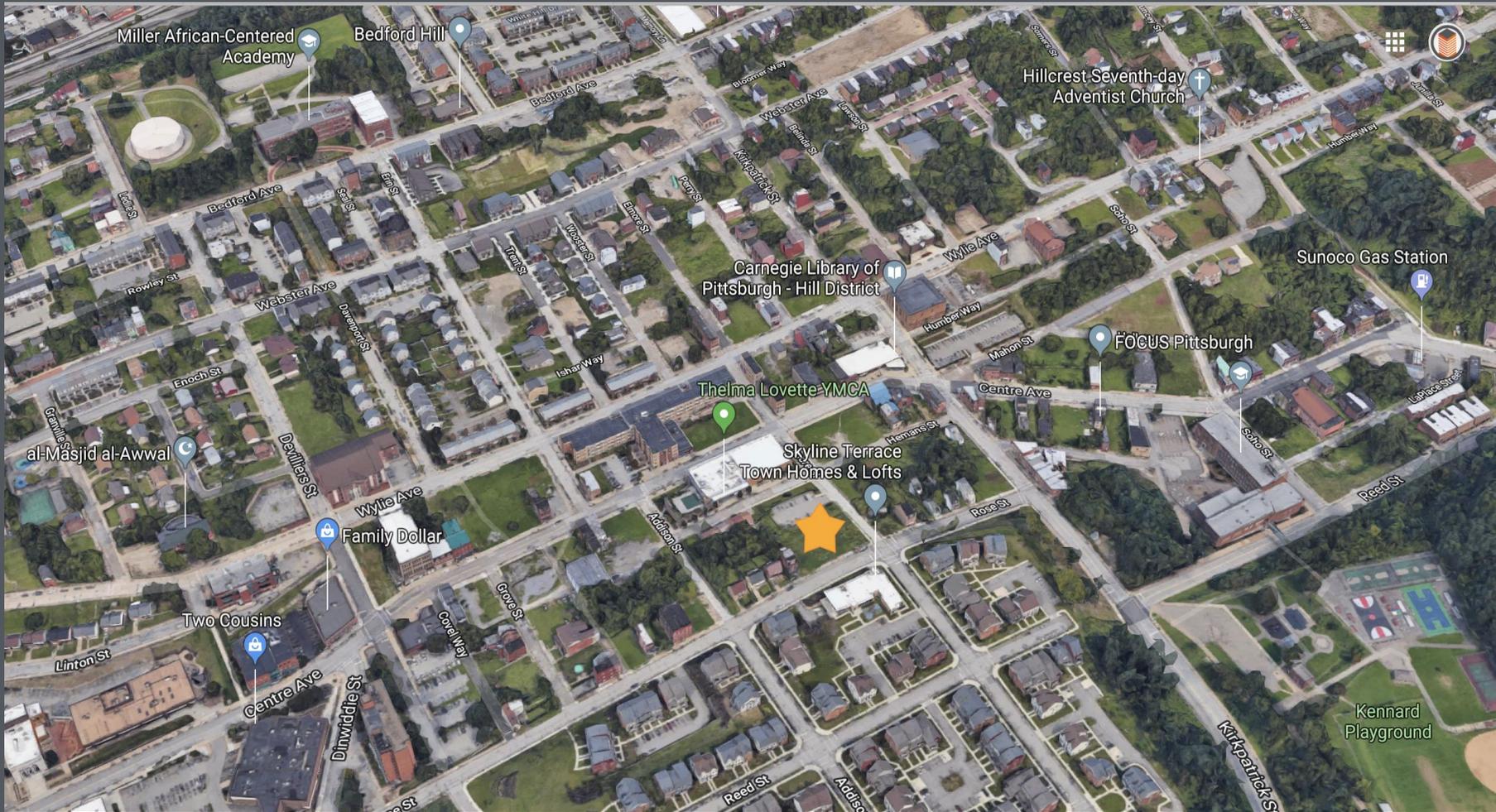
# Developer Presentations

# Centre Ave RFQ Respondent Overlap

- 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



# 1. R. Kyndall Development Group



PROJECT

# 21 ROSE

2100 BLOCK

ROSE STREET – MIDDLE HILL DISTRICT

DATE

NOVEMBER 23, 2019

DEVELOPER

R KYNDALL DEVELOPMENT, LLC

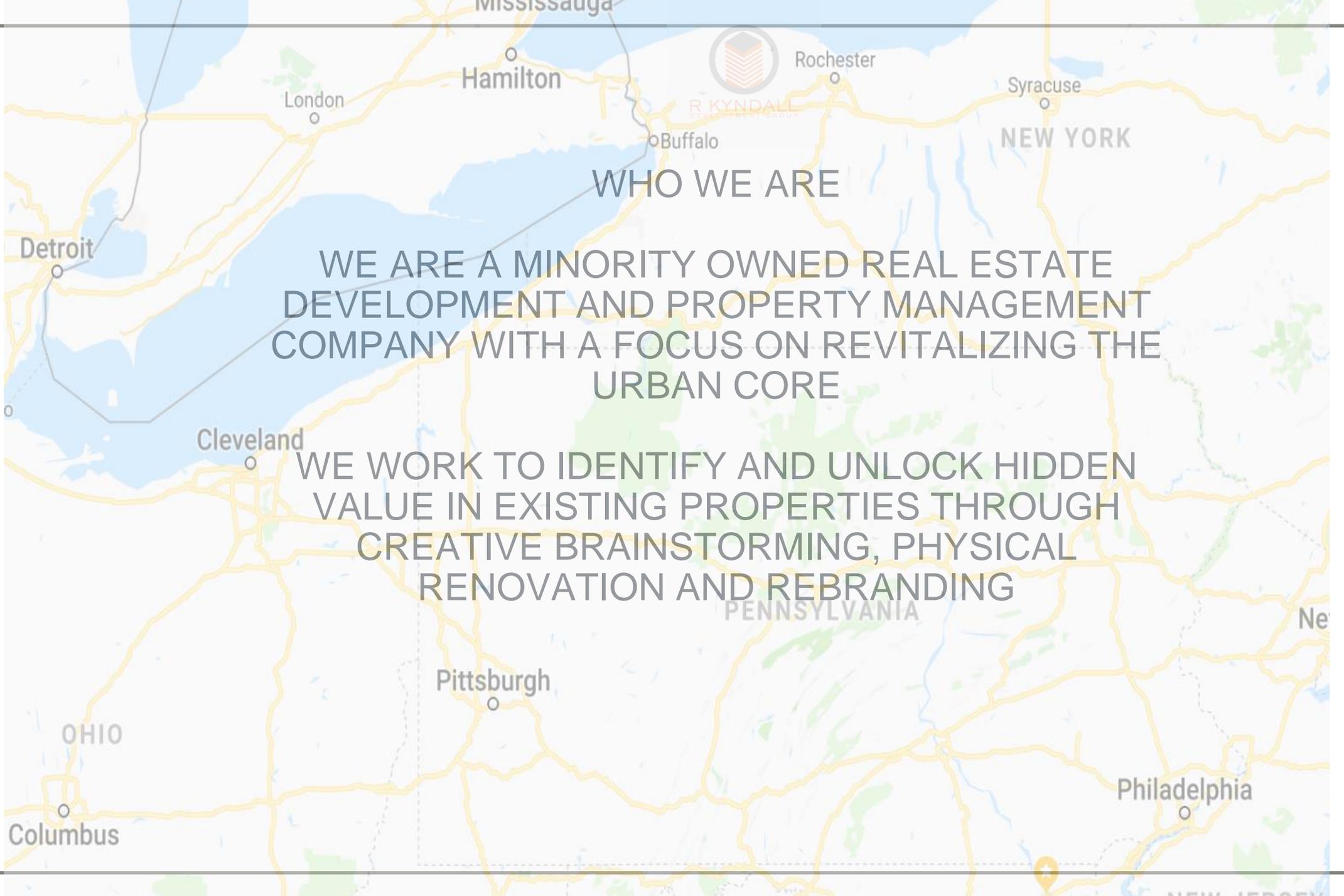


R. KYNDALL  
DEVELOPMENT GROUP

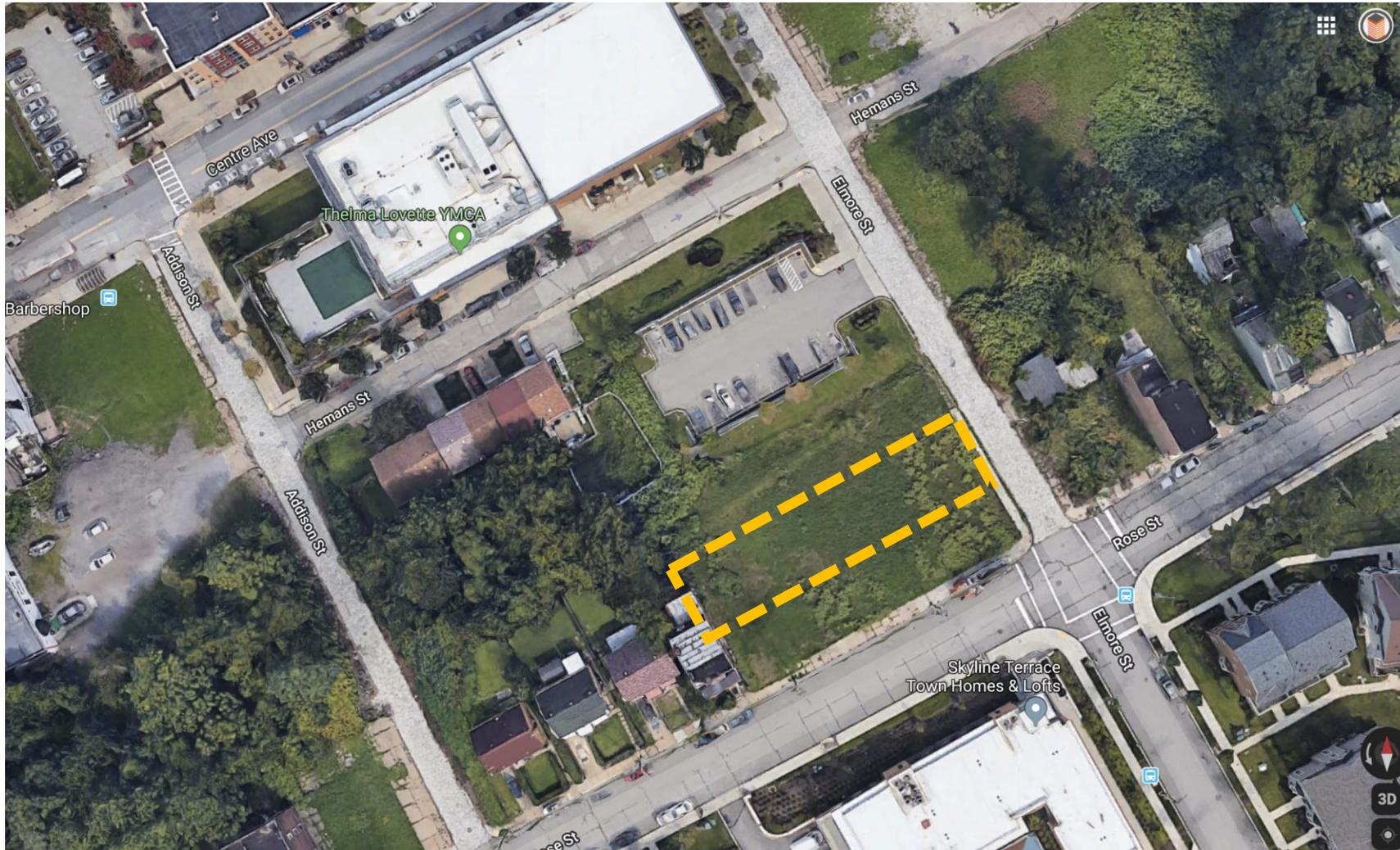
## WHO WE ARE

WE ARE A MINORITY OWNED REAL ESTATE DEVELOPMENT AND PROPERTY MANAGEMENT COMPANY WITH A FOCUS ON REVITALIZING THE URBAN CORE

WE WORK TO IDENTIFY AND UNLOCK HIDDEN VALUE IN EXISTING PROPERTIES THROUGH CREATIVE BRAINSTORMING, PHYSICAL RENOVATION AND REBRANDING



R Kyndall, would like to enter into contract with the Urban Redevelopment Authority (“URA”) to purchase five very well-located parcels in the Middle Hill District. These parcels are located in one of Pittsburgh’s great neighborhoods and a nationally-renowned African American economic and cultural center.



SITE PLAN



MOBILITY



SUSTAINABILITY



ECONOMIC VITALITY

Walkability



Abandoned site



New market housing created



Bike-ability



Minimized site disturbance



More than 10 jobs created



Dedicated bike lane

Sustainable building practices



In an under "utilized" part of the community



Downtown corridor within 1-2 miles



Improved heating & energy efficiency



Community activation within 1/2 mile



Transit oriented development



Parks / Plaza within 1/2 mile



Activates the Street / Neighborhood



STAY IN TOUCH  
WITH US

WE THANK YOU FOR  
ALLOWING US  
TO PARTNER WITH  
YOU

300 BRUSH CREEK ROAD  
SUITE 768  
PITTSBURGH, PA 15095

CONTACT: STEFFAN  
JOHNSON  
[INFO@RKYNDALL.COM](mailto:INFO@RKYNDALL.COM)  
OFFICE: 412-336-8950

# QUESTIONS?



**R KYNDALL**  
DEVELOPMENT GROUP

## 2. The Sankofa Group



the sankofa group



**Community Information Session  
November 23, 2019**

# OUR TEAM

## Developer

The Sankofa Group

## Development Partner

SSOM, INC.

