



## Centre Avenue Community Meeting 11/23/19

### Q&A and General Comments

#### 1. R. Kyndall / Stefan Johnson

Q: Will you base the homes on income?

A: *These are for-sale, market rate, 5 homes total.*

Q: Can you speak to projects you have done?

A: *Lawrenceville, I am a for-sale developer.*

Q: Is your cost structure supported? If these homes are priced outside of their income the average person cannot afford them.

A: *Cost per square foot is estimated to be between \$175 to \$225 per square foot. The URA did not ask for budgets yet as part of the RFQ.*

C: This project should be market driven and looked at from value perspective.

#### 2. Sankofa Group – Irv Williams

Q: For qualification of renting properties, how does it work?

A: *Based on income, if there is a gap they will be included, as well as low-income persons.*

Q: Where is this located?

A: *Between Centre Avenue and Rose. It is in the best interest in blending of the minds to make our community strong.*

Q: You have outlined the parcels, but what is the number of houses?

A: *Hamm's barber shop apartments and a new building next door, 8 units.*

Q: Will these be homes or apartments?

A: *Apartments and townhomes. Some will be 50% units.*

C: I like what I see and would like to see more!

A: *Thanks*

Q: So, the Hamm's barber shop building and the vacant lot for the new building?

A: *Yes.*

Q: The other side will be renovated too?

A: *Yes, someone else is already developing it.*

Q: What are bordering streets?

A: *Center Ave. to Rose to Elmore to Kirkpatrick - a total of 1.3 acres.*

Q: Would you be open to shared parking with Zone 2 police station?

A: *It will be up for community discussion.*

### **3. Taylor Construction & Development, Inc. – Shawn Taylor**

Q: How many businesses or retail?

A: *First floor 6,000 sq. ft. and 3 businesses at 2000 sq. ft. each.*

Q: This property is located next to the library. I heard they were interested in this property. Have you talked to them?

A: *The library could be a great partner.*

Q: I own the property behind the African Queen Records Store. There are drug addicts hanging out there and I am concerned for what will happen.

A: *Dilapidated buildings bring blight, need buy-in from community and to be up front we are not going to stand for it.*

Q: When will the building be renovated, years from now or right away?

*A: The URA has a process for selling property, but construction will be started immediately after closing.*

*Q: We would like to see developers ask the City to enforce removing undesirable elements. Residents don't have enough say in it, but would you help us?*

*A: Yes, agree 100%.*

#### **4. Amani Christian CDC – Rev. Walls**

*Q: From social standpoint, youth in the City and Hill needs to be engaged. No proposals have mentioned it. Construction trade has been removed from schools, so will you engage young people and include it in teaching these skills? What projects have you done?*

*A: NOMA has program for outreach for youth for architectural skills exposure and engagement. Other ideas and organizations are welcome, also for legal and development. We have worked with Action Housing in the past. Rev. Walls is always looking for ways to include youth and workforce development through LERTA and Hill District Alliance.*

#### **5. Big Tom's Barber Shop – Tom Boyd**

*Q: We want to select Big Tom's project, but thought he was part of another development with Sankofa?*

*A: Neighborhood Allies helped him submit proposal on his own.*

*Q: Are you opening a barber school?*

*A: Yes, in a later phase when I receive my certification.*

*Q: Tom wants the Hamm's building. Is there room for another spot if he does not get the development?*

*A: URA is here to gather input from the community and is committed to working with small businesses and developers.*

C: We love Tom, he is a part of our community and we and want him to succeed!!

A: *Thank you!*

## **6. AED Development – Antonio Davis**

Q: How many units and what kind?

A: *2178 Centre is mixed retail and housing, most likely about 5 units. Also residential on Centre.*

Q: Your suit is very nice and so are you, but your project is very hard to visualize, and we need pictures – where are they?

A: *I just started a new position but was not able to put together a presentation for today. The project summary will be available online for AED Development.*

## **7. Salon XO – Bridging the Gap**

Q: Location?

A: *2209 Centre Ave.*

Q: Are you thinking about incorporating a beauty supply? Buy black?

A: *Project is not going to all be salon or spa, don't want to compete with existing businesses in the Hill.*

Q: How many nail beds would you have?

A: *6 cosmetologists and 2 nail technicians and additional jobs for salon staff.*

Q: What is the definition of affordable units?

A: *We would rent to 50% and below AMI income, and also Project-Based Vouchers (formerly Section 8).*

## **8. Studio Volcy – Alicia & Riccardy Volcy**

C: Refreshing to see African American men and women professionals and talent coming to the Hill District, need to see more folks like you here.

C: Ready to go somewhere with you project!

Q: The workshop on the Northside exposing architecture to children, will you do that here?

*A: Yes, NOMA has workshop with model building with youth for what they want to see. Also, drawing classes and the whole community besides students can be involved and open to the Hill District.*

C: Thank you for utilizing your education and bringing it back to the community, a lot of young people leave.

Q: How does your project fit into the Hill District Master Plan?

*A: We are aligned with it and looking at New Granada Theater including workforce opportunities and provide training by partnering with other organizations.*

## **9. Ujamaa Collective – Lakeshia Wolf**

C: Anything to support women and this project is welcome!

C: Ujamaa has been in our community and we need to support them. It is a welcoming environment where the community is invited and has ownership.

Q: Could your office help residents to find lists of contractors for different construction projects in our neighborhood?

*A: We would create a pipeline with the neighborhood to connect them to trades and would support it.*

## **10. Moka Art Gallery**

C: I live behind them and see a lot of progress. The carving of man with guitar (base) is amazing and I support them.

C: We appreciate and respect the elders of our community and we support you!

C: To have a vision and start this at your age, it is a blessing.  
FYI, Moka Galley's next event will be a Christmas Fair. Keep the date open Dec. 21.

C: I grew up with Mr. Mo and thank you for your advice and mentoring.

## **11. KBK Enterprises**

Q: Can you give some examples of your work?

*A: Kelly & Hamilton Street in Homewood. We kept older style on Hamilton and more modern style elsewhere.*

C: KBK is Keith Key, but it was not mentioned. This is an overwhelming presentation and a bit impersonal so you need to bring it to a smaller scale that will make us buy into the project.

C: This project does not give everyone a piece of the pie and sounds like a monopoly.

Q: Are you willing to work with other groups if you are awarded the project and not monopolize the project?

*A: Yes, if it is an option that we are given.*

Q: Is there an alternative to include other applicants or can you comment on what happens if you are not awarded all of the project?

*A: The RFQ allowed for us to respond to the "entire" project. If only awarded a part, we will partner and work with others in the community. We were willing to do it before and again now. It will not be all the same, different places require different things, e.g. commercial portion with smaller part of housing. We will tackle the project in different ways as applicable.*

C: I did not feel a connection to the community or to the master plan, hope you are willing to redesign your proposal and connect to the community.