



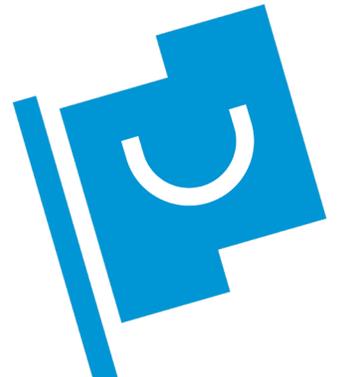
Urban  
Redevelopment  
Authority  
of Pittsburgh



# Centre Avenue RFQ: Round 1 Community Meeting



September 29, 2020



# Today's Agenda

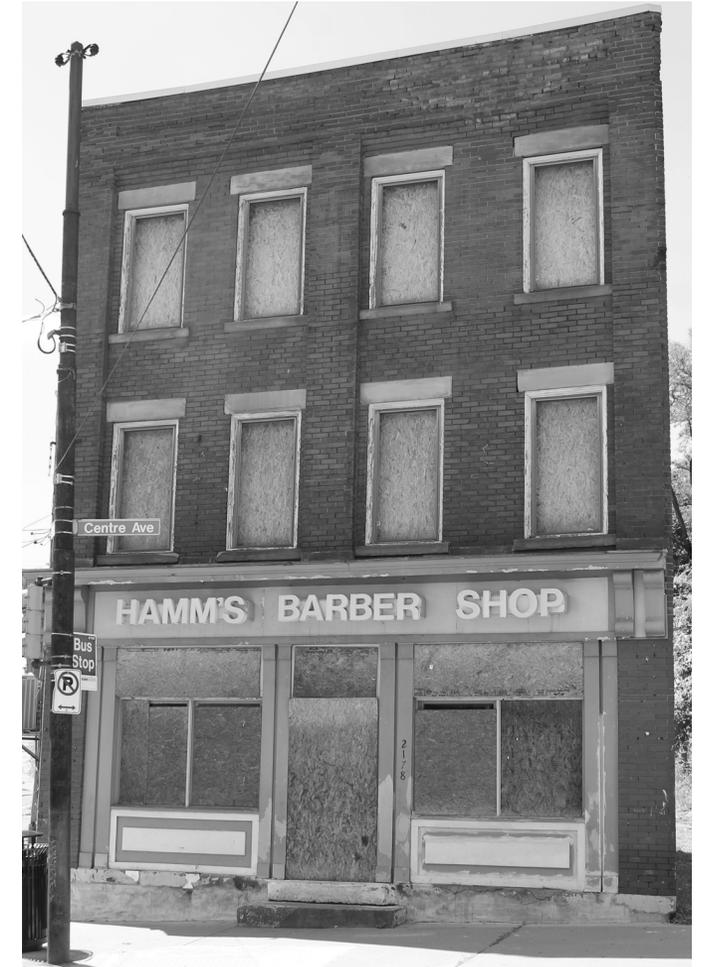
- |                                  |                  |
|----------------------------------|------------------|
| 1. Welcome and Introductions     | 6:00 – 6:05 p.m. |
| 2. Meeting Overview              | 6:05 – 6:15 p.m. |
| A. Purpose of Centre Ave RFQ     |                  |
| B. Planning & engagement to date |                  |
| C. Scorecard review              |                  |
| 3. Developer Presentations / Q&A | 6:15 – 6:50 p.m. |
| A. R. Kyndall                    |                  |
| B. The Sankofa Group             |                  |
| C. Big Tom's Barber Shop         |                  |
| 4. Closing remarks               | 6:50 – 7:00 p.m. |



# Why are we doing this?

## Purpose of the Centre Avenue RFQ

- **Implement the Greater Hill District Master Plan and the Centre Avenue Corridor Redevelopment and Design Plan**
- **The URA is committed to supporting Pittsburgh's next generation of creators, thinkers, innovators, and inventors by fostering new entrepreneurship and business expansion.**
- **The URA is committed to the growth of minority-owned and women-owned firms.**
- **The URA is committed to building the capacity of nonprofit organizations.**
- **The URA's Executive Leadership has made an expressed commitment to becoming a more equitable agency.**
- **Why an RFQ? It LOWERS BARRIERS to doing business with the URA.**
  - **The URA sells property differently than anybody else due to PA Redevelopment Law. The Disposition Process can be overwhelming for first-timers.**





# Neighborhood Planning

## 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
- Produce comprehensive sustainability and quality design



# How We Got Here

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**March 1, 2018**: URA hosted Hill District Kickoff Meeting – let community know about RFP



**March 8, 2018**: URA Board announced RFPs in the Hill District (Centre Avenue, Herron Avenue, scattered sites in Upper Hill)



**October 25, 2018**: Update on RFP at Hill Quarterly Meeting



**November 29, 2018**: URA hosted community meeting to discuss RFP Process



**April 11, 2019**: URA Board announced switch from RFP to RFQ

# How We Got Here

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May - June 2019: Building CapaCITY workshops



May 23, 2019: Update on RFQ at Hill Quarterly Meeting



July 12, 2019: URA Board announced release date of 7/22/19



July 22, 2019: RFQ Released



November 29, 2019: Developer Shortlist Community Meeting



February 13, 2020: Exclusive Negotiations approved by URA Board

# Centre Ave RFQ process



**Hill District Quarterly Mixer & Resource Fair**  
 Thursday, January 30, 2020

**Let's connect!**

**Time**  
 Doors open at 5:30 p.m.  
 Meeting 6:00—7:30 p.m.

**Location**  
 Jeron X. Grayson Center  
 1852 Enoch Street  
 Pittsburgh, PA 15219

**Order of Events**

- Welcome/introductions
- URA project updates
- Networking and mocktail hour
- Onsite childcare is available
- Accessible through public transit.