## Architect & Design

designstream LLC

Milton Ogot Architect

Brace Engineering, Inc.

## Construction Manger

E. Holdings, Inc.

## Community Engagement

Hill District Consensus Group

E. Holdings, Inc.



**the sankofa group...** experienced, committed, connected



**One Hope Square**  
Centre Avenue



**Williams Square**

*“The **Hill District is the Ellis Island of Pittsburgh...** it is the place where most Pittsburghers started their lives. My lifelong experience, active participation and **significant personal and business investments** in this community are evidence of **my passion and true belief in its potential**, its value and its future.*

*-Irvin E. Williams*



**Sankofa Square**  
Centre Avenue

the Hill District is home... to our family, our business, our investments and our **future...**

# multi-phased, mixed-use development...

*experienced, committed, connected*



## Phase I - Sankofa Square

Mixed-Use Retail and Office Space

45,000 s.f.



## Phase II - Historic Renovation

Mixed-Use Retail and Apartments

18,000 s.f.



## Phase III - Sankofa Estates

Residential Units (Apartments/Townhomes)

18,000 s.f.



# connecting people + place...

meaningful community engagement and inclusion



workforce and vendor inclusion...  
partnerships & opportunities

trades inform  
business  
opportunities  
minority/women  
community  
engage  
partnerships  
assist

recruitment fairs



Build A Part Of History.  
*Become African American Culture.*

The Hill House  
1835 Centre Ave.

Tuesday, October 23rd  
6:00pm-8:30pm

email: [awcworkforce@ebonydevelopment.com](mailto:awcworkforce@ebonydevelopment.com)  
call: (412) 434-6571 fax: (412) 434-5670

[www.augustwilsoncenter.org](http://www.augustwilsoncenter.org)

A black and white photograph of a man with a beard, wearing a dark suit and a fedora hat, standing with his arms crossed in front of a wall covered in numerous small, white, rectangular papers or documents. The man is positioned in the lower center of the advertisement.

