

2021-2022 Community Revitalization Fund Program
Project Summaries
April 14, 2022

Allegheny County

1009 Wood Street
1009 Wood Street, Wilksburg, PA 15221
1009 Wood Street, LLC
CRFP Award: \$700,000 / Total Development Cost: \$2,860,527

This project involves the rehabilitation and reactivation of a long-vacant and underutilized building in the heart of Wilksburg’s Central Business District. The Borough of Wilksburg has experienced decades of population loss and financial distress, with a more recent uptick in development activity. This project will be instrumental in turning a previously abandoned transit corridor into a safe and vibrant area with better access to amenities and quality of life.

When complete, this two-story mixed-use building will consist of 10 commercial storefronts and 10 residential units. Additionally, there is an open rooftop that will be utilized for both community gatherings and Community Supported Agriculture (CSA) to develop food awareness and accessibility. Five of the commercial units have already been leased and four of those have been secured by Minority and Women-Owned Business Enterprises (MWBE). The apartments will be marketed to artists/creatives, urban farmers, and others in the local community.

Herron & Wylie
2932 Wylie Avenue, Pittsburgh, PA 15219
Communion Place LLC
CRFP Award: \$600,000 / Total Development Cost: \$2,503,093

This project consists of the redevelopment of the former “Kretz” building in the City of Pittsburgh. More specifically, this project will support rehabilitation of the existing three-story building and the construction of a new, four-story building. This project is located on a prominent corner in the historically disinvested Hill District neighborhood and falls within the URA’s Avenues of Hope revitalization strategy. This project is a critical component of the revitalization of the broader Centre Avