



RHYTHM SQUARE

by

STUDIO
VOLCY

**At Studio Volcy, ownership is at the
forefront of our design process.**

We believe that change happens at the
intersection of beauty, culture, and
economic empowerment.

OUR DESIGN TEAM



ALICIA VOLCY
Owner & Founder



ROBYN ENGEL
Project Manager

CONSULTANTS



MEL NGAMI
Project Architect



AMANDA MARKOVIC
Architect of Record



CRAIG STEVENSON
Passive House Expert



JONATHAN IAMS
MEP Engineering



KEN ROLLINS
Consulting Architect



ADAM GUY
Consulting Architect



BRIAN ALMETER
Landscape Architect



RHYTHM
LIVE + WORK

STUDIO VOLCY

HEALTHY EATS

ISLAND EATS

WINE & DINE

POP UP SHOP

RETAIL SH

WELCOME TO RHYTHM SQUARE

ARTS & CULTURE DESTINATION

TOURIST DESTINATION

The Hill District is located within walking distance of Pittsburgh's network of Downtown businesses, restaurants, and cultural institutions. We have defined several commercial features that will help establish the vibrancy required to make RHYTHM SQUARE a must-visit destination in the Pittsburgh area.

HILL DISTRICT CULTURAL LEGACY

With RHYTHM SQUARE, we work to embody the Hill District Consensus Group's Arts Plan Initiative, which seeks "to celebrate the rich history of arts in the Hill, promote the current artists in the Hill community, and lay the groundwork for a more active appreciation of art and artists in the Hill."



MICRO-RESTAURANTS
2-3



ARTIST STUDIOS
17-20



RHYTHM WALLS
10-15



POP-UP RETAILERS
1-2



SHARED GALLERIES
1-2



OUTDOOR PLAZAS
2-3

PROJECT VISION

CREATING OPPORTUNITY & AMPLIFYING TALENT

RHYTHM SQUARE is all about elevating the cultural vibrancy of the Hill District and providing the perfect kickstart for Hill District residents, small businesses, and budding entrepreneurs.

We believe that crafting smaller retail spaces, lower startup costs, and shorter-term leases will set start-up businesses up for success.

- ✓ **16k sf** Commercial Space
- ✓ **30%** Affordable Apartments
- ✓ **20+** Jobs Created

SITE & CONTEXT

CENTRE AVENUE, BETWEEN SOHO & KIRKPATRICK

This project is located in the Hill District, a community composed of several historically African-American neighborhoods. Rich in both history and culture, “The Hill” is known for being a cultural hub of jazz, nightlife, bars, & restaurants.

Located just minutes from downtown, this project site is close to many Pittsburgh assets, including PPG Paints Arena, local hospitals, the Strip District, and the University of Pittsburgh.



EXISTING BUILDINGS



HOME IMPROVEMENT WAREHOUSE - 1,776 S.F.

The existing Home Improvement Warehouse located on the Southwest portion of the site will be renovated into a mixed-use building featuring loft style apartments, 1 retail space, and the future home of Studio Volcy.



LUMBER SUPPLY WAREHOUSE - 8,640 S.F.

The Lumber Supply Warehouse sits on the Southeast side of the site along Centre Avenue and will feature artist studios, retail, and 5 loft-style apartments.

