

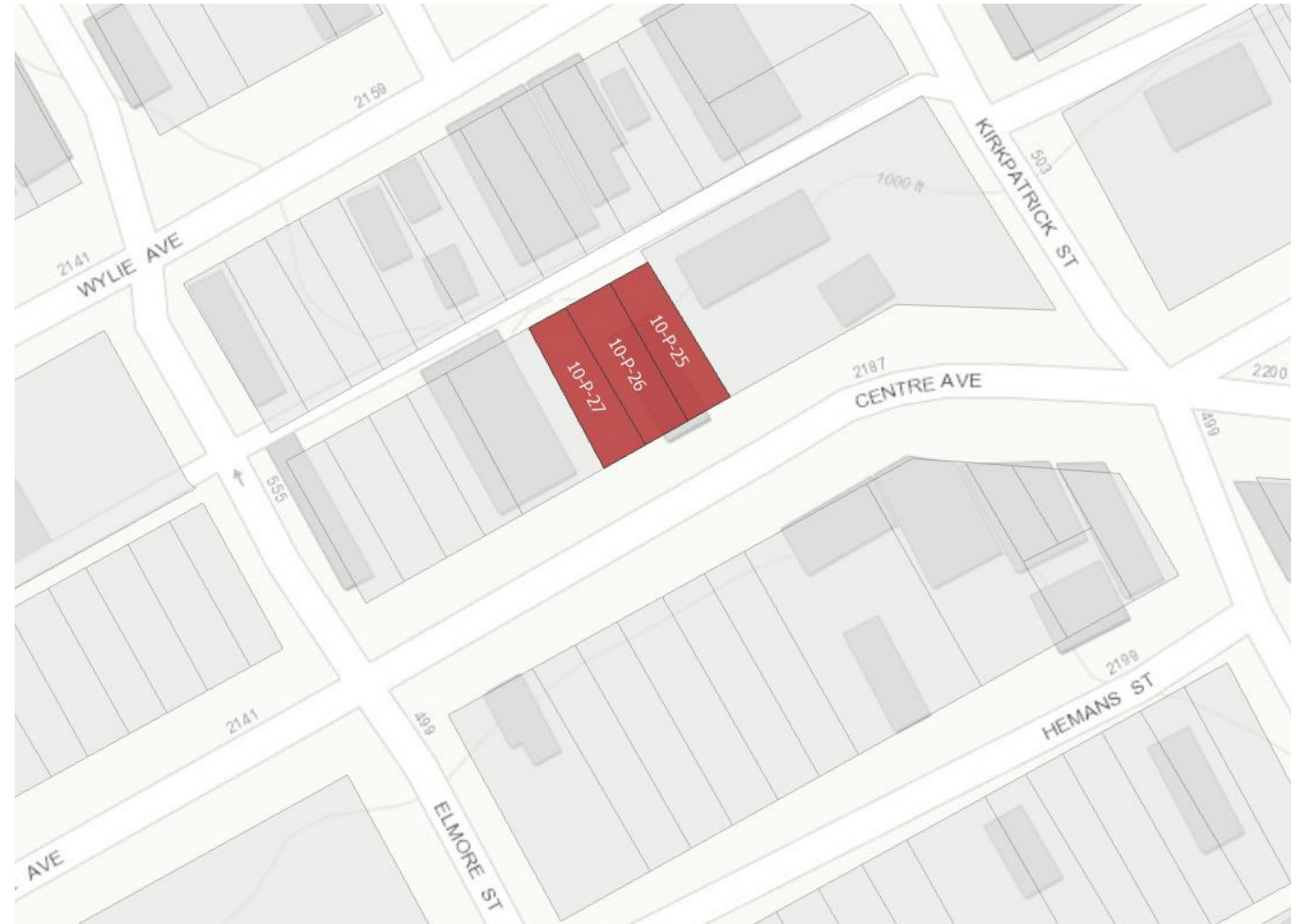
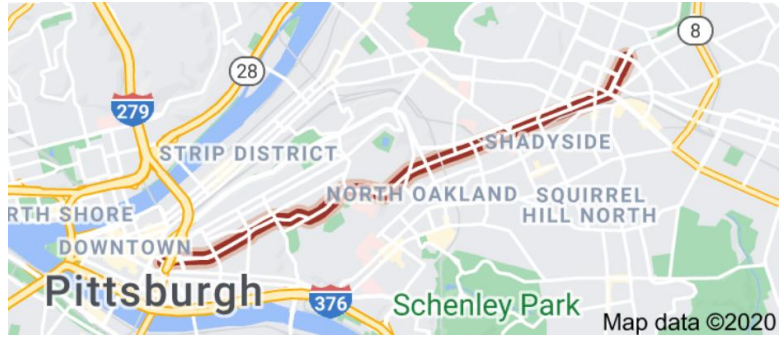
Amani Christian CDC