# the sankofa group

## Experienced

### *Revival for a Black Enclave in Pittsburgh*

By Lynette Clemetson

Aug. 9, 2002

But plenty of residents say they believe such attitudes can be turned around. Last month, a throng of neighborhood residents turned out for the ribbon-cutting of The Hill's newest office complex, One Hope Square. **Irvin** E. Williams, the project's developer, was born and raised in The Hill, and he and his wife, Janiceé, have filled the building with businesses committed to the neighborhood's success.



## Committed



## Connected



### 3. Taylor Construction & Development, Inc.

\*Developer/Contractor:

Taylor Construction & Development, Inc.

\*Design & Architect:

Steven G. Hawkins Architecture

\*Engineering:

Red Swing Group

\*MWBE Consultants

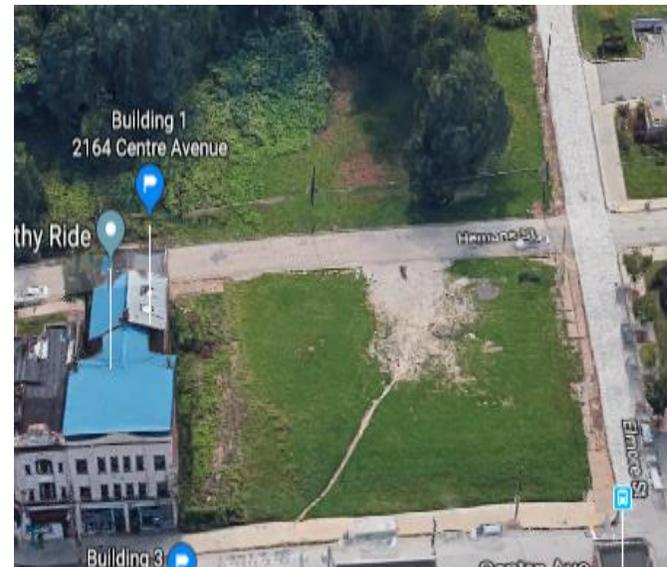
Danielle Davis Consultants

\*Property Management:

Advent Management LLC

PROJECT TEAM: CENTER AVE SCATTERED SITE MIXED USE REDEVELOPMENT

# Centre Ave Scattered Site Mixed Use



# Our Vision

- ▶ **Multi Phase Mixed Use Development**
- ▶ Phase 1 Feature 2000 SF of commercial Space with 20 Destination Residential Units above.
- ▶ Concept - Repurpose available vacant structures as a 3 building scattered site development
- ▶ The block of Elmore and Kirkpatrick give us the opportunity to do the hard but necessary work of Stabilizing the blight and then building out from that foundation with new ground up to compliment it. Once achieved we would come back to you with Phase II.

# MWBE Commitment / Workforce

- ▶ **30% MBE Minority participation / 15% WBE Women participation:**
- ▶ Developer to host MBE/WBE event in the Hill District
- ▶ Committed to solicit Certified MBE/WBE firms and record efforts
- ▶ Communicate solicitation efforts to URA and community
- ▶ **Commitment to Workforce Development:**
- ▶ Construction Work & Post Construction Work / Hiring local labor for Construction work
- ▶ Post construction work opportunities:
  - ▶ Property maintenance / Landscaping Jobs
  - ▶ Cleaning / Building Maintenance Jobs

# Community Engagement

## The Spectrum of Community Engagement

INCREASING IMPACT ON DECISION-MAKING				
INFORMING	CONSULTING	INVOLVING	COLLABORATING	EMPOWERING
Providing balanced and objective information about new designs or plans and about the reasons for choosing them.	inviting feedback on decisions related to design. Letting people know how their feedback has influenced design decisions.	working with community members to ensure that their aspirations and concerns are considered at every stage of planning & decision making. Letting people know how their involvement has influenced design decisions.	Enabling community members to participate in design.	We will implement what the community decides.
Giving updates during implementation.				

## COMMUNITY ENGAGEMENT



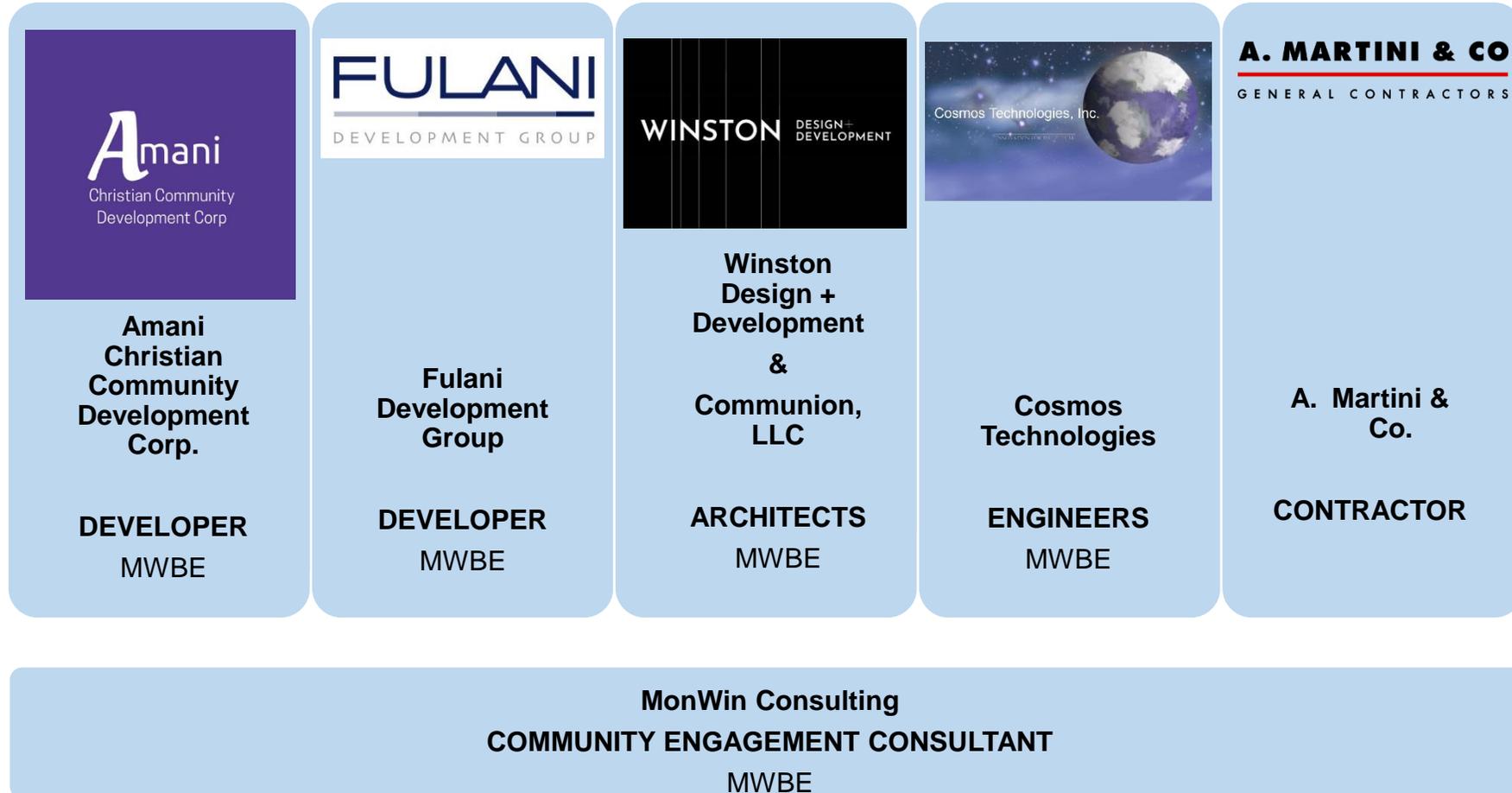
# Centre Ave Sketch Elevations Phase I & II



Income Target Phase I				
Unit type	Income Target		Total	
	<50% AMI	Unrestricted		
1 BR	10		6	16
2 BR			4	4
	10		10	20
	50%		50%	

