



# TomTom24 Development LLC

Presentation to the Hill Development Review Panel

May 5, 2021



# 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 – PW Campbell & Reed Building Supply
  - 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

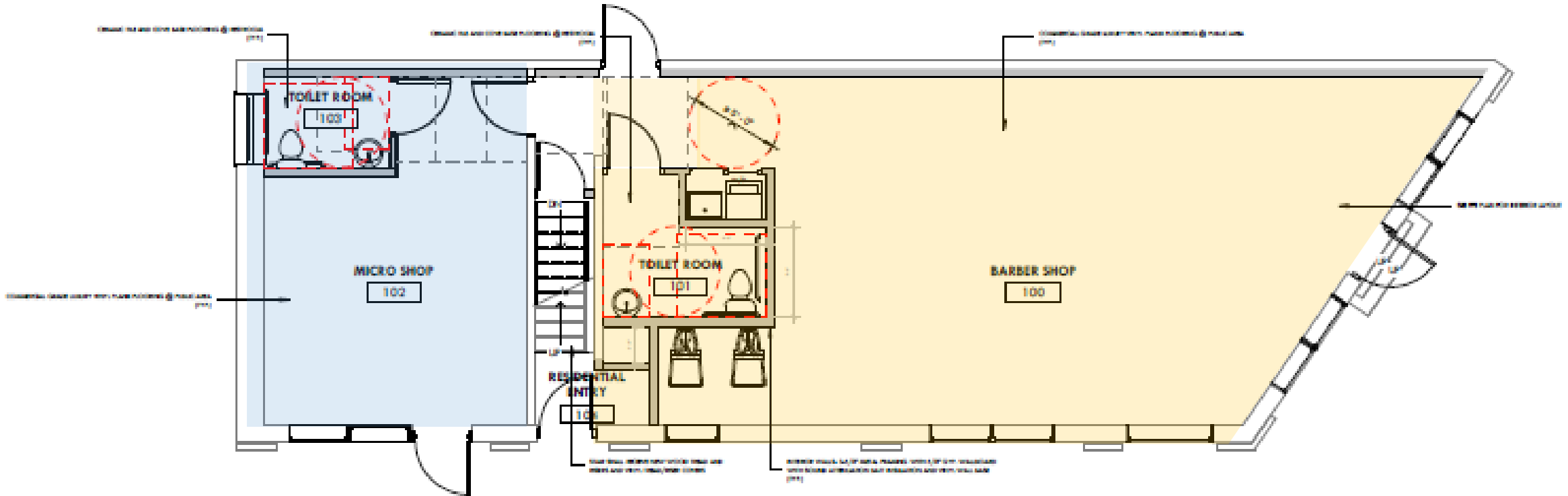
BRANDED IDENTITY  
IMPRINTING THE DISTINCT BRAND  
AND LOGO WITH THE STOREFRONT

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





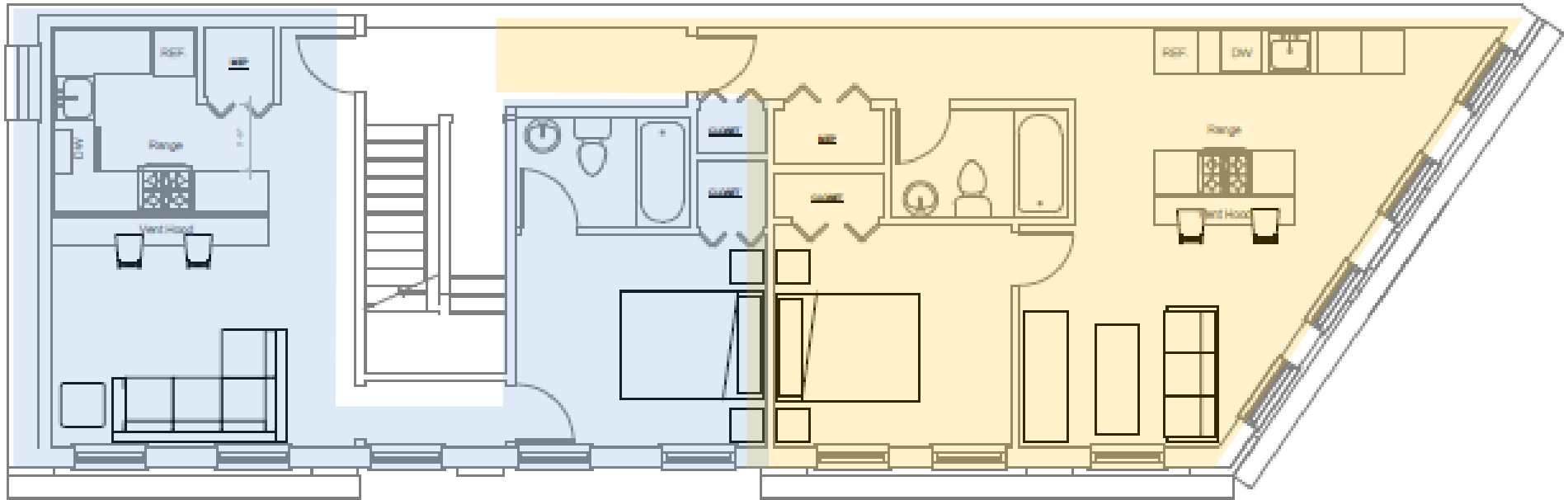
# Ground Floor Plan



Includes 2 Commercial Spaces: Barbershop and Micro shop (entrance off Kirkpatrick St.)



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



Includes 2 1-bedroom units on each of the upper floors



# Variance Requested

Parking Variance – 3 spaces required by code. 1 provided plus bicycle parking.

Street Tree Variance – 6 street trees required by code based on linear footage. 3 provided because sidewalk at Kirkpatrick St. not wide enough to accommodate street trees.





# Project Conformance with Community Goals

## Address Historical Wrongs

- ✓ Includes space for Hill District businesses and affordable housing

## Promote Economic Justice

- ✓ Both construction and soft cost participation will exceed minimum MBE participation of 30% and WBE participation of 15%

## Reflect Neighborhood Driven Design

- ✓ Ground level retail and street activating uses
- ✓ Historically sensitive renovation of a cornerstone building
- ✓ Designed for benefit of existing and future community residents & businesses—several barbers and many customers are Hill District residents.



# Project Conformance with Community Goals

## Promote a Green and Healthy Environment

- ✓ Includes ample outdoor space and landscaping

## Utilize Neighborhood Strengths & Assets

- ✓ Preserves history of the Hill District—building was formerly Hamm's Barbershop