PHASES

SEQUENCING

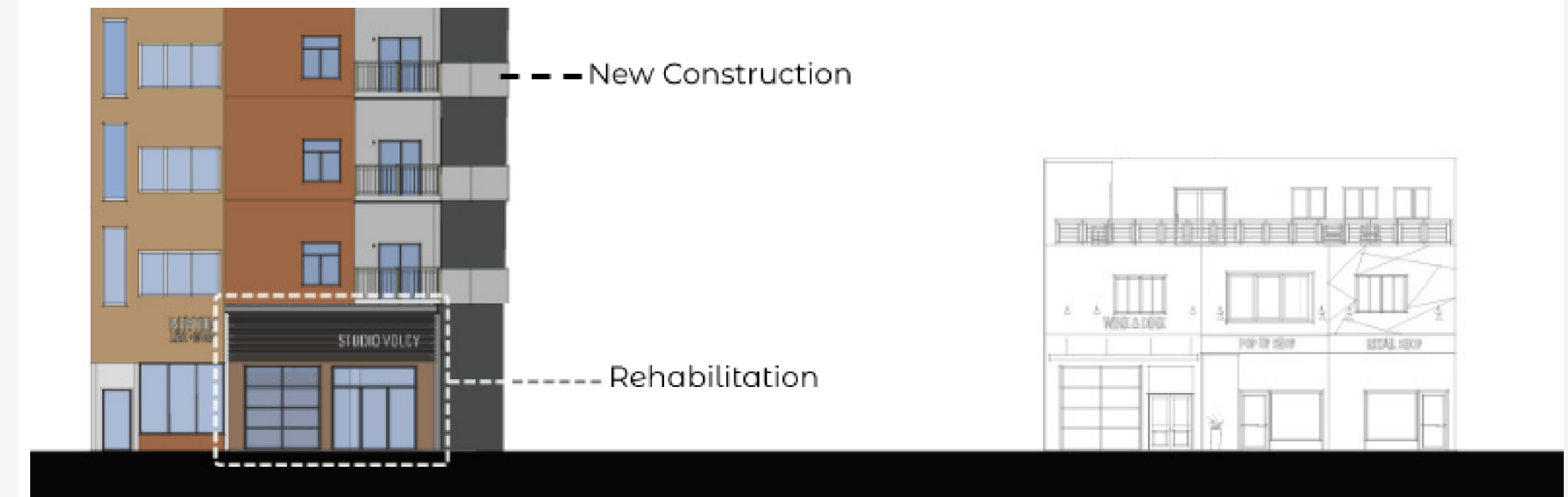
RHYTHM SQUARE is an exciting yet complex undertaking that will require a phased construction strategy.

Appropriate phasing will allow our team to achieve the design and fundraising goals as outlined within our proposal. The phasing strategy also accounts for training that will be required to prepare small and budding businesses for the operation of storefront businesses.