Please join Councilman R. Daniel Lavelle and the Urban Redevelopment Authority of Pittsburgh (URA) for the first quarterly mixer and resource fair. Hear updates on the Centre Avenue RFQ outcome, Lower Hill, and Centre Avenue Grocery Store. This is a great opportunity to meet the URA's new Community Affairs Officer, and talk with URA staff about business and housing resources.

Light appetizers and mocktails will be served.

Questions: Please contact [engage@ura.org](mailto:engage@ura.org)

Keep in touch! [f](#) [t](#) [in](#) [ig](#)

**ura** Urban Redevelopment Authority of Pittsburgh

Plan your trip here:  
[www.portauthority.org/trip-planner/](http://www.portauthority.org/trip-planner/)

[ura.org](http://ura.org)

# Scorecard Review

The Scorecard allows Hill District Stakeholders to provide feedback on each individual proposal presented.

We want to know:

- Do you like the project concept?
- Do you feel that the proposal aligns with the Greater Hill District Master Plan/the Centre Avenue Corridor Design Plan?
- Do you feel that this proposal addresses the needs of Hill District residents and stakeholders?

**\*PLEASE SEE THE SCORECARD LINK IN THE ZOOM CHAT**

The link will also be available on the URA Centre Avenue webpage, along with the recording of this presentation.

## Centre Avenue RFQ Project Scorecard

Let us know what you think about the redevelopment proposals presented for the Centre Avenue RFQ. Your feedback is critical to the URA's Disposition process of selling land for redevelopment and will help inform a recommendation to the URA's Board of Directors of final proposal approval.

Please complete a score sheet for each proposal presentation. Presentations should be evaluated individually, and not in comparison to each other. This is not a competitive process.

Before scoring, the following materials are available for your review:

Recording of community meeting with respondents' presentations and Q&A:

You will be asked to score each presentation. Please use the following guide:

- Score Criteria
- 1- Strongly Oppose
  - 2 - Oppose
  - 3 - Neutral
  - 4 - In Favor
  - 5 - Strongly In Favor

\* Required

# Ways to provide feedback

## Scorecard



### Centre Avenue RFQ Project Scorecard

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\* Required

### Scorecard Link:

<https://forms.gle/BmWq7YoLPyZ8NPuD8>

## Website



**ura** Urban Redevelopment Authority of Pittsburgh

WHO WE ARE HOW WE HELP OUR WORK PROPOSALS & BIDS NEWS WORK WITH US CONTACT US

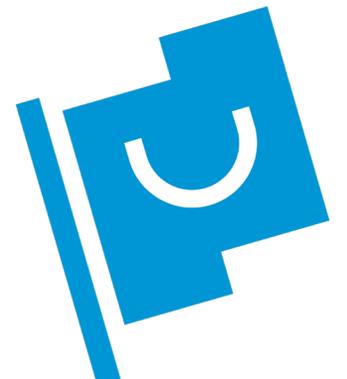
## CENTRE AVENUE

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.