# 4. Amani Christian CDC

# PROJECT TEAM



# PROJECT OVERVIEW & GOALS



## PROJECT OVERVIEW

- Location: 2159 Centre Avenue
- Mixed-Use Development  
Ground Floor Retail + 3 Floors of Residential
- 4 Stories @ 18,000 Total SF  
4,500 SF - Ground Floor Retail  
13,500 SF – 12 Affordable Housing Units  
4 Units - 1 Bedroom  
8 Units – 2 Bedrooms



## PROJECT GOALS

- Provide New Affordable Housing Options
- Redevelop Vacant & Under-utilized Properties
- Integrate Hill District Master Plan and Centre Avenue Corridor Plan
- Prevent Displacement  
Accessibility to Current Residents
- Enhance and Activate Centre Avenue Corridor
- Support Local Business

# PROJECT DESIGN & STANDARDS

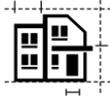
## DESIGN



ARCHITECTURAL FEATURES THAT ENHANCE STREET CHARACTER



COMPLIMENT DESIGN FEATURE OF ADJACENT LIBRARY



ATTENTION TO URBAN SCALE

## EMPHASIS ON SUSTAINABILITY



ENERGY EFFICIENCY



HEALTHY INDOOR ENVIRONMENT



RESILIENCY



# PROJECT FUNDING STRATEGY



## PROJECT VALUE

TOTAL PROJECT VALUE = ~ \$5,000,000



## FUNDING SOURCES

- HACP PROJECT BASED VOUCHERS
- HOUSING OPPORTUNITY FUND
- HACP SECOND MORTGAGE
- PHFA FUNDING
  - CRFP (COMMUNITY REVITALIZATION FUND PROGRAM)
  - PHARE (PENNSYLVANIA HOUSING AFFORDABILITY AND REHABILITATION ENHANCEMENT FUND PROGRAM)
- TRADITIONAL FINANCING
  - DOLLAR BANK

# COMMUNITY ENGAGEMENT & MWBE PARTICIPATION



## COMMUNITY ENGAGEMENT

Equitable Engagement:

- Build Trust through transparency
- Work with local partners
  - Do our homework on prior community plans
- Clear and constant communication
- Set clear expectations about process
- Choose tools that make sense for the Hill District
- Engagement doesn't stop at design- ongoing through construction



## MWBE PARTICIPATION

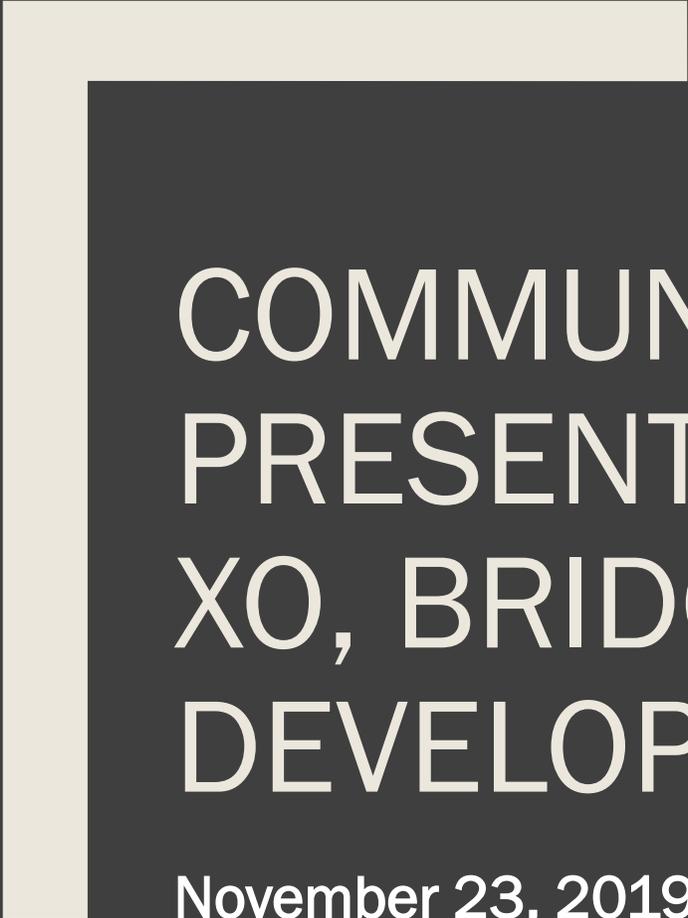
Project team is 100% Pittsburgh-based

Project team is 85% MWBE

# 5. Thomas Boyd

# 6. AED Development, LLC

# 7. Salon XO



COMMUNITY  
PRESENTATION SALON  
XO, BRIDGING THE GAP  
DEVELOPMENT

November 23, 2019

# DEVELOPMENT TEAM

Monica Tillman-Smith

Salon Owner/Cosmetologist/Educator



Derrick L. Tillman

President & CEO



**Salon XO**, a healthy hair focused salon offering an array of services for men, women and children, currently based in Pittsburgh's Hill District. Salon XO was founded in 2014 from Monica's heart to her living room to the current 2000 square foot space in One Hope Square. The salon currently employs 3 hairstylists and has been flourishing in the Hill District with a steady flow of new and regular guests. Salon XO enjoys hosting community workshops at the local YWCA in connection with the Oakland Planning & Development Organization and the School to Career program as mentoring is must. Monica is an educator and will be starting her trichology license in January 2020. Monica has been instrumental in assisting two of her previous employees with opening their own businesses, Salon XO believes in doing things in excellence and giving back.

Bridging the Gap Development, LLC ("BTG"), founded in 2006, is a socially responsible diversified real estate development firm based in Pittsburgh, PA. Mr. Derrick L. Tillman, Founder and President of BTG, leads the company's mission to rebuild sustainable communities through residential & commercial development by "bridging the [real estate and opportunity] gaps" in a community. In order to achieve this goal, BTG develops a variety of projects including multifamily affordable housing, market rate rental and homeownership properties, as well as mixed-use and commercial development projects. A recent achievement of our firm includes the successful completion of the Miller Street Apartments, a 36-unit new construction Affordable Housing project that has "raised the bar" and is the new face of Affordable housing. The firm has also been able to use their business acumen to innovatively train many unemployed and underemployed individuals with construction and/or weatherization skills. BTG, itself a Minority Business Enterprise, is committed to providing opportunities to other M/WBEs.

# OVERVIEW OF PROJECT

- *IN SHORT, this is the rehabilitation of an existing building and previous business being rehabbed into a mixed-use property. A new upscale salon, spa offering a variety of quality hair care services catering to men, women and children, an alopecia and hair loss clinic with professionals on site, a dermatologist, & nutritionist as we understand what we eat or don't eat can affect our hair, a therapist when it goes deeper than just hair...signs of low self image. Stress relieving spa services like massage, manicures and pedicures, skin care and facials and the sacred yoni steaming. In addition, our salon will offer an apprenticeship we see a need to provide our own in-house apprenticeship program, equipped with certified teachers of which I'll be one. After successfully completing 6 months as an apprentice, the student can continue on with us for the fully required 15 months or transfer those hours to an accredited cosmetology school & either way take the required state licensing exam.*
- *We'll also be rehabbing the existing apartments above our retail space into (3)two-bedroom apartments we and we will gladly accept housing vouchers and rents of 50% AMI & below.*
- *An outdoor community space, where we plan to host girls day out, picnics and potlucks, pop up shops, musical events and more.*
- *Bi-monthly community educational workshops ex,*
  - *Free consultation days, Daddy daughter hair care session, Understanding Alopecia & where to start, Porosity/Texture/Density what's it all mean, Best products & why, Easy everyday hair on a budget, I have Bi-racial children please help, Wig selection/styling, panel discussions & demos*

# ALIGNMENT WITH HILL DISTRICT MASTER PLANS

## ■ **Economic Empowerment/Commercial Development**

- We will be supporting economic growth and services that directly benefits Hill District Residents and working together with existing business owners
- Reinforcing Entrepreneurship and building wealth
- Helping to restore commercial vibrancy, ensuring jobs for community members,

## ■ **Workforce Development**

- With our project we will incorporate 6 full time positions and 2 part time positions
- Development and hiring plans will include Hill District residents with first source hiring provisions within the project labor agreements for all new positions
- Our MBE development team participation rate is over 80% and WBE participation rate is over 50%.
- Providing a theory & technical educational apprenticeship to young men/women who want to go into this industry

## ■ **Build upon the African American Legacy**

- Pictures curated and placed in the salon that honor the historical and cultural legacy of the Hill District, becomes a conversation piece.
- Partner with a Hill District Artist to help create these pictures within the design and planning.
- The Salon & Barbershops have always been a staple and legacy in the African American community, we just want to make it better

## ■ **Community Ownership**

- Community outdoor space for pop up shops, potluck & family events, musical events, this builds community, resident and relationship building
- We are excited to be able to offer Hill Discount Days, where Hill District residents receive 10% off services
- Seniors receive 10% off

## ■ **Promote a Green and Healthy Environment**

- Rehab and development with Green and Healthy Environments in mind with focus on energy efficient, green and sustainable systems throughout the building
- The reuse without demolition, is the optimal sustainable approach.