2159 Centre Avenue

12 Rental Units

1800 SF Commercial Space

Amani
Christian Community
Development Corp



Location

Elevation



THE CENTRE OF OPPORTUNITY

CENTRE AVE & KIRKPATRICK

Alignment with the Centre of Opportunity CARD Plan

SUPPORTING PROJECTS

THESE PROJECTS ARE KEY TO THE SUCCESS OF THE AVENUE

EXISTING BUILDING RENOVATION

The existing buildings, many of them historic in character, give the scale and identity to this end of Centre Avenue. Priority should be given to their occupancy and renovation, especially by community-centric investors, entrepreneurs, or owner-occupiers.

INFILL MULTI-USE BUILDINGS

Commercial buildings with ground floor commercial / retail and upper floors with commercial / residential are possible within the aggregated vacant lots east of Dinwiddie. These units need to have front and rear access. Topography may require second floor rear access. First floors should have transparency for visibility to and from the sidewalk, but the architectural language can vary from historic to contemporary. Size can also vary, depending on lot width. An elevator core should be included in large buildings. Market demand will influence the height and use.

HERITAGE WALK

The Heritage Walk is both place making and programming, providing a landscape standard for furnishings and signage that allow for cultural production activities and commemorating events and people. The Walk connects existing and new open spaces as part of the community narrative.

PATH TO SUCCESS

STOREFRONT OF OPPORTUNITIES
ENTREPRENEURIAL ASSISTANCE

The Storefront of Opportunities is a highly visible clearinghouse for entrepreneurial support appropriately located in a renovated storefront. The Storefront could be run by an existing nonprofit or through a collaborative partnership. The Storefront would have a strong brand and presence on Centre Ave. It would house support programs for entrepreneurs, small business support, and recruitment of destination businesses.

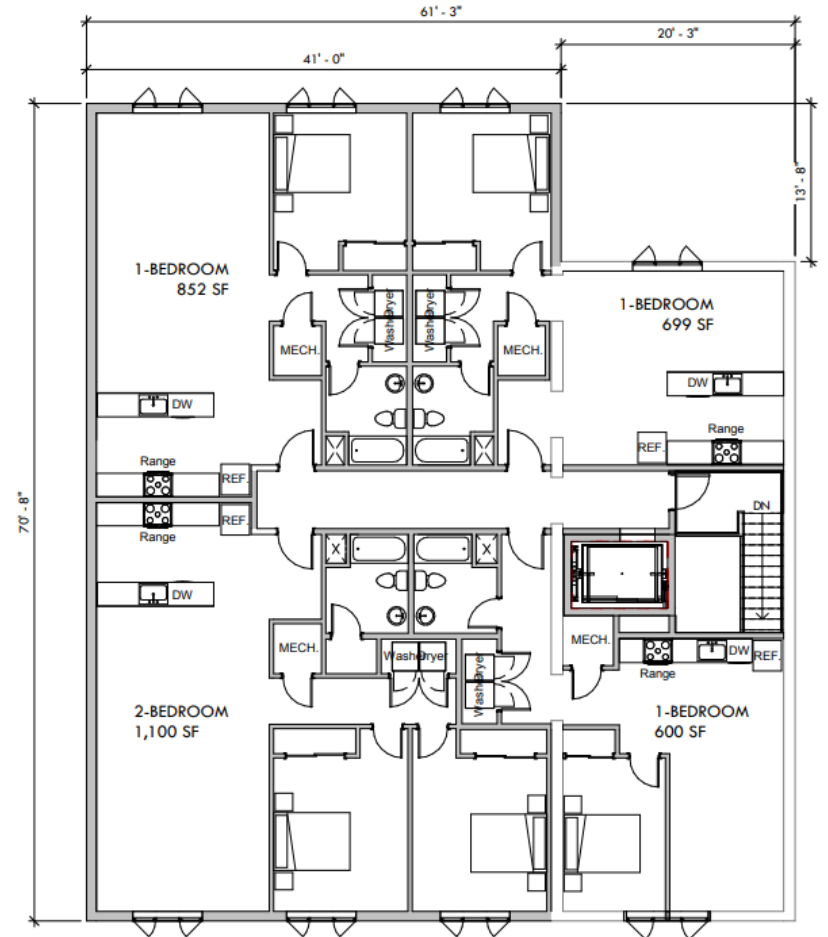
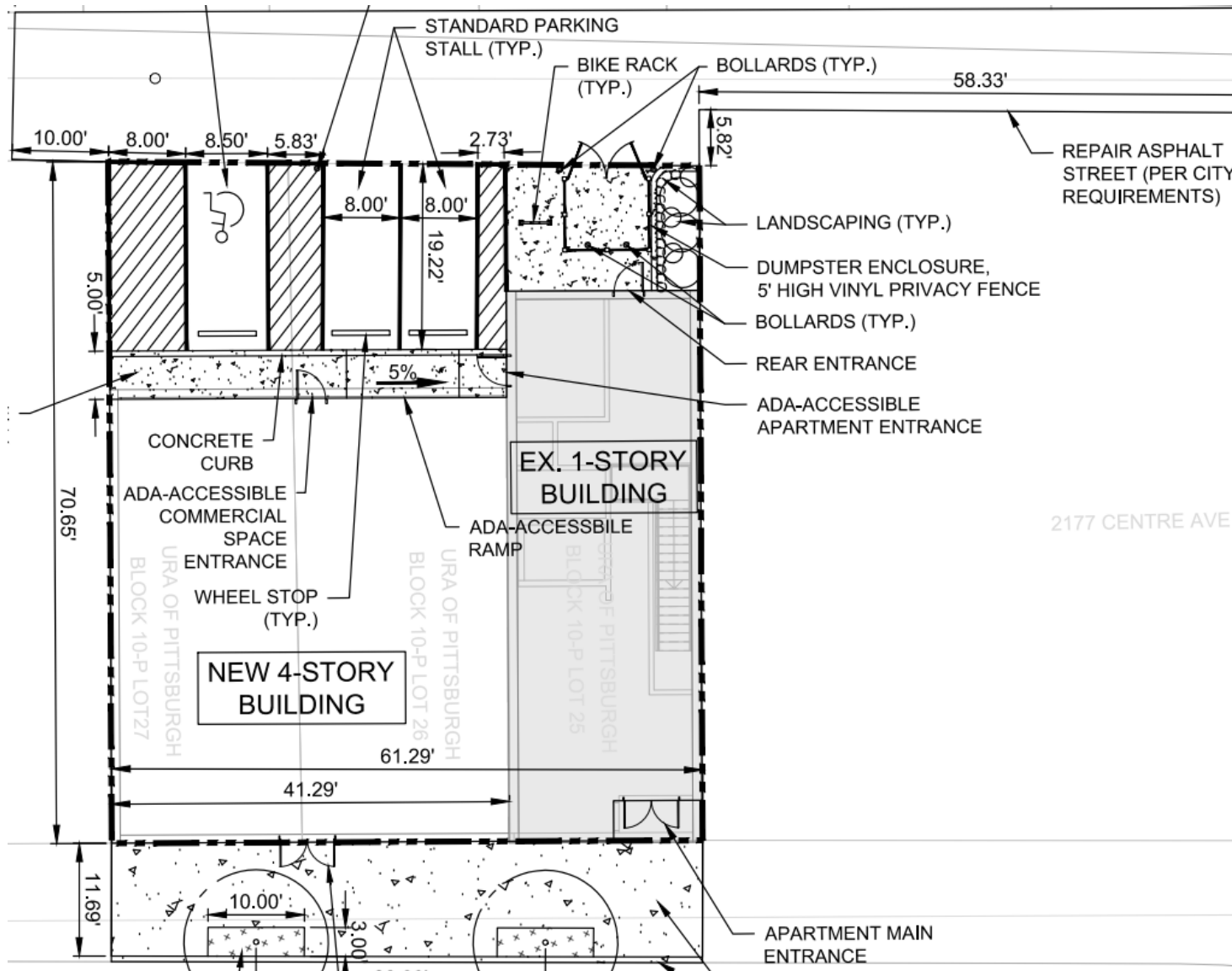
The project will need a space roughly 1,500 to 2,000 sf and could be permanently housed or could be temporarily housed in recently renovated buildings to market the building as an "imagine yourself here" strategy. The building should be located near to the intersection of Centre and Kirkpatrick for maximum visibility.

The Storefront should be planned as a campaign, for a limited time and with specific goals, to keep excitement high. Events and other regular activities aimed at the local community would be successful and unique enough to attract others and to help in business recruitment. Eventually its services can be absorbed into existing organizations or nonprofits and it can have a less visible location.