CENTRE OF CULTURE CENTRE OF OPPORTUNITY CENTRE OF CULTIVATION

### Webpage Link:

<https://www.ura.org/pages/centre-avenue>



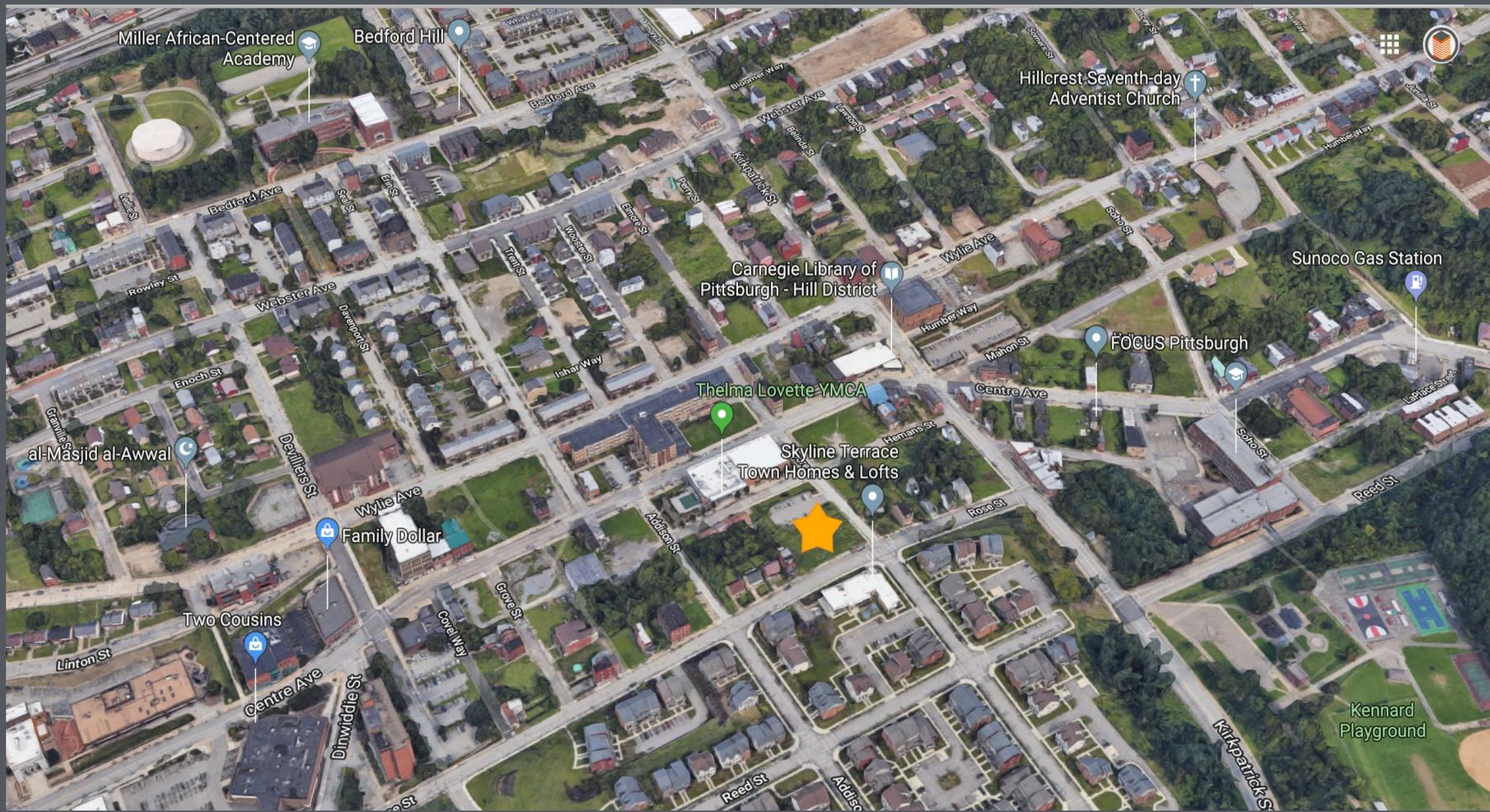
# Developer Presentations

**R. Kyndall**

**The Sankofa Group**

**Big Tom's Barbershop**





PROJECT

# 21 ROSE

2100 BLOCK

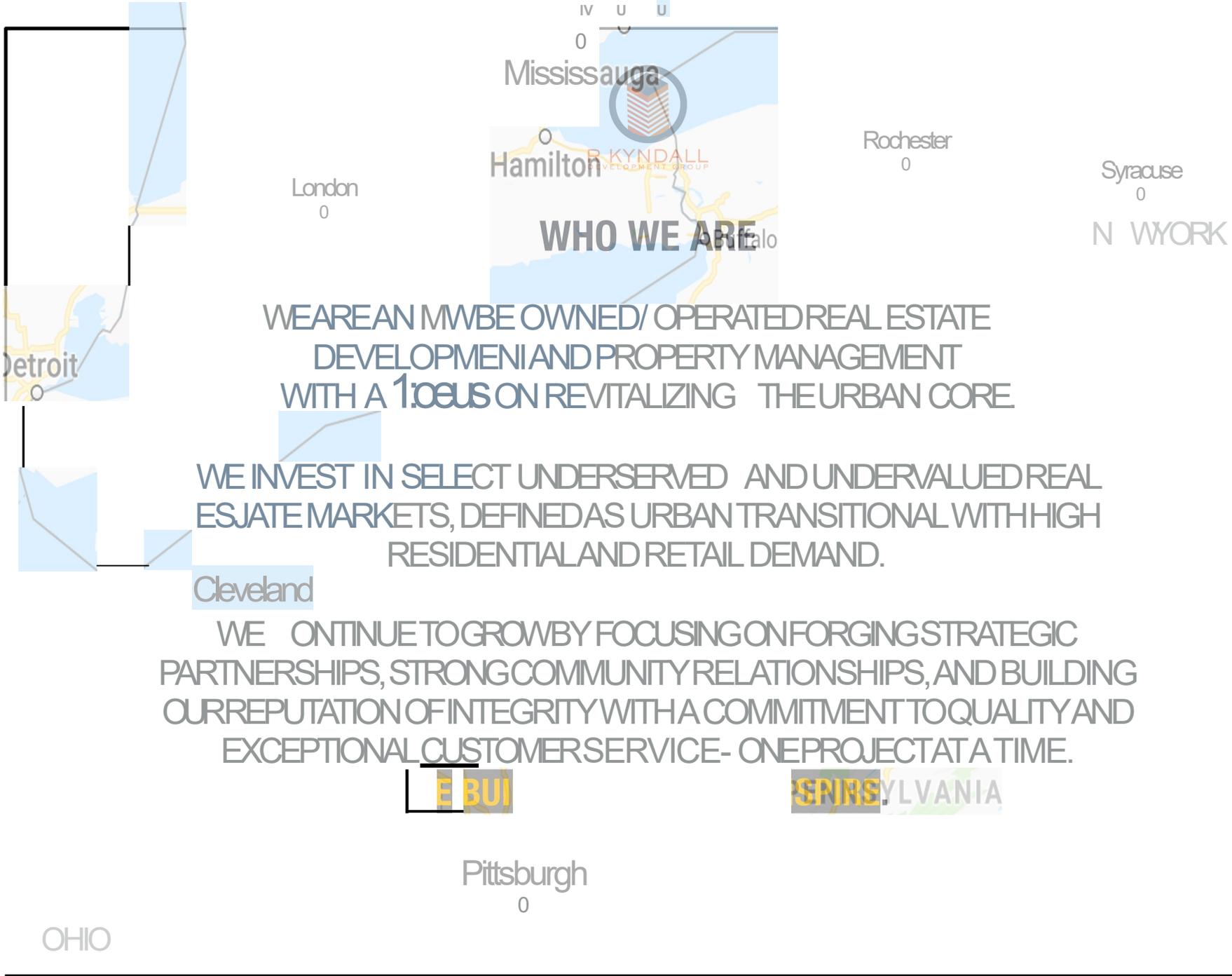
ROSE STREET – MIDDLE HILL DISTRICT

DATE

SEPTEMBER 2020

DEVELOPER

ROSE STREET VENTURES LP



EBUI

SPINSYLVANIA

# PROJECT NARRATIVE

We are thrilled to provide a high-level plan that maximizes density on the available vacant parcels located at the corner of Rose Street & Elmore Street (Middle Hill Residential Infill) which will incorporate a new supply of single family residential homes. After a market analysis of potential uses for the parcels, R Kyndall Development (“R Kyndall” dba *Rose Street Ventures, LP*) has determined that six (6) new construction single ahomes would garner the least risk and greatest response from the market. The completed development in the heart of the Middle Hill’s *Center of Opportunity*, will activate vacant parcels off Centre Avenue, while providing family friendly housing without displacement.

One of the goals of this project is to create vibrant urban streetscapes that build upon the African-American legacy and uniqueness of the neighborhood, while connecting the dots to all other development activity currently and what’s anticipated. Rose Street Ventures’ investment will represent the ability to offer new and existing residents “ownership” opportunities. In conjunction w/ the Centre Avenue Corridor Redevelopment & Design Plan, our goals are to reinforce Centre Avenue as the Hill’s primary retail, institutional, and cultural node while creating a housing mix to include family-friendly housing.

