



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

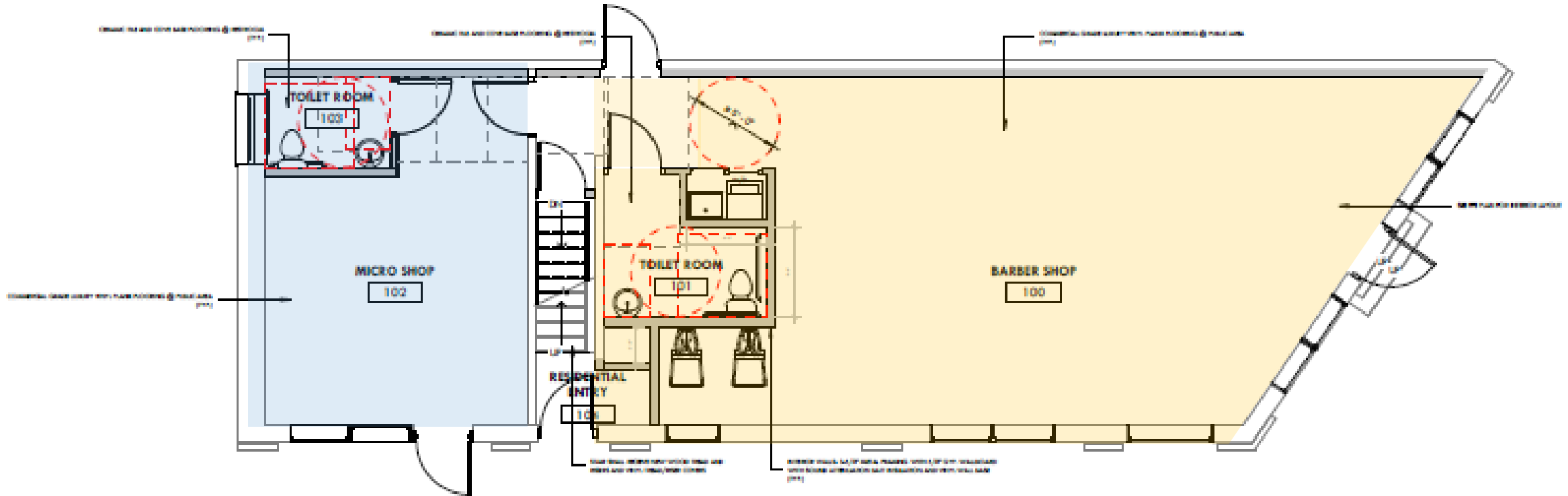
BRANDED IDENTITY
IMPRINTING THE DISTINCT BRAND
AND LOGO WITH THE STOREFRONT

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





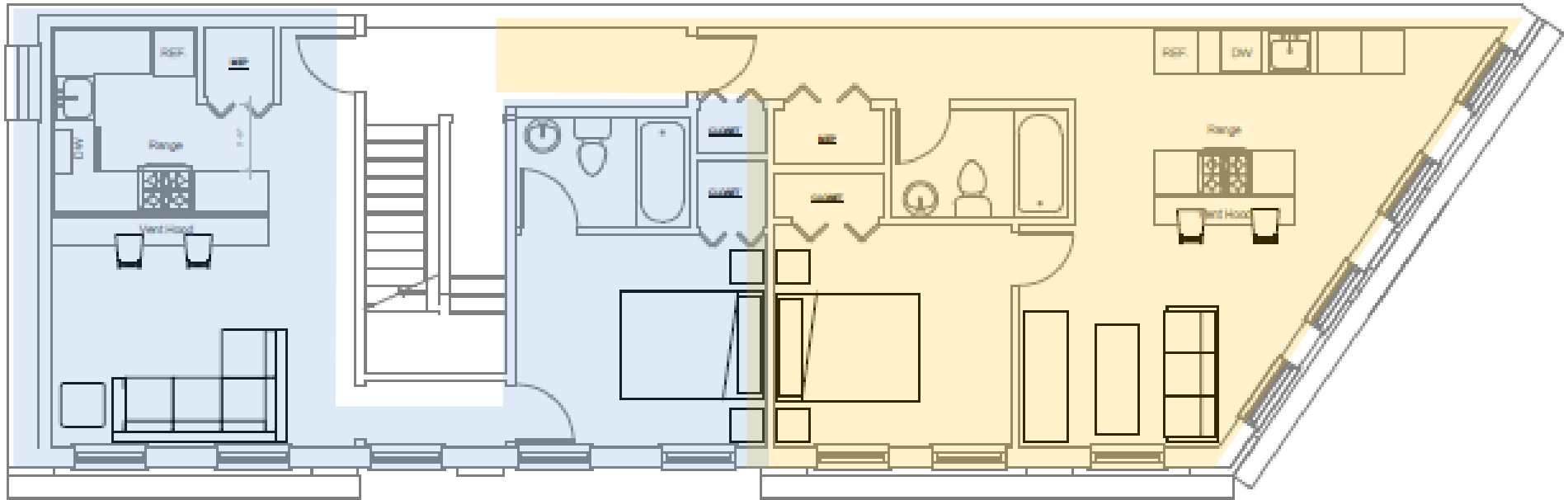
Ground Floor Plan



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



2nd and 3rd 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



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.