## ■ **Family Friendly Housing without Displacement**

- We will be creating mix use and family friendly housing with various income levels, voucher programs welcome
- Additional discussed at meeting.

*Building Upon African American Cultural Legacy* | *Make Hill District A Green and Well Designed Community*  
*Economic Empowerment* | *Development without Displacement* | *Enhance Commercial*

# MWBE NARRATIVE & COMMITMENT

**Bridging the Gap Development LLC's** mission is to bridge gaps of opportunity and to bridge gaps in Development.

- **Bridging Gaps of Opportunity:** Focused on creating opportunities for minorities, woman, and local residents in communities that we are serving.
- **Bridging Gaps in Development:** Focused on creating catalytic and transformational projects that sur Read estate and Community Development in both communities that are thriving and communities that are in transition.
- It is part of our DNA to be committed to this as we founded this company on this premise believing that could make money as a company and be socially responsible at the same time.
- **Developers - Salon XO & Bridging the Gap Development, LLC** - 100% minority owned
- **Construction – Emery Construction Services** – Certified MBE – 100% minority owned
- **Architect – Fukui Architects** – Certified MBE – 100% minority owned
- **Reed Building Supply** – Certified MBE
- **Professional Accounting Services – Quinnerly & Associates** – Certified MBE – 100% minority owned
- **Cameron & Associates/Wellness/Counseling** – Certified MBE – 100% minority owned
- **Dermatologist – Dr. Alaina James, Dr. Jewel Gaulding** – MBE, minority consultant

# Community Engagement

- **Engage the community at critical stages of the process.**
- *First level of Engagement is in the competitive URA process which includes a community presentation component which hopefully results in our team getting selected as an awardee for this project site*
- **If applicable after going through the process outlined above, we will go through the Hill CDC Development review panel process**
- *Consult well in advance of critical decision-making points, and obtain feedback on how community input might result in a better project*
- **Collaborate on components that are more flexible, like public art whenever this applies.**
- *Example: This may also include working with a local artist*

# Salon XO Schematic Exterior Design

- Retail Space -  
Approx  
2500 sq ft
- (3) 2BR  
Affordable  
Residential  
Units above  
Retail at  
approx. 800  
sq ft per  
unit



## “Beauty Row” – Phase 2 Schematic Plan New Construction Mixed-Use Development – Retail & Residential

- Retail Space  
– Approx  
5,000 Sq ft
- (5) New  
Construction  
townhomes  
above retail  
at approx  
800-1,000  
sq ft per unit  
could be  
homeowners  
hip or Rental



# 8. Studio Volcy

# RHYTHM SQUARE |

MOVEMENT | OUR COMMON LANGUAGE



# Our Team



Alicia Volcy  
STUDIO VOLCY



Riccardy Volcy  
STUDIO VOLCY



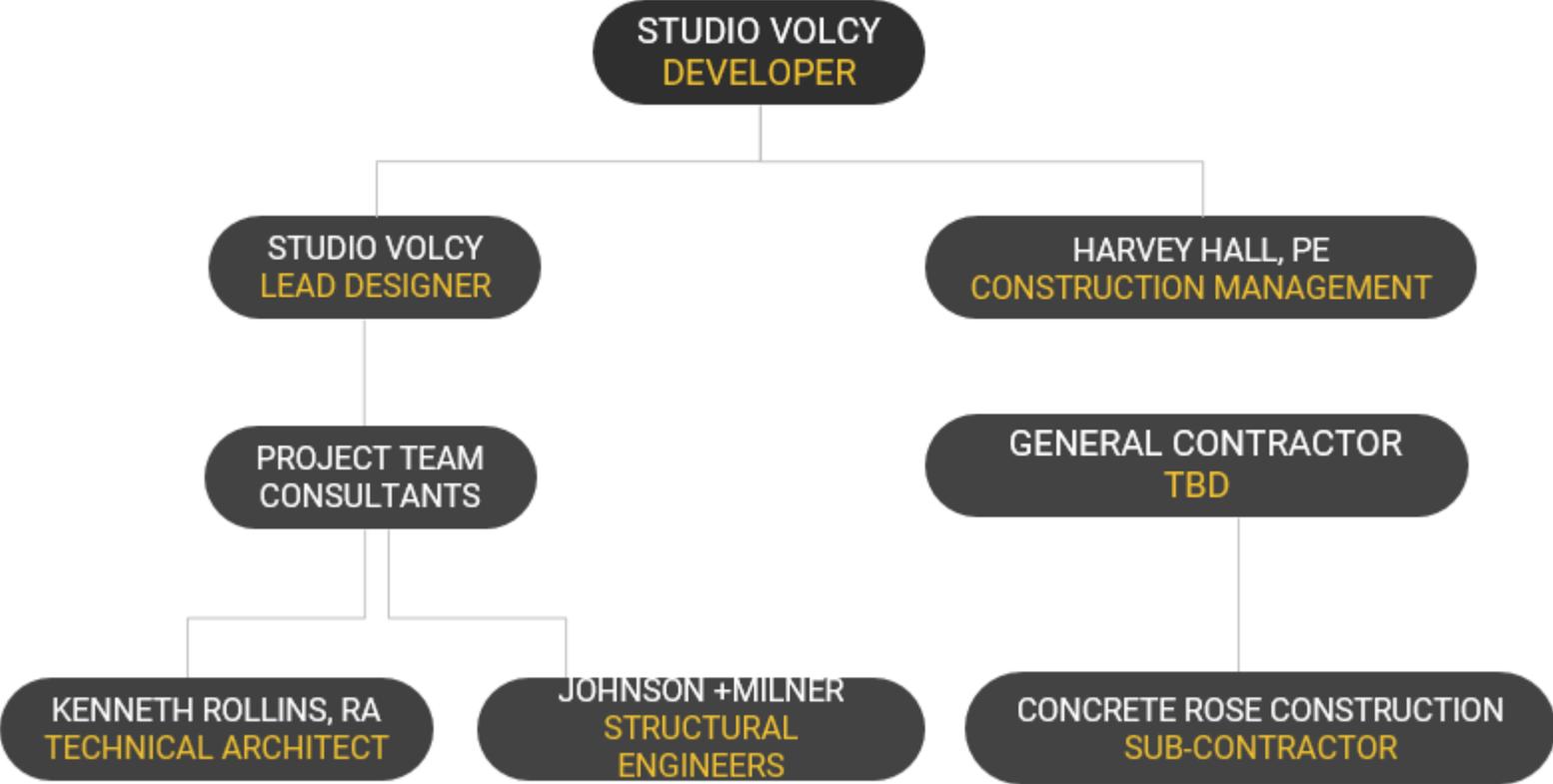
Kenneth Rollins, RA  
ROLLINS ARCH INC.