Rose Street Ventures acknowledges the challenge to establish the new construction development objectives, while maintaining the appropriate community context and expectations set forth in the Hill District’s Master Plan. We therefore use this overview to present the most feasible uses for the vacant parcels, while soliciting an opportunity to find a community partner with that would help create a highly visible project serving as an economic catalyst for development in the Hill District.

# 21 ROSE

RSV is currently within a “6 month exclusive negotiations” period with the Urban Redevelopment Authority (“URA”) to purchase five very well-located parcels in the Middle Hill District. These parcels are currently vacant and are located steps from the Thelma Lovette YMCA (Centre Ave) in one of Pittsburgh’s great neighborhoods and a nationally-renowned African American economic and cultural center.

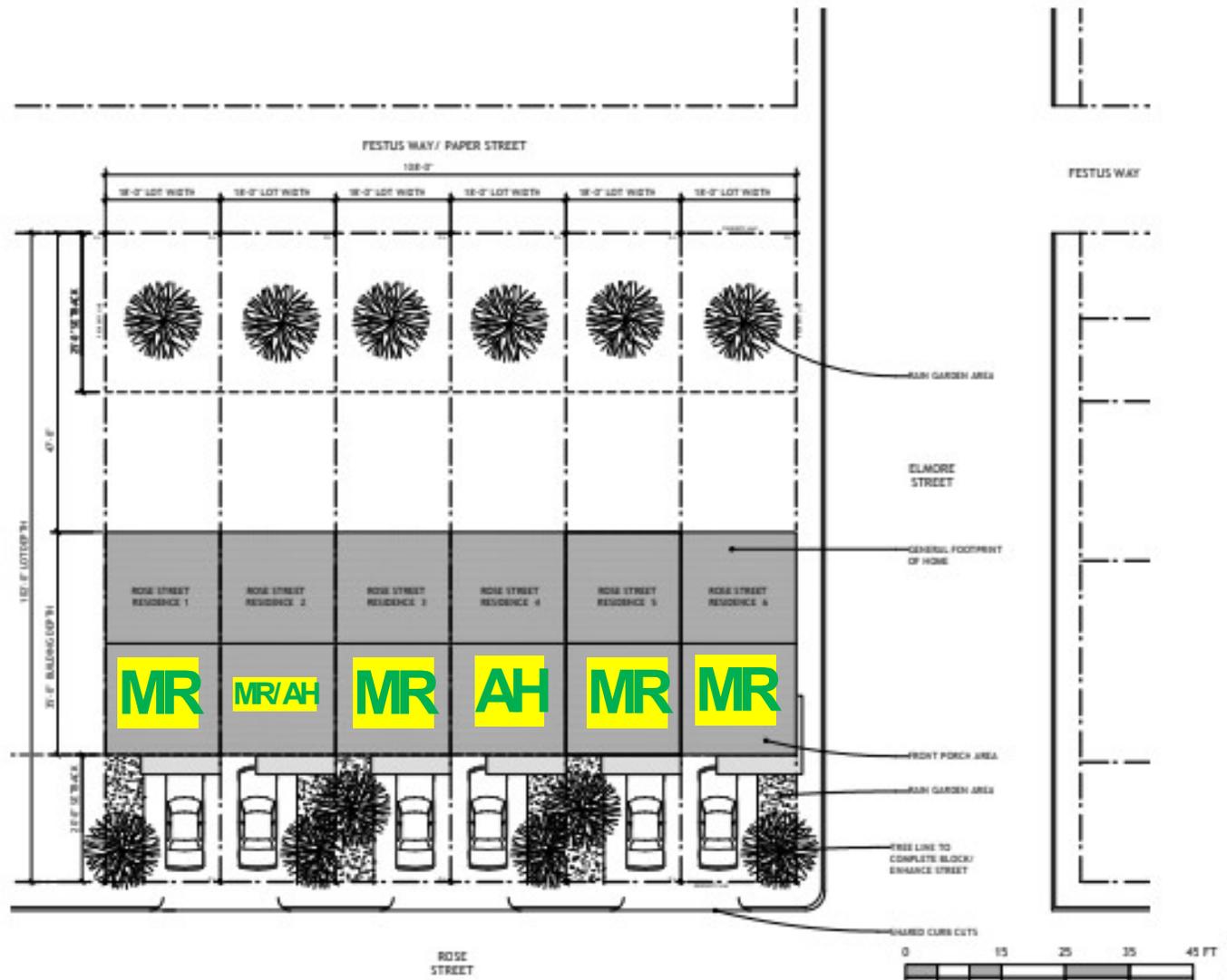
Based on the community feedback from the Centre Ave November 23<sup>rd</sup> meeting, we are proposing that 1-2 units be offered for-sale to residents whose income meets the 80% AMI. We recognize this offering significantly impacts our ability to deliver these homes within the tough economic parameters associated with new construction (affordable housing). However, we do accept this challenge and look forward to working with local, regional or state subsidy programs to help provide our most efficient, high-quality product that exceeds community expectations.