1



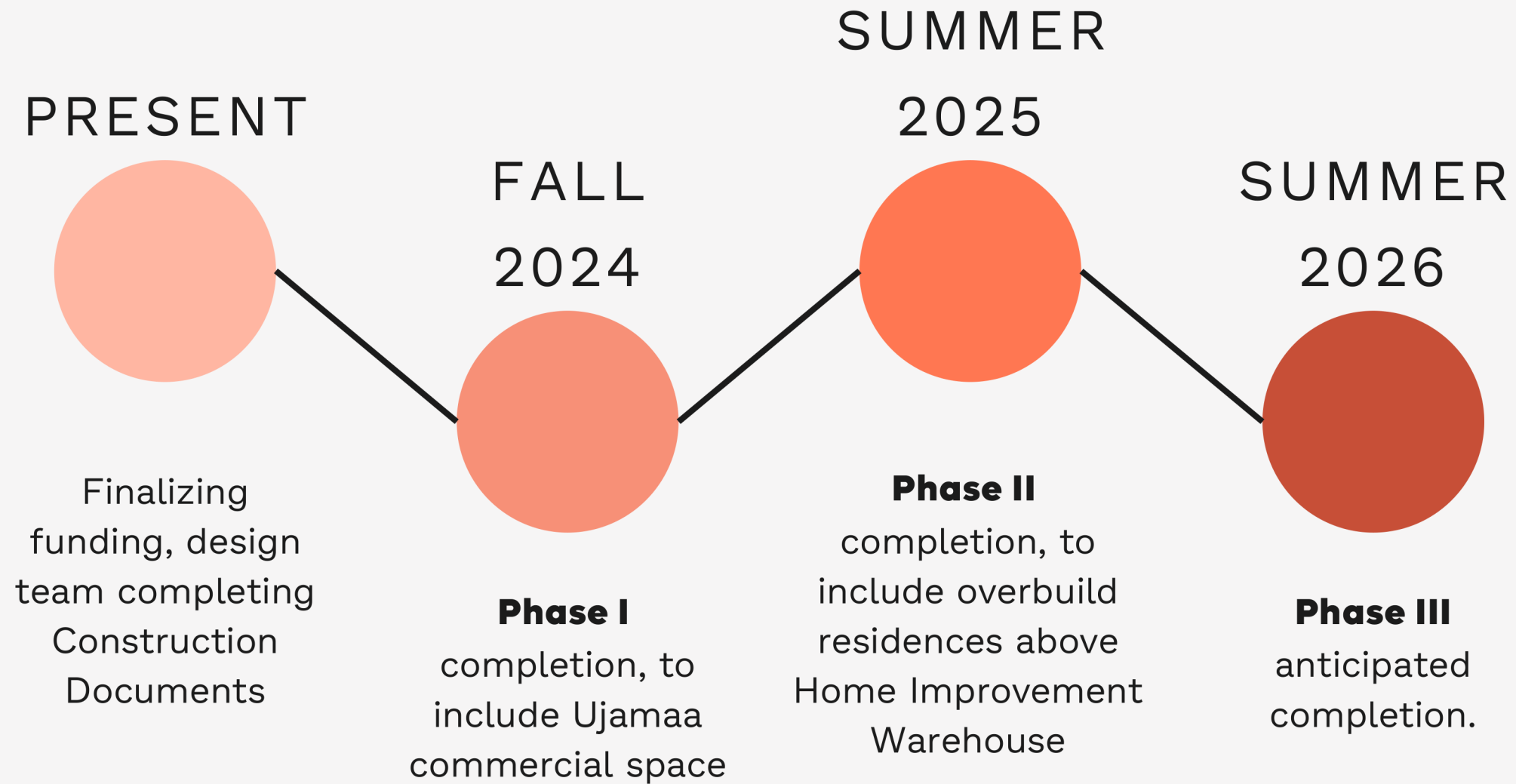
2



3



PROJECT TIMELINE



PHASE 1

- ✓ 5 Apartments
- ✓ Ujamaa Collective
- ✓ 1 Shared Event Space
- ✓ 12 Artist Studios

BUILDINGS

This phase will include the renovation of the Centre Lumber Supply Warehouse

ZONING

Current Zoning: LNC
Local Neighborhood Commercial

PARCELS

2 Parcels, including 1 existing Structure
Total: 0.1 acres (4,800 s.f.)

PARKING

5 Off-Street Parking Spaces
On-Street parking along Centre Avenue & Hallett Street

SUMMARY

This first phase includes 8,640 square feet of commercial space fronting Centre Avenue. This includes one first-floor retail space with nearly 1800 sf, 12-14 Artist Studios to be managed by a Master tenant, and one shared gallery and event space.

The 5 Apartment Units will be accessed from Hallett Street through private entrances. Units range from compact 575 sf 1-bedroom apartments to 860 sf 2-bedroom apartments. Tenants will have access to a covered walkway that overlooks Centre Avenue and the outdoor plaza. The walkway will double as balcony seating with views of the Hill District and events that take place in the plaza.

PHASE 1 CONCEPTUAL RENDERING



PHASE 1 CONCEPTUAL RENDERING

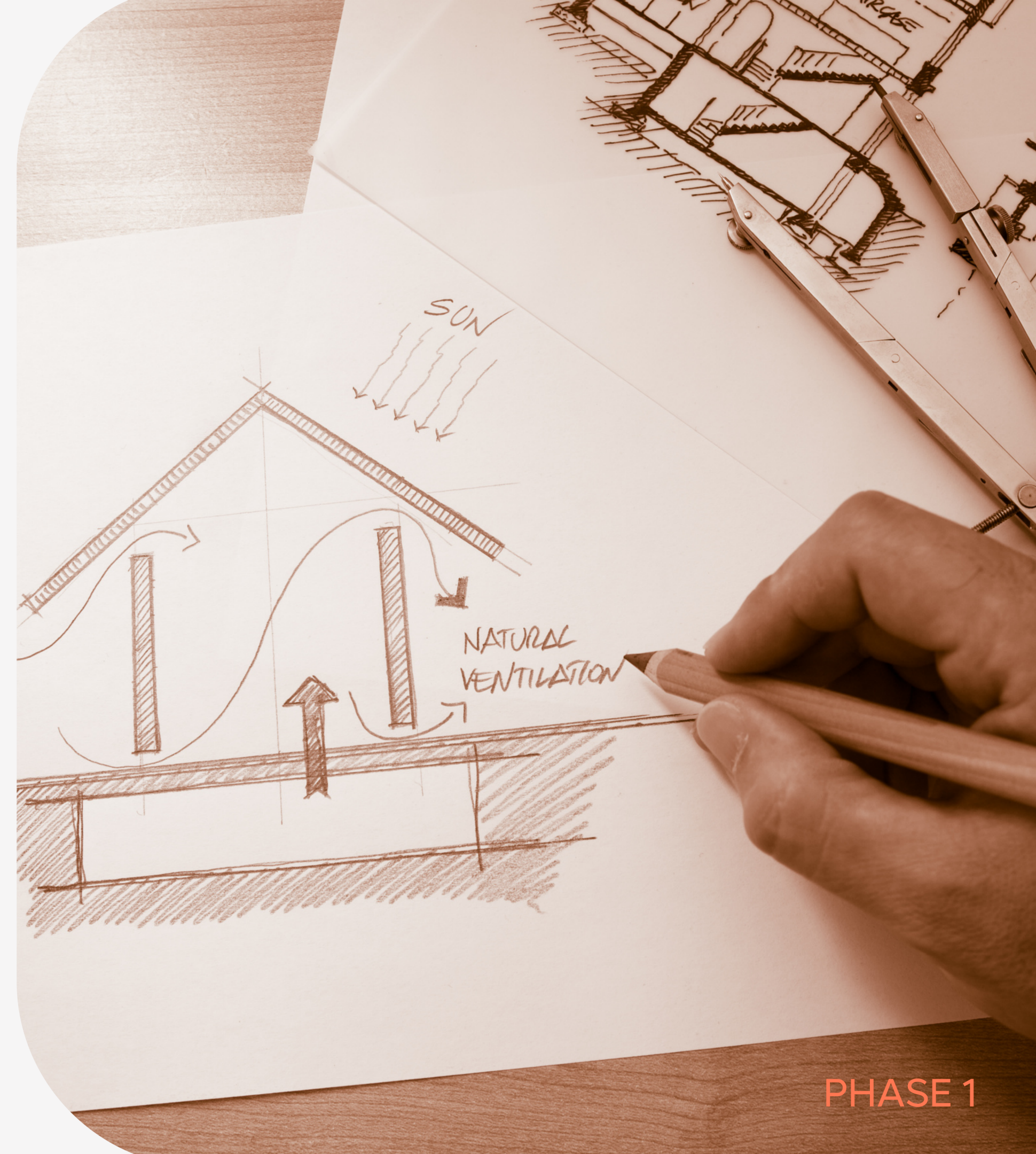


SUSTAINABLE DESIGN

APPROACH

Our commitment to the future of this planet starts with the decisions we make in the present. RHYTHM SQUARE Phase I will be both Passive House and RESET Air Certified, meeting some of the most rigorous sustainable certifications available.

- ✓ Continuous Insulation
- ✓ Airtight Construction
- ✓ Optimized Glazing
- ✓ Minimized Mechanical System