Alignment with the CARD Plan and Greater Hill District Master Plan

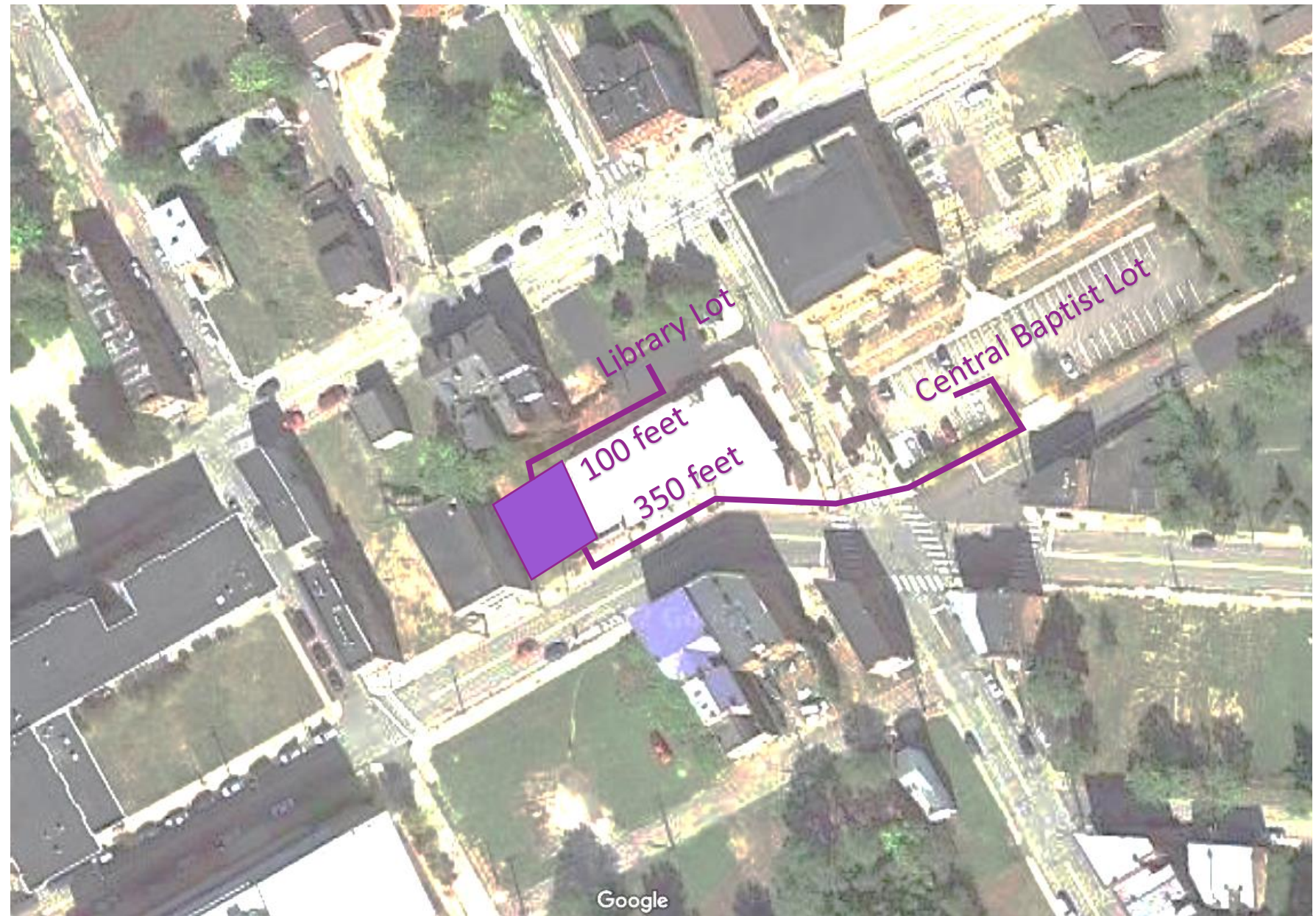
- **No displacement of residents:**
development of vacant and abandoned parcels
- Potential commercial tenants could include:
 - Business Incubator
 - Book store
 - Art supply/hobby shop
 - Shoe store
 - Cell phone/electronics repair
 - Combat school
 - Record store
 - Other retail