# CURRENT SITE



# SITE STRATEGY



SITE PLAN

# DEVELOPMENT DESIGNS



## Home Features

- 3 bd/ 3bth
- 1,500 sqft livable space
- Off street 'single car' parking pad
- Private rear yard
- 3<sup>rd</sup> bdm/ flex space
- Efficient mechanicals / appliances
- 1,500 sqft livable space
- Open concept floor plan
- "Green" landscaping
- Optional deck off kitchen
- Tankless water heating system
- Contemporary kitchen cabinetry

# ROSE STREET I

# DEVELOPMENT DESIGNS



**ROSE STREET II**





MOBILITY



SUSTAINABILITY



ECONOMIC VITALITY

Walkability ✓

Abandoned site ✓

New market housing created ✓

Bike-ability ✓

Minimized site disturbance ✓

More than 10 jobs created ✓

Dedicated bike lane

Green & well designed community ✓

In an under "utilized" part of the community ✓

Downtown corridor within 1-2 miles ✓

Improved heating & energy efficiency ✓

Economic empowerment ✓

Transit oriented development ✓

Parks / Plaza within 1/2 mile ✓

Activates the Street / Neighborhood ✓

# THE TEAM

R Kyndall Development Group, LLC's / Rose Street Ventures, LP primary directive is to develop design-driven infill communities across select real estate markets. R Kyndall was formed to fill a niche market offering clients an unmatched level of care, attention to detail and overall project management. Our desire to develop unique modern spaces with quality construction practices, have led us to partner with innovative consultants and industry leading experts. Utilizing a strong passion and drive to create change, the company has grown exponentially and has created their own unique brand of custom infill homes, mixed-use communities and contemporary urban dwellings.

## WITH SUPPORT FROM



This does not represent the full team of R Kyndall Development Group contractors. As an MWBE and lead developer, we will work w/ our general contractors to downsize larger portions of the bid contracts in an effort to make them eligible for inclusive business programs that benefit other MWBE's or ESB's (emerging small businesses).

# PREVIOUS PROJECTS



# IN THE WORKS



Pittsburgh, PA



Baltimore, MD

# QUESTIONS?

STAY IN TOUCH  
WITH US

WE THANK YOU FOR  
ALLOWING US  
TO PARTNER WITH  
YOU

186 42<sup>ND</sup> STREET  
SUITE 40227  
PITTSBURGH, PA 15021

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



**R KYNDALL**  
DEVELOPMENT GROUP



*Rose Street Ventures, LP*



**Developer**  
The Sankofa Group

**Development Partner**  
SSOM, INC.

**Architect & Design**  
designstream LLC  
Milton Ogot Architect  
Brace Engineering, Inc.

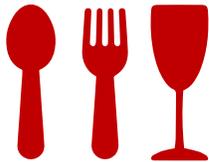
**Construction Manger**  
E. Holdings, Inc.

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

# Creating equity, opportunity, and viability for the Hill District



## Access to Amenities



The mixed-use building will feature a food hall with stage area, outdoor patio, rooftop greenhouse, and event space. Bringing much needed options back to the Hill District.



## Fostering Revitalization



Located in the 2100 block of Centre Avenue on a currently empty lot. Access to the public area will be directly on Centre Avenue, with access to second and third floors via Hemans St. Parking will be made easy thanks to a rear parking lot.



## Investing in Community



Community participation will be a key part of the project with engagement being facilitated through local meetings, events, and the project website. A public artwork campaign will be conducted to incorporate local art into the facade.

# Sankofa Square

## Design & Construction

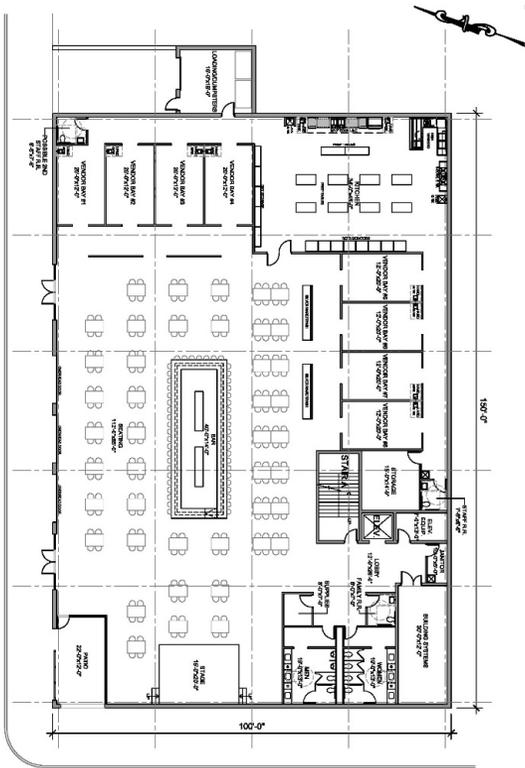
2100 block of Centre Avenue

3-story Steel Structure

45,000 sq. ft

Access via Centre Avenue and Hemans St.

