

2020 Community Revitalization Fund Program
Project Summaries
March 12, 2020

Crawford County

Titusville Iron Works
315 S. Franklin St., Titusville, PA 16354
Titusville Iron Works
CRFP Award: \$500,000 / Total Development Cost: \$1,279,845

This project includes the acquisition and rehabilitation of the former Ellis Carload Day property on Route 8, the heart of Titusville. The developer will demolish the current showroom to create a courtyard area, and redevelop the remaining building (back portion) into a mixed-use property.

Immediately adjacent to this site is a museum and event venue, with a tap house opening in the near future. With the acquisition and redevelopment of the Ellis Carload Day property, the immediate vicinity will consist of: a museum and tap house, residential apartments and commercial space.

When complete, this building will have four apartments and 4,000 SF of commercial space. A local law firm has been confirmed for one of the two spaces.

Erie County

404-06 West 8th Street Rehabilitation
404-06 W. 8th St., Erie, PA 16502
Our West Bayfront (OWB)
CRFP Award: \$500,000 / Total Development Cost: \$1,309,487

This project will rehabilitate a historic mixed-use property in the City of Erie that has sat vacant since 2016. The West Bayfront area was once a prominent retail and commercial corridor until significant population decline eroded business activity. This neighborhood has again picked up activity, as it is located just two blocks away from Gannon University's campus.

The property was purchased by Our West Bayfront in 2018. OWB is a neighborhood revitalization organization that serves the 100-block area adjacent to Erie's downtown business district. Through rehabilitation, the property will remain mixed-use with residential and commercial uses on site.

When complete, this building will have three apartments and 2,165 SF of commercial space. Our West Bayfront will move their office into one of the two commercial spaces. They are targeting a deli or coffee shop to fill the remaining space.

Lehigh County

Seton Hall Redevelopment

402 W. Chew St., Allentown, PA 18102

St. Luke's Sacred Heart Hospital and Redevelopment Authority of the City of Allentown

CRFP Award: \$500,000 / Total Development Cost: \$1,600,000

Historically, this property has been utilized by Sacred Heart Hospital for administrative operations. The building has been mostly vacant for several years. The last remaining tenant vacated at the end of 2019.

This four-story building is part of the Sacred Heart Medical Complex and will be converted to mixed-use with residential and institutional space. This site is ideally located within walking distance to the City's downtown and commercial districts.

When complete, this building will have nine apartments and 4,000 SF of institutional space. Although end tenants have not yet been secured, this site is in a prime location and complements the surrounding neighborhood.

Luzerne County

The Lofts @ Oak & Main

Oak & Main Streets, Pittston, PA 18640

Redevelopment Authority of the City of Pittston

CRFP Award: \$500,000 / Total Development Cost: \$7,700,000

This project will support the construction of a new 33,000 SF three-story mixed use building. The buildings that previously occupied this site have been demolished. The site is jointly owned by the North East Pennsylvania Land Bank Authority, the Redevelopment Authority of the City of Pittston, and the City of Pittston.

The site is strategically located at the entrance to Main Street, the prime commercial corridor in the City. Pittston has centered their redevelopment and investment efforts on this corridor by adding arts, entertainment and dining options into the community. They envision this site to serve as an "anchor" on Main Street, creating retail space and much needed housing.

When complete, this building will consist of 16 apartments and 11,000 SF of commercial space.

Allegheny County

Sixth Ward Flats

3350 Penn Ave. and 3404 Penn Ave., Pittsburgh, PA 15201

ACTION-Housing, Inc.

CRFP Award: \$400,000 / Total Development Cost: \$15,672,990

This development is occurring across six vacant and abandoned properties in the gateway to Lawrenceville, one of Pittsburgh’s fastest growing and desirable neighborhoods. The development will be located on Penn Avenue, one of three major commercial districts in the neighborhood.

The development will consist of two three-story buildings. The first building – 3404 Penn Avenue – will consist of 15 apartments, commercial space on the ground floor, and parking behind the building. The second building – 3350 Penn Avenue – will include 20 apartments, community space on the ground floor, and parking behind. Eight units will be set aside for individuals with physical and mental disabilities.

When complete, the building will have 35 apartments and 1,051 SF of commercial space.

Philadelphia County

3200 Kensington Avenue

3200 Kensington Avenue, Philadelphia, PA 19134

Shift Capital LLC and Kensington Corridor Trust

CRFP Award: \$400,000 / Total Development Cost: \$2,764,867

The project site is a vacant, three-story building in the Kensington neighborhood of Philadelphia. The site has frontage on Kensington Avenue, a key commercial corridor, and H Street, a residential block. Investment in this particular area will have a ripple effect by increasing safety and the wellbeing of the overall neighborhood.

This building will be rehabilitated and will include three commercial units and 16 apartments. Two of the three commercial leases have been secured. Both future tenants are minority entrepreneurs that won the “Kensington Avenue Storefront Challenge” to acquire space in the building. The first space will be occupied by a franchise of the Philly Pretzel Factory and the second space will be occupied by Naturally Sweet Desserts.

When complete, the building will have 16 apartments and 5,747 SF of commercial space. The third and final commercial space is being marketed.