Harvey Hall, PE  
DREAM BUILDERS



George Johnson Jr.  
JOHNSON+MILNER



# Commercial Space

## MICRO RESTAURANTS & SHARED SEATING

- 3-4 Micro-Restaurants each approximately 220 sq ft
- Ideal for Start Up Businesses
- Business owners lease at lower rates than typical restaurants

## RENTABLE EXHIBITION SPACE |

- Art Gallery | Approximately 500 sq feet

## OFFICE SPACE | STUDIO VOLCY

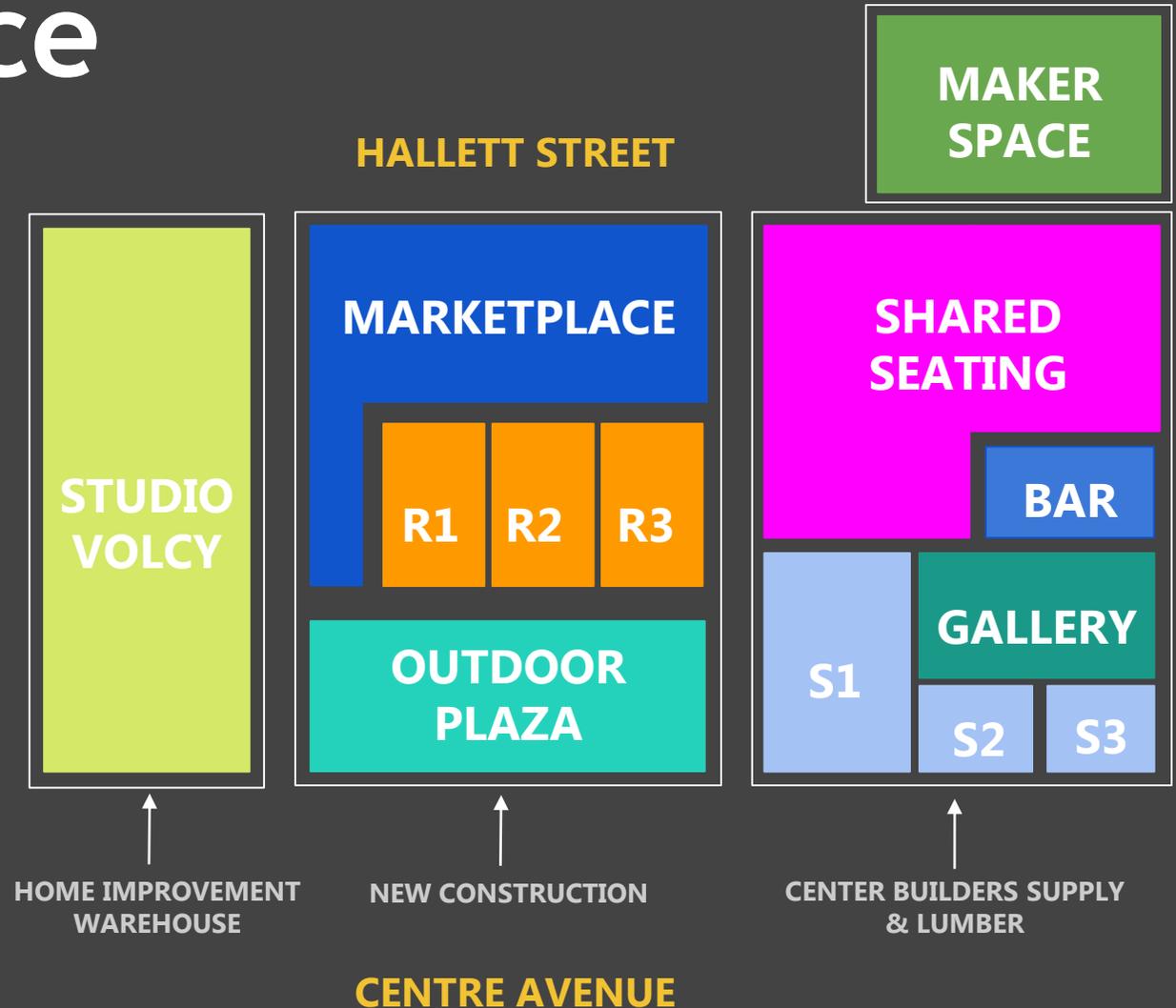
- Architecture Studio | Approximately 1800 sq ft (plus loft mezzanine)

## RETAIL SPACE | LEASABLE

- 3 Storefront spaces | Approximately 150 sq ft
- 2-3 Live work spaces | Approximately 1200 sq ft

## MARKETPLACE | LEASABLE

- Approximately 3000 sq ft





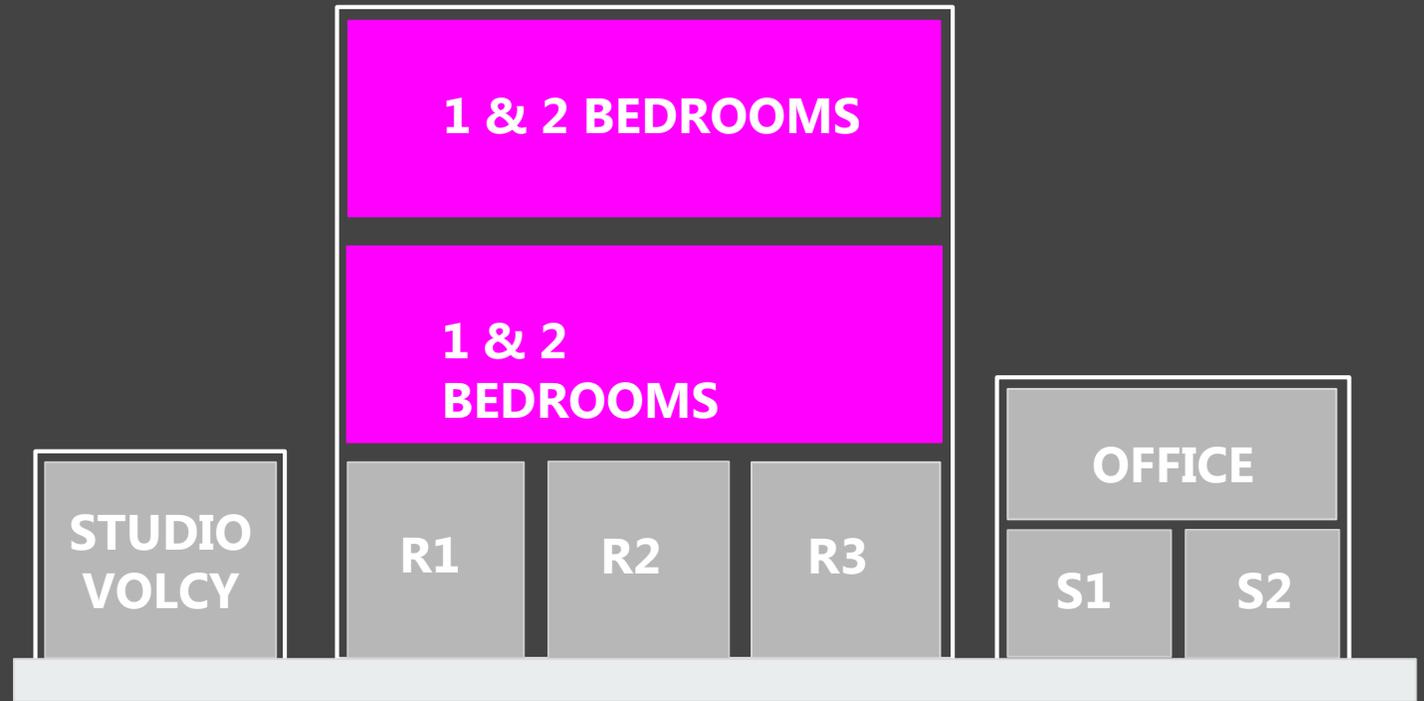
# Housing Mix

## GOALS FOR AFFORDABLE HOUSING |

80% AMI or Lower	4 Units
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## GOALS FOR MARKET RATE HOUSING |

Live Work Apartments	3 Units
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**CENTRE AVENUE**

# Workforce Development + Community Engagement

## GOALS

### 3-4 MICRO RESTAURANT OWNERS|

Opportunities for new and small business owners to enter the restaurant business in **SMALL SPACES** with **LOWER RISKS**

- Reduced start up cost
- Ideal for small & start up businesses
- Shared spaces (bar, seating, gallery)
- Small business training with partner organizations
- 10-12 Jobs created**
- 3-4 Businesses created**



### 3-4 LIVE WORK SMALL BUSINESSES|

Opportunities for new and small business owners to open locations on Centre Avenue and Hallet Street.