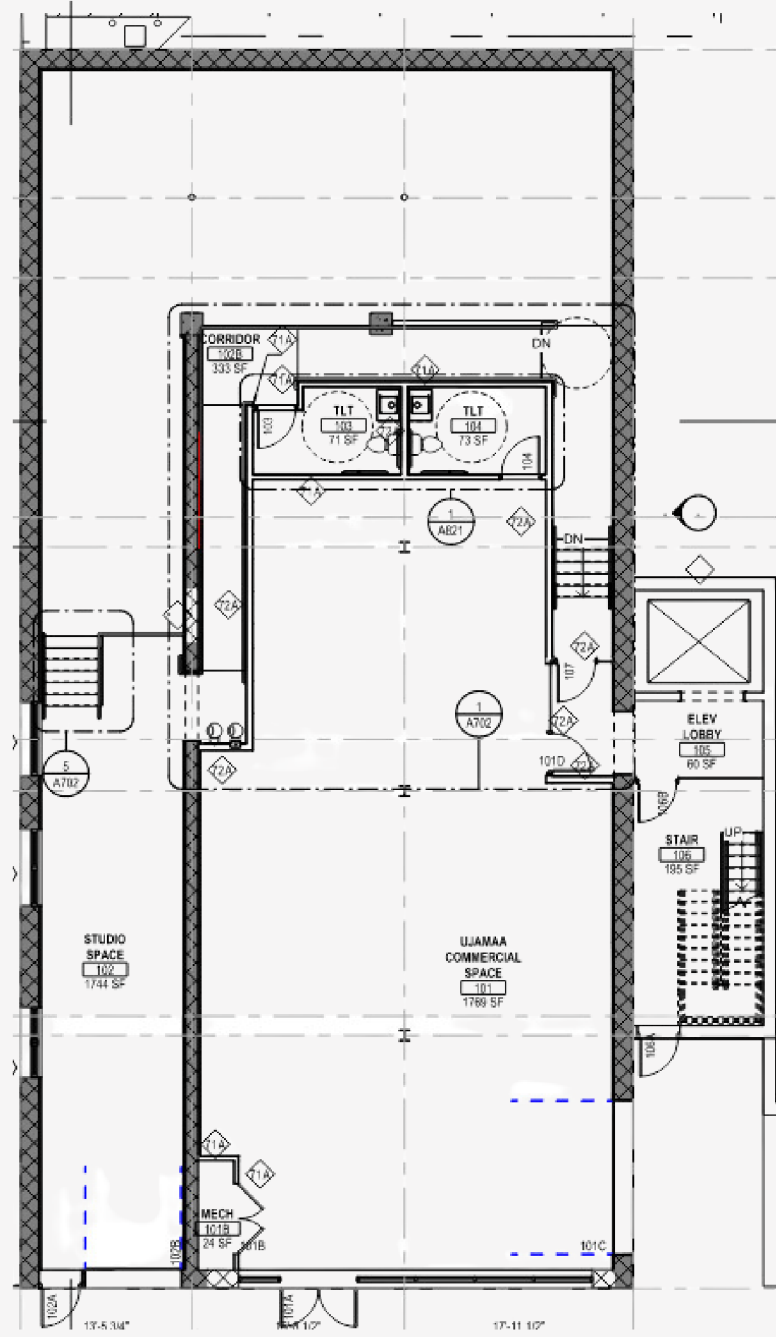
3D OVERVIEW

EVOLVING PALETTE

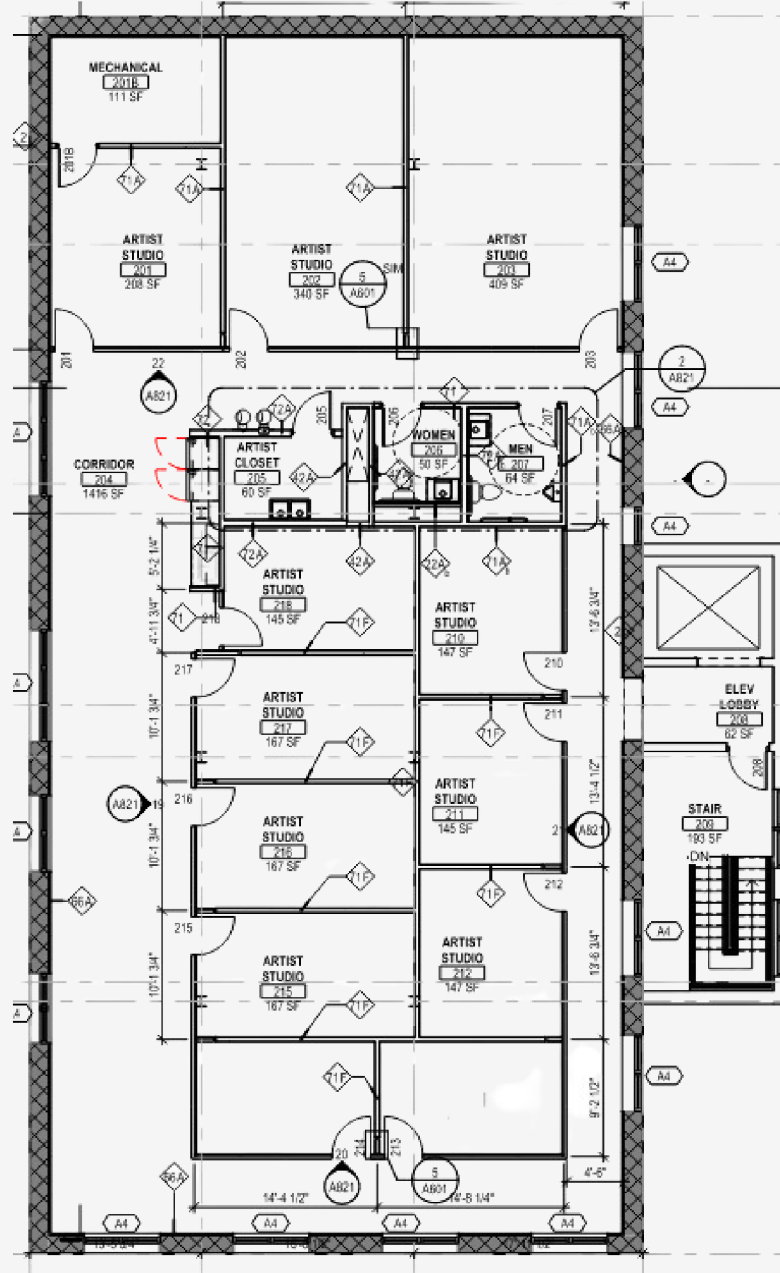
As construction documents progress for Phase I, materials are being fine-tuned and details are being refined. The design seeks to find movement and joy for both visitors and residents. The sub-structure for the perforated metal panel façade will curve and twist, creating a dynamic appearance.