Floor Plans

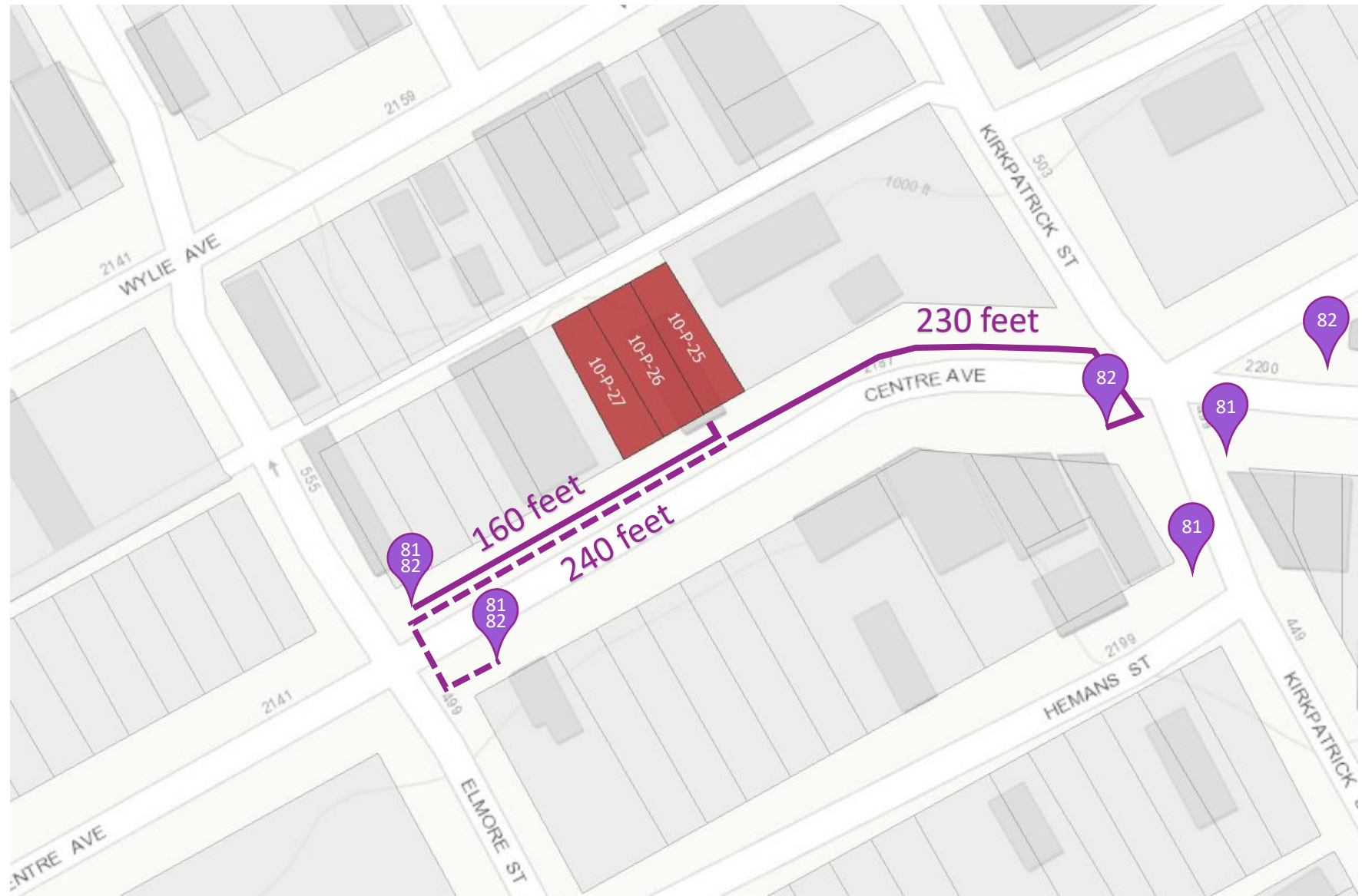


② Second Floor - (Typical Floor Plan)
1/8" = 1'-0"

Off-Site Parking



Bus Stop Access



Project Info

All the units will be affordable to 80% Area Median Income or below, with the distribution as below:

- Five 1 BR units will be available for 50% AMI or below
- Three 2 BR units will be available for 50% AMI or below
- Four 1 BR units will be available for 80% AMI or below
- Two units will be ADA Compliant

MWBE & Section 3 Hiring

Section 3 and Local Resident Hiring

Section 3 Businesses

Housing Authority Residents

Hill District Residents

City of Pittsburgh Residents

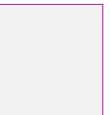
Goals 30% MWBE and 15% WBE

Hill District-Owned MWDBE Businesses

Minority Owned Businesses

Woman Owned Businesses

*Hiring includes construction opportunities as well as permanent staff positions in the leasing office.



MWBE & Section 3 Hiring

Existing M/WBE partnerships include:



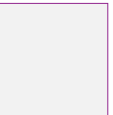
MBE General Contractor



MBE Architect



MBE Civil Engineer



┌ Amani Christian CDC

Thank You