Rear parking lot



ELMORE STREET



*EJ*  
STOREFRONT SUITES





# STOREFRONT SUITES

## Design & Construction

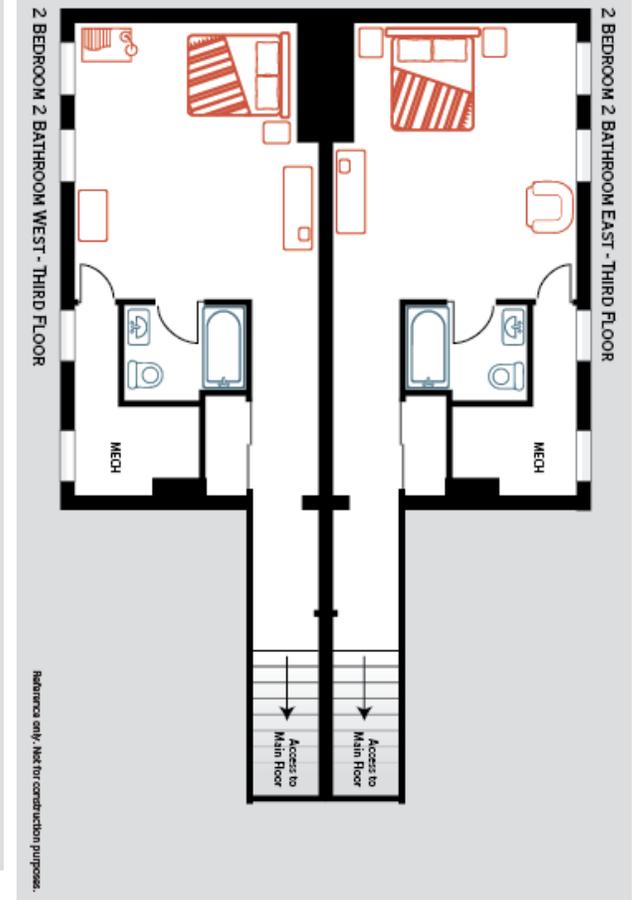
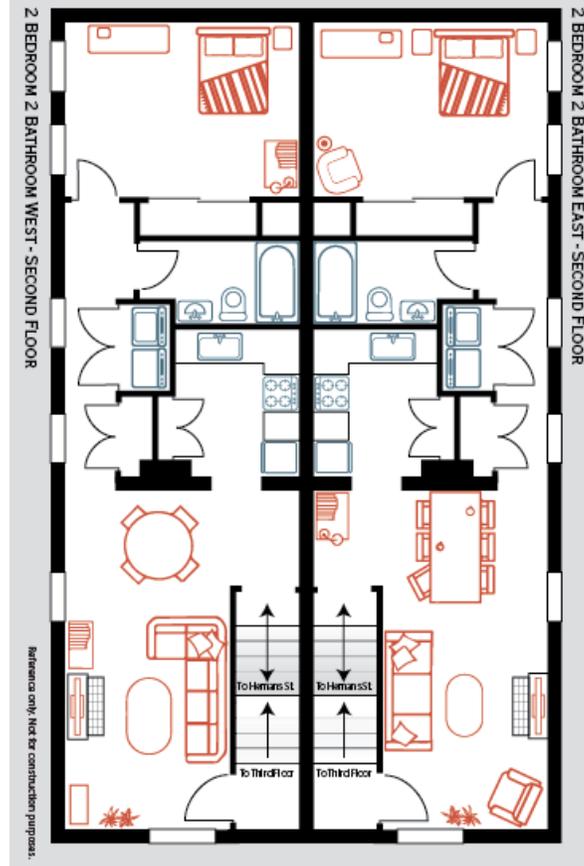
2164-2166 Centre Avenue

3-story re-enforced brick structure

Eight apartments with private entrances, full kitchens and individual laundry

- Two 1-bedroom apartments
- Four 2-bedroom apartments
- Two 2-bed 2-bath apartments