### CONTRACT OPPORTUNITIES FOR MINORITY BUSINESS OWNERS|

- Residential Property Management
- Commercial Landscaping
- Commercial Janitorial Services



**COMMUNITY PRESENTATIONS | URA DISPOSITION COMPLIANCE**



**STUDIO VOLCY OPEN HOUSE | GALLERY PRESENTATIONS** Designs on display of our work in the gallery space for public comment.



**DESIGN CHARRETTE WITH LOCAL ARTISTS| DIVERSE ARTISTS** We want to hear how local artists see themselves as contributors.



**YOUTH WORKSHOP | VISUAL ART FOR FUTURE DISPLAY**

# 9. Ujamaa Collective

- 10 years nurturing Black-centered space in the Hill District
- Promoting the shared values of meaningful work, community, creativity, wellness & fair trade
- Established Ujamaa as a regional destination for national & international visitors to the Hill District

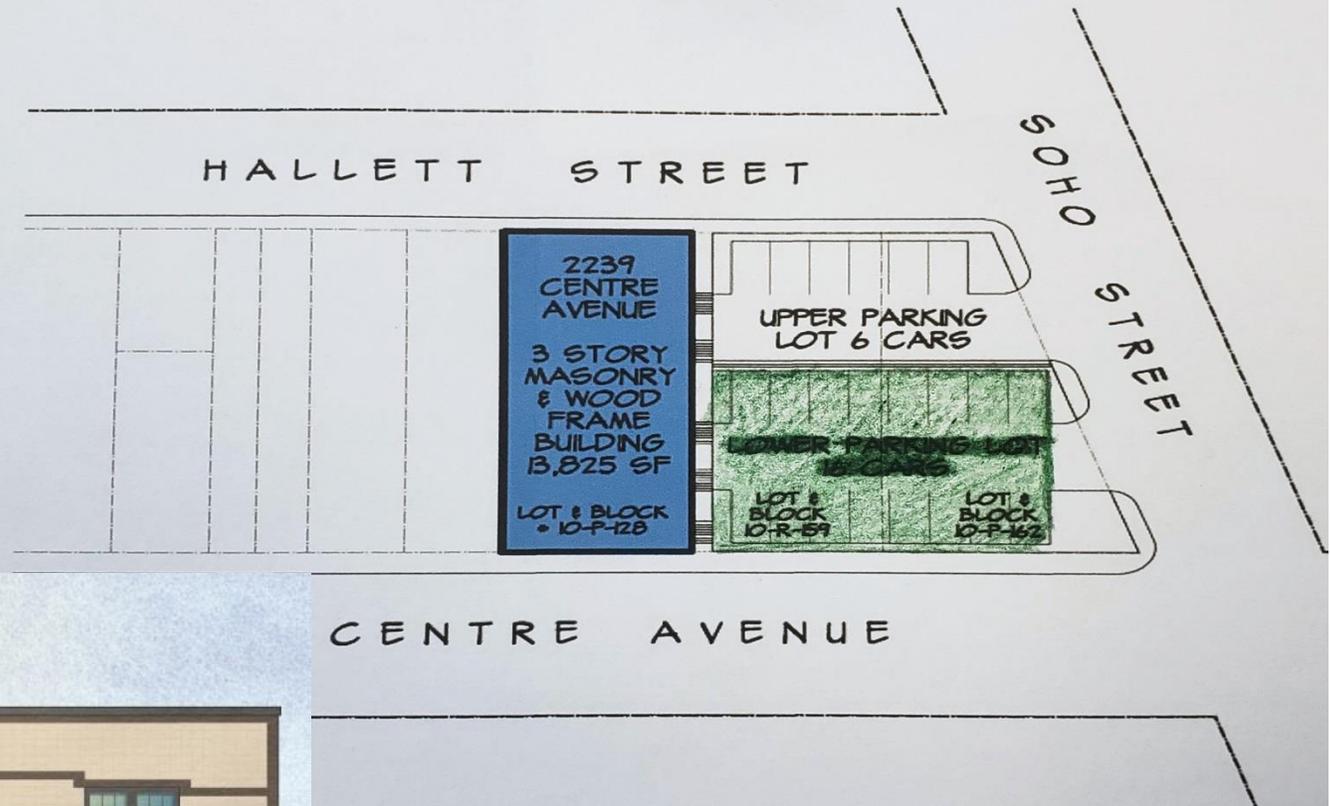


- ◉ Our MISSION is to act as a catalyst to advance Africana women (& community) by providing a fair trade marketplace for cultural, artistic & entrepreneurial exchange through cooperative economics in the Historic Hill District and beyond.  
“We lift as we climb.”



Centre Avenue at Soho Street, across from Weil Elementary School

# UJAMAA SITE PLAN



REHABILITATION OF 2239 CENTRE AVE AND 2 ADJOINING PARCELS



- COOPERATIVE ENTREPRENEURSHIP
- COMMUNITY MARKETPLACE
- STEAM CAREER EXPLORATION
- GREEN WORKFORCE DEVELOPMENT



# DEVELOPMENT TEAM & MWBE

- ◉ Non-profit Ujamaa Collective & board
- ◉ HD Consensus Group
- ◉ Moka Gallery
- ◉ Andrea Garland & family
- ◉ Pgh Chamber of Cooperatives
- ◉ RHLS (Bob Damewood), Legal
- ◉ Neighborhood Allies, Technical Support
- ◉ Miriam Gee, Co-Everything, Sustainable Design
- ◉ Clark Arrington, Co-op Business Legal
- ◉ Milton Ogot, Architect
- ◉ Tenika Chavis/Lady Carpenter
- ◉ Russell General Contracting



**"FAIR TRADE"**  
Racial Justice & the Handmade Movement

**Ujamaa aims to be justice-oriented, community-centered & culturally literate toward addressing the challenges faced by Africana people, an underrepresented demographic in Pgh.**

**"I Do My Best Because I'm Counting On You Counting On Me."**

**– Maya Angelou**



# COOPERATION OVER COMPETITION

BY UJAMAA COLLECTIVE

Become a member of our cooperative business community, receive benefits, and help foster Black Business in Pittsburgh.

## 1. MEMBERSHIP

Become an Ujamaa consumer co-op member with a card to receive a 5% discount every time you shop at the Boutique or Marketplace.

## 2. EMPOWER

Help seed and strengthen the enterprises that bring the quality products you desire to be made available in your local community.

## 3. BE THE CHANGE

Be a part of the solution for Black business presence in Pittsburgh. Benefit from the collective cooperation be the change we need.



\$100 investment to keep dollars circulating in our community.  
Purchase at Ujamaa Collective Boutique or online at [ujamaacollective.org](http://ujamaacollective.org)



- ✓ Cooperative Boutique for Local & Global Artisans
- ✓ Ujamaa Global- Fair Trade Production & Procurement
- ✓ Light Manufacturing & Local Production of Healthy, Environmentally Safe Personal Care Products
- ✓ Shared Production and Indoor/Outdoor Marketplace for Creative Entrepreneurs
- ✓ Makerspace for Sustainable Workforce Development in Tech & Carpentry and Printmaking w/ on-the-job training in multiple social enterprises

**Community Ownership  
& Job Creation**

# 10. MOKA Gallery

# MOKA



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ART MUSIC AND ORGANIC GARDEN PARK



# MOKA'S GOAL

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- We wish to transform the back lot of MOKA into a green space enlivened with Art, Music, and Horticulture



# NATURAL GARDEN PARK

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- The natural vegetation, trees, branches, leaves, roots, dirt, water, leaves and rocks shall become our art materials, repurposed to beautify the natural space.
- The trees will become armatures, wrapped with African fabrics and LED lights; transformed naturally into sculptures.
- We will encourage the creation of instruments from found objects in nature.
- Plastic Barrels and scrap iron from junk yards will be used to create percussion instruments and will be permanently installed into the ground and played with branches from trees.
- Some of the found objects will be transformed into chimes, played by the wind or by hand.