- ✓ Honors cultural legacy of the Hill District—the barbershop is an important community gathering place where information and stories are shared.

## Preserving Affordability

- ✓ This project adds four units of affordable housing.
- ✓ The affordability levels achieved in this project are greater than the Hill District's goals:
  - 2 units are projected to be affordable at 50% AMI
  - 2 units are affordable at 80% AMI





# Financial Summary

## Projected Sources

First Mortgage	\$530,000
PHFA CRFP Grant	\$500,000
Owner Equity	\$21,000
Predevelopment Grants	\$100,000
GAP Financing from Private Sources	\$150,000
URA / Subordinate Finance	\$334,008
<b>TOTAL</b>	<b>\$1,635,008</b>

## Uses

Acquisition & Closing	\$24,550
Site Improvements	\$100,000
Renovation & FFE	\$879,775
A&E and Other Soft Costs	\$172,386
Financing Costs	\$41,000
Project Reserves	\$150,000
Contingency	\$267,297
<b>TOTAL</b>	<b>\$1,635,008</b>





# Anticipated Timeline

<u>Item</u>	<u>Completion</u>
Construction Drawings	May 2021
Zoning / Public Approvals	August 2021
Property Closing	August 2021
Financial Closing	August 2021
Construction Start	September 2021
Construction Completion	February 2022
Occupancy	March 2022





# Conclusion: Project Closely Conforms with Greater Hill District Master Plan

- ✓ **Builds Upon African American Cultural Legacy**
- ✓ **Supports Economic Empowerment and Commercial Development**
  - Renew Centre Avenue as a great "Main Street"
  - Redevelop Mixed-Use Along Centre Avenue
  - Supports wealth building among a long-time community business
- ✓ **Housing Development without Displacement**
  - 4 affordable housing (2 @ 50% AMI, 2 @ 80% AMI) units will be brought online
- ✓ **Long Term Community Interest**
  - TomTom24 will pursue granting Hill CDC or another jointly agreed upon community entity a right-of-first refusal if the property is sold.