Two storefronts with basements





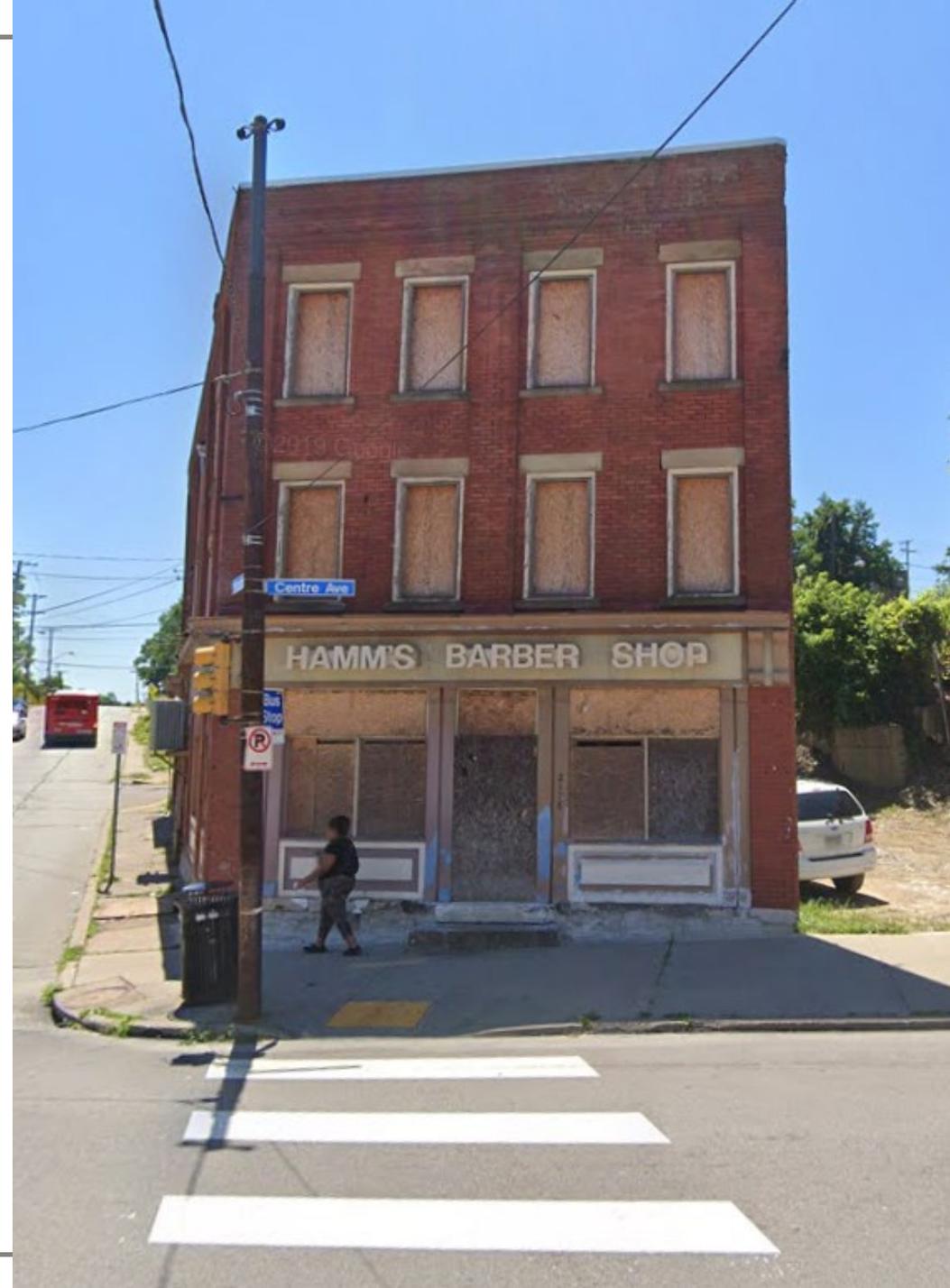
# TomTom24 Development LLC

Presentation at District 6 Public Meeting  
September 29, 2020



# Project Overview

- Big Tom's Barbershop has been located on Centre Ave. in the Hill District for 17 years
- Thomas Boyd is the owner and operator
- Big Tom's Barbershop will relocate to 2178 Centre Ave., currently owned by the URA
- The project will include the barbershop, a small commercial space on Kirkpatrick St., and 4 one-bedroom apartments on the upper floors
- Tom Boyd will own both the commercial and residential space
- The development team includes:
  - Design – Winston Design + Development (Gerrod Winston), Communion (Lakeisha Byrd)
  - Engineering – Allen & Shariff, Cosmos Technologies
  - Construction – TBD
  - Consulting – Neighborhood Allies





# A NEW VISION FOR BIG TOM'S BARBERSHOP

PRESERVE + PROMOTE  
PRESERVE THE HISTORIC FACADE  
OF THE STOREFRONT AND  
RESIDENCES ABOVE

CELEBRATED ENTRY  
PRONOUNCED CORNICE TO CELEBRATE  
THE MAIN ENTRANCE AND  
STOREFRONT WITH LETTERING AND  
BARBER POLE STREET LIGHTS

