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.
What’s Happened So Far

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.
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.

Building CapaCITY
A series of workshops for small businesses and small developers who are interested in buying and redeveloping real estate
RFQ Process Steps

1. Community informs process
2. RFQ released; responses received
3. Responses vet for qualifications
4. Community input (do you want to see more?)
5. URA Board action #1 (Exclusive due diligence or closed RFP)
6. Community’s Development Review Panel [DRP]
7. Full proposals submitted
8. 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 Fews - Equity and Inclusion Coordinator
• Claren Healey - Real Estate Development Officer
• Lilly Freedman - Community Development Specialist
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.
**Respondent Snapshot**

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

100% of respondents are MWBEs, Non-Profits, and/or Hill District Cultural Institutions
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](www.bit.ly/CentreRFQSurvey)

• Or via the project page: [www.ura.org/pages/centre-avenue](www.ura.org/pages/centre-avenue) no later than Monday, December 2, 2019 at 9:00 a.m.
Next Steps

1. The URA will post today’s presentation and all public comment received on its website at: 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 9th, 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)
- Amari 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)
1. 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.
<table>
<thead>
<tr>
<th>MOBILITY</th>
<th>SUSTAINABILITY</th>
<th>ECONOMIC VITALITY</th>
</tr>
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<tbody>
<tr>
<td>Walkability</td>
<td>Abandoned site</td>
<td>New market housing created</td>
</tr>
<tr>
<td>Bike-ability</td>
<td>Minimized site disturbance</td>
<td>More than 10 jobs created</td>
</tr>
<tr>
<td>Dedicated bike lane</td>
<td>Sustainable building practices</td>
<td>In an under &quot;utilized&quot; part of the community</td>
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<tr>
<td>Downtown corridor within 1-2 miles</td>
<td>Improved heating &amp; energy efficiency</td>
<td>Community activation within 1/2 mile</td>
</tr>
<tr>
<td>Transit oriented development</td>
<td>Parks / Plaza within 1/2 mile</td>
<td>Activates the Street / Neighborhood</td>
</tr>
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</table>
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 OFFICE: 412-336-8950

QUESTIONS?
2. The Sankofa Group
Community Information Session
November 23, 2019

the sankofa group
**OUR TEAM**

**Developer**
The Sankofa Group

**Development Partner**
SSOM, INC.

**Architect & Design**
designstream LLC

Milton Ogot Architect

**Construction Manager**
Brace Engineering, Inc.

**Community Engagement**
Hill District Consensus Group
E. Holdings, Inc.

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

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"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

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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

Lighting & Public Safety

Parking & Traffic

Sidewalk design

Access

Engagement using Social Media
Project Website
Community Meetings

Housing Mix

Status
Phase 1
Phase 2
Phase 3
workforce and vendor inclusion…

partnerships & opportunities
the sankofa group

Experienced

*Revival for a Black Enclave in Pittsburgh*

By Lynette Clemens

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, Janicee, 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

<table>
<thead>
<tr>
<th>INFORMING</th>
<th>CONSULTING</th>
<th>INVOLVING</th>
<th>COLLABORATING</th>
<th>EMPOWERING</th>
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<tbody>
<tr>
<td>Providing balanced information about new designs or plans...</td>
<td>Inviting feedback on decisions related to design. Letting people know how...</td>
<td>Working with community members to ensure that their feedback...</td>
<td>Enabling community members to participate in their involvement...</td>
<td>Enabling what the community decides.</td>
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<tr>
<td>Providing balanced and objective information about new designs or plans...</td>
<td>Inviting feedback on decisions related to design. Letting people know how...</td>
<td>Working with community members to ensure that their feedback...</td>
<td>Enabling community members to participate in their involvement...</td>
<td>Enabling what the community decides.</td>
</tr>
<tr>
<td>Giving updates during decisions at every stage of implementation.</td>
<td>Planning &amp; decision making. Letting people know how...</td>
<td>Their involvement has influenced design decisions.</td>
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## Income Target Phase I

<table>
<thead>
<tr>
<th>Unit type</th>
<th>&lt;50% AMI</th>
<th>Unrestricted</th>
<th>Total</th>
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<tbody>
<tr>
<td>1 BR</td>
<td>10</td>
<td>6</td>
<td>16</td>
</tr>
<tr>
<td>2 BR</td>
<td>4</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>50%</td>
<td>10</td>
<td>10</td>
<td>20</td>
</tr>
<tr>
<td>50%</td>
<td>50%</td>
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</table>
4. Amani Christian CDC
PROJECT TEAM

Amani Christian Community Development Corp.
DEVELOPER MWBE

Fulani Development Group
DEVELOPER MWBE

Winston Design + Development & Communion, LLC
ARCHITECTS MWBE

Cosmos Technologies
ENGINEERS MWBE

A. Martini & Co.
CONTRACTOR

MonWin Consulting
COMMUNITY ENGAGEMENT CONSULTANT MWBE
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
Monica Tillman-Smith
Salon Owner/Cosmetologist/Educator

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.

Derrick L. Tillman
President & CEO

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 benefit 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, potlock & 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**
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 homeownership or Rental
8. Studio Volcy
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

STUDIO VOLCY
DEVELOPER

STUDIO VOLCY
LEAD DESIGNER

PROJECT TEAM
CONSULTANTS

KENNETH ROLLINS, RA
TECHNICAL ARCHITECT

JOHNSON + MILNER
STRUCTURAL ENGINEERS

HARVEY HALL, PE
CONSTRUCTION MANAGEMENT

GENERAL CONTRACTOR
TBD

CONCRETE ROSE CONSTRUCTION
SUB-CONTRACTOR
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 |

GOALS FOR MARKET RATE HOUSING

| Live Work Apartments | 3 Units |

1 & 2 BEDROOMS

3 Units

STUDIO VOLCY

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
• COOPERATIVE ENTREPRENEURSHIP
• COMMUNITY MARKETPLACE
• STEAM CAREER EXPLORATION
• GREEN WORKFORCE DEVELOPMENT
Ujamaa aims to be justice-oriented, community-centered & culturally literate towards 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
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

ART MUSIC AND ORGANIC GARDEN PARK
MOKA’S GOAL

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

- 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.

- 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
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

Inclusivity
KBK is committed to a community-driven development process. Ideas and suggestions of residents will be incorporated into design and functional plans for the buildings moving forward.

Transparency
KBK is committed to presenting the design and charrette process to the community at every stage, ensuring the knowledge and education of the community.

Accountability
The KBK team will continue to be accessible to the community during and after development efforts to offer updates and support as the neighborhood grows.

Accessibility
KBK will information in various formats including community meetings, printed newsletters, and social media posts to engage community members of all ages. We will also rely on organizations in the community to disseminate information to their respective membership bodies.

Communication
KBK is committed to providing the community with the information necessary to make informed decisions.
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
  Or via the project page: www.ura.org/pages/centre-avenue no later than Monday, December 2, 2019 at 9:00 a.m.
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

Keep in touch!  
Facebook  
Twitter  
LinkedIn  
Instagram  

URA  
Urban Redevelopment Authority of Pittsburgh  
ura.org
Next Steps

1. The URA will post today’s presentation and all public comment received on its website at: 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 9th, 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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www.ura.org/pages/centre-avenue
Thank You
Urban Redevelopment Authority
of Pittsburgh
Centre Heldman Plaza