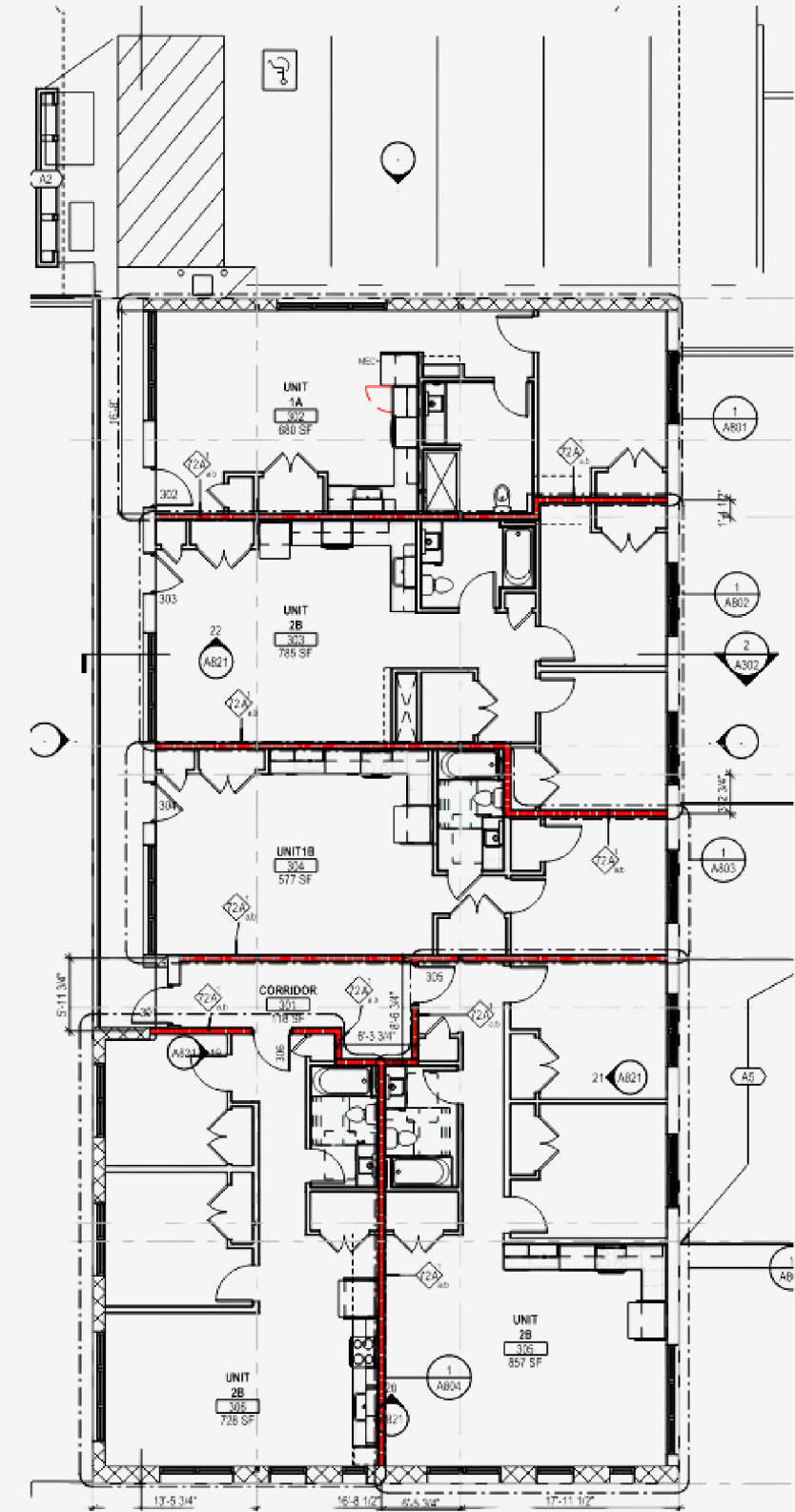
FLOOR PLANS



LEVEL 1



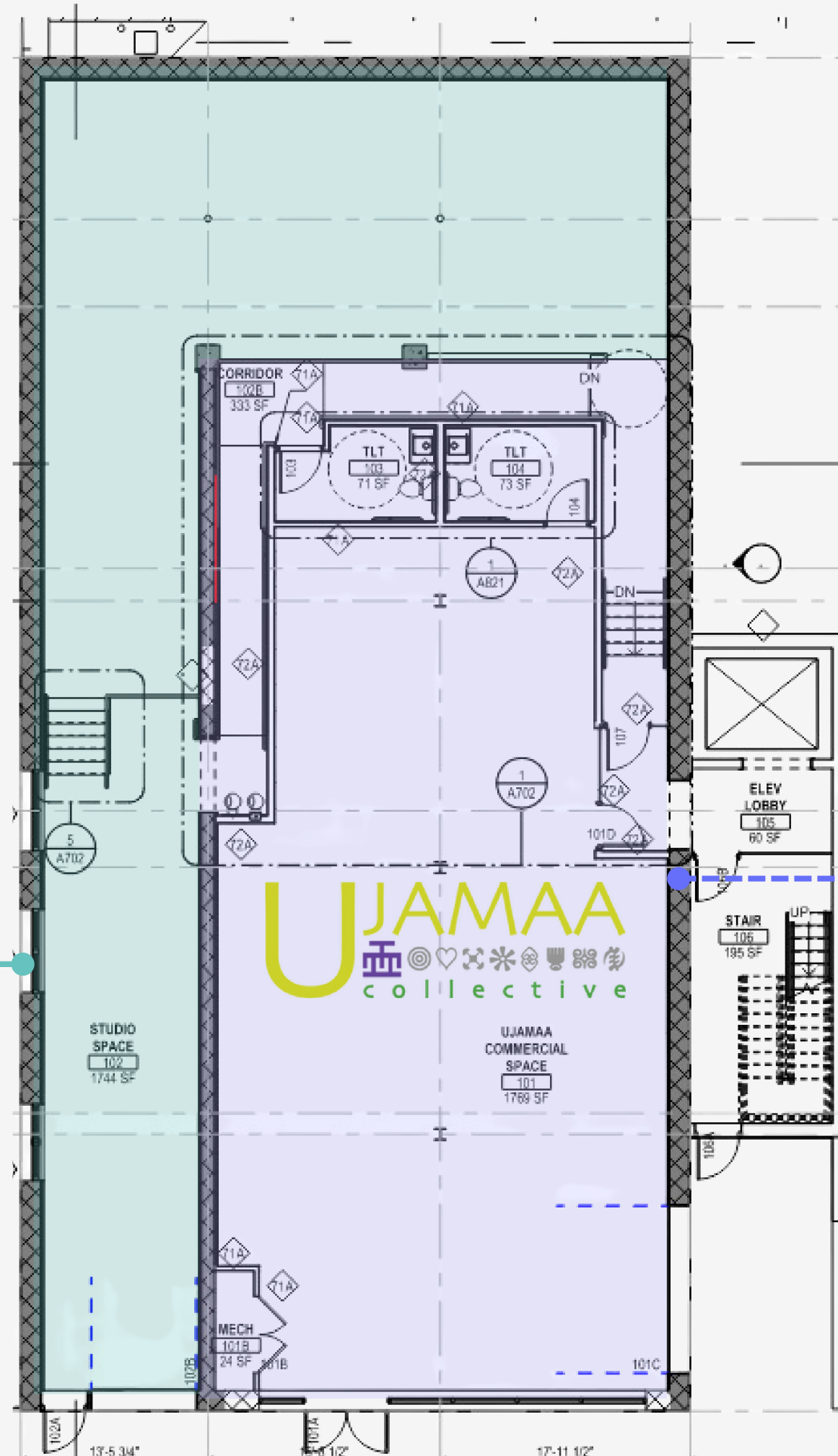
LEVEL 2



LEVEL 3

FIRST FLOOR PLAN

SHARED GALLERY & EVENT SPACE



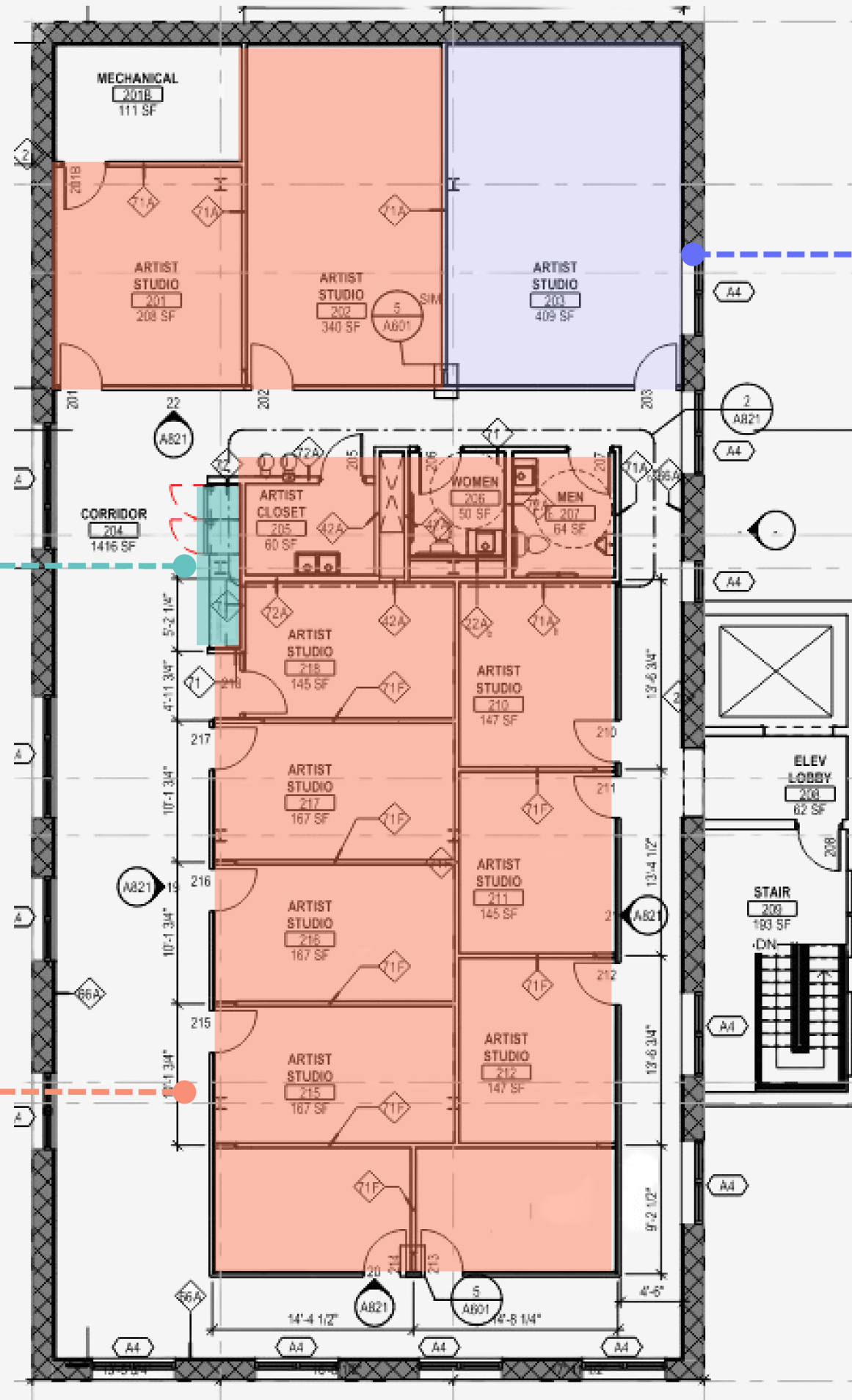
UJAMAA COLLECTIVE (RETAIL)

PHASE 1

SECOND FLOOR PLAN

SHARED
KITCHENETTE &
LOUNGE

INDEPENDENT
OPERATOR TO
MANAGE
ARTIST STUDIOS



UJAMAA
COLLECTIVE
(CLASSROOM)

CURRENT PARTNERS

OVER \$2.5 MILLION IN GRANTS RAISED

Our financing strategy is built on a strong foundation of committed partners in Pittsburgh and beyond. In minimizing the overall interest load for the project, we are proud to have raised the majority of funds from granting institutions who support our vision in RHYTHM SQUARE.



**BRIDGEWAY
CAPITAL**
Connect Opportunity with Capital



First National Bank

NEIGHBORHOOD ALLIES





THANK YOU

www.studiovolcy.com