NEIGHBORHOOD  
AMENITIES  
STRENGTHEN THE CORRIDOR BY  
PROMOTING ACTIVE EXTERIOR USES

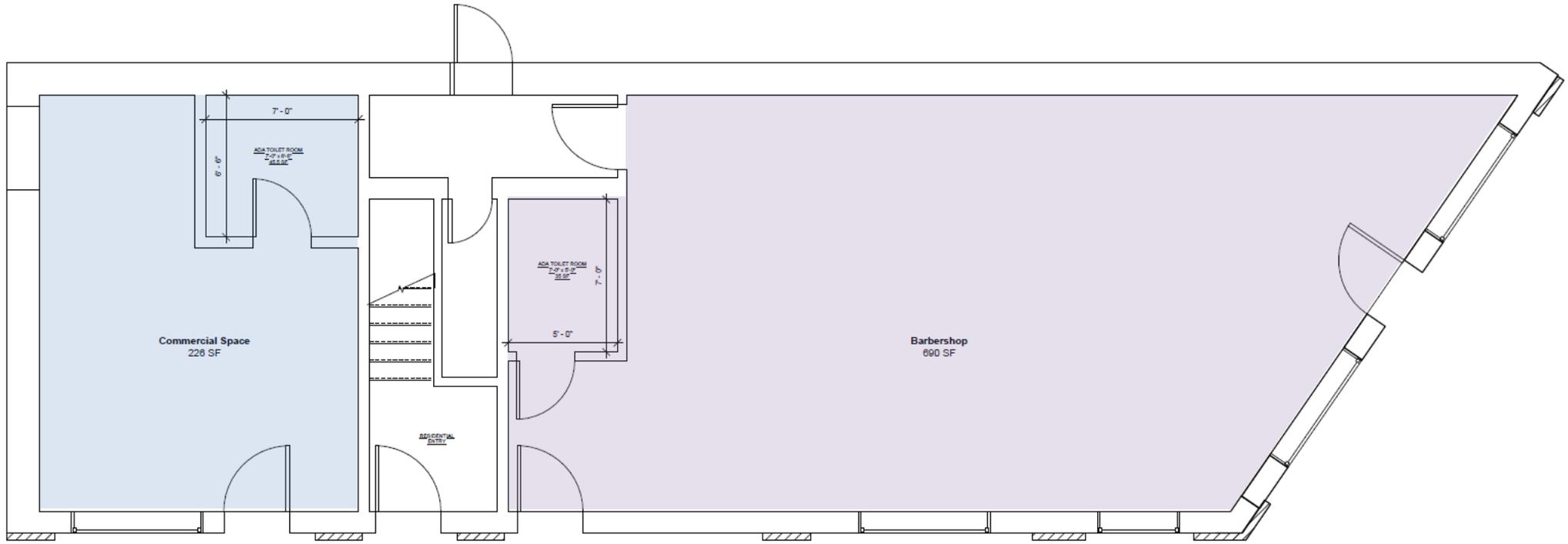
BRANDED IDENTITY  
IMPRINTING THE DISTINCT BRAND  
AND LOGO WITH THE STOREFRONT

SIDEWALK CULTURE  
INTRODUCING ARTISTIC & HISTORIC SCENES  
(MURALS, GRAPHICS, IMAGES, ETC)  
ON THE STOREFRONT





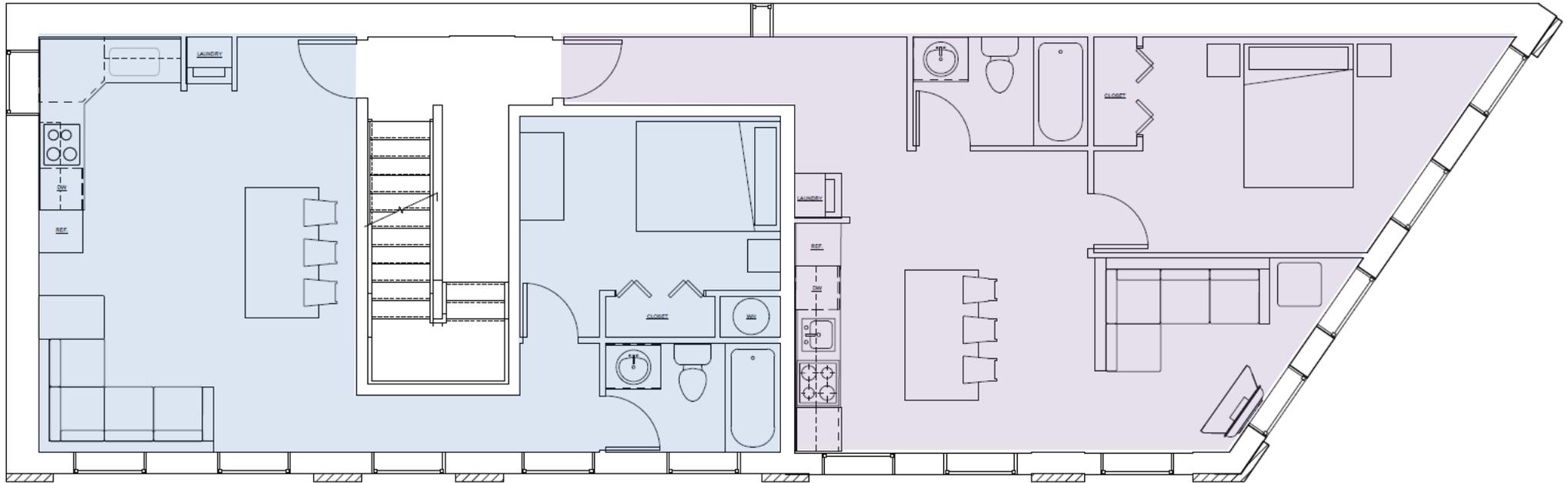
# Ground Floor Plan



① Level 1 Test Fit  
3/8" = 1'-0"



# 2<sup>nd</sup> and 3<sup>rd</sup> Floor Plan



① Level 2 Test Fit 1  
3/8" = 1'-0"



# Financial Overview

- Total project cost: \$1.3 million
- \$50,000 grant from the URA and \$50,000 grant from Neighborhood Allies will be used for predevelopment costs
- Additional funding from URA and funding from the Pennsylvania Housing Finance Agency will allow two apartments to be rented at 80% of Area Median Income (AMI) and two at 50% AMI
- Negotiations with banks and other funders are ongoing



Questions?

# Questions?



# Project Contacts

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**Laya Mathews\***

Project Development Specialist  
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412.255.6576

**Brett Morgan**

Lending Analyst  
bmorgan@ura.org  
412.255.6653

**Maya Fewes**

Neighborhood Development  
Specialist  
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412.255.6647

**Nick Fedorek**

Manager of Planning and  
Development  
nfedorek@ura.org  
412.255.6616

**General questions, please visit:**

<http://www.ura.org/pages/centre-avenue>

**412.255.6600**