# NATURAL GARDEN PARK CONT.

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- Moka already has bamboo that will be used to create flutes and other wind instruments.
- This sound art, and horticulture garden will provide a calm, peaceful retreat, and opportunity for community music, art, and natural enjoyment.
- This Park will provide an opportunity to congregate beyond the walls of Moka.
- We want the community of all ages to discover and enjoy unique artistic soundscape of art and nature.
- The warmer months will provide an opportunity to grow flowers and organic vegetables that will in turn be used to create natural herbal medicines and salves.
- This inspiration garden will be a showcase of creativity, ingenuity, and innovation.
- Community will enjoy rhythm, resonance, and the relationship of sound, nature, and art.





# 11. KBK Enterprises



VIEW OF THE CENTRE OF OPPORTUNITY FROM THE NORTH, LOOKING SOUTH



VIEW OF THE CENTRE OF OPPORTUNITY FROM THE EXISTING SKYLINE TERRACE COMMUNITY CENTER, LOOKING NORTH

THE CENTRE OF OPPORTUNITY  
ITRE/WYLIE AVENUE REDEVELOPMENT, PITTSBURGH, PENNSYLVANIA





# Overall Concepts

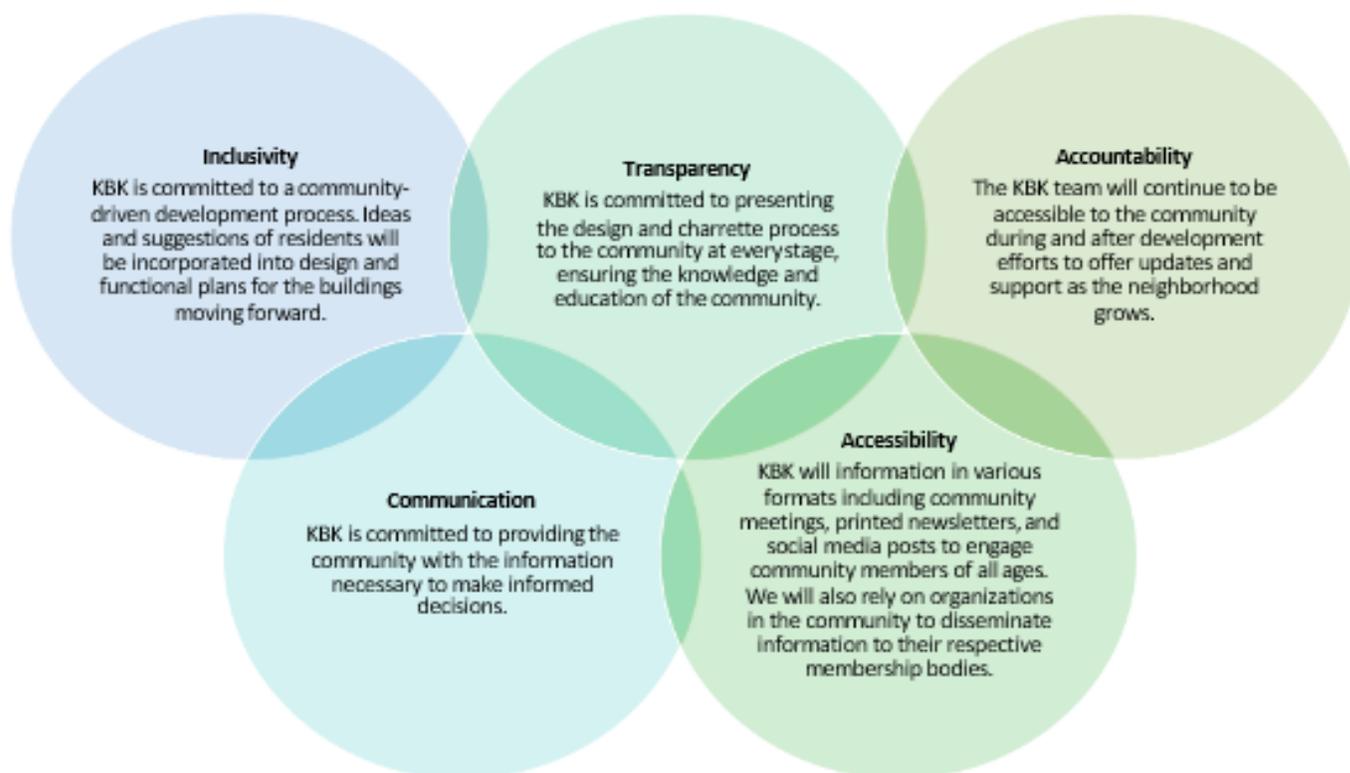
Creating a continuous and connected street network to complete the grid

Maximizing public access to views and open space

Build higher density and a greater mix of uses along and near Centre Ave

Establish a variety of housing options for a diverse residential market

### Values for Community & Stakeholder Engagement



## Ways to Give Input

- Tonight in person
- Tonight on a comment card.
- Community Office Hours: Monday, 11/25/19 6-7:30pm Carnegie Library
- Fill out the Google doc: [www.bit.ly/CentreRFQSurvey](http://www.bit.ly/CentreRFQSurvey)  
Or via the project page: [www.ura.org/pages/centre-avenue](http://www.ura.org/pages/centre-avenue) no later than Monday, December 2, 2019 at 9:00 a.m.



[View All Projects](#)

## CENTRE AVENUE

The Centre Avenue Corridor project will lay the foundation for the transformation of 170 vacant or idle properties into multiple commercial, residential and office spaces over the next several years.



**Stay updated on the progress of the Centre Avenue RFQ in the Hill District.**



## Centre Avenue RFQ Office Hours

Tuesday, November 12 & 25, 2019



### Dates

November 12 and 25  
6:00– 7:30 p.m.

### Location

Carnegie Library  
2177 Centre Ave,  
Pittsburgh, PA 15219

In July 2019, the Urban Redevelopment Authority of Pittsburgh (URA) issued a [Request For Qualifications \(RFQ\)](#) seeking concepts to implement the [Centre Avenue Corridor Redevelopment and Design Plan](#) for publicly-owned sites along Centre Avenue.

On November 12, URA staff will be at the Carnegie Library of Pittsburgh – Hill District branch to [answer questions](#) about the Centre Avenue [RFQ process](#). Physical copies of the RFQ and the Greater Hill District Master Plan will be available.

\*Stay updated on the project at: [www.ura.org/pages/centre-avenue](http://www.ura.org/pages/centre-avenue)

Keep in touch!



1. **The URA will post today's presentation and all public comment received on its website at: [www.ura.org/pages/centre-avenue](http://www.ura.org/pages/centre-avenue)**
2. **URA staff will collect and catalog all input received and will share with the Technical Review Committee to make recommendations.**
3. **The Technical Review Committee will review the expressions of community input received and will work together to make a recommendation to the URA's Board of Directors at the URA's January public board meeting which will provide additional opportunity for public comment.**
4. **The URA Board will consider the recommendation at its January 9<sup>th</sup>, 2020 meeting for Board Action #1 – Exclusive Negotiations or Closed full RFP.**
5. **Selected developer(s) will go through the community's DRP process before the board votes on full proposals.**



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**District 6**  
Councilman R. Daniel Lavelle  
[Daniel.Lavelle@pittsburghpa.gov](mailto:Daniel.Lavelle@pittsburghpa.gov)  
412.255.2134

[www.ura.org/pages/centre-avenue](http://www.ura.org/pages/centre-avenue)



Thank You

**ura** | Urban  
Redevelopment  
Authority  
of Pittsburgh

# Centre Heldman Plaza



 Here is the ura



CENTRE AVE

ROSE ST

HELDMAN ST

DINWIDDIE ST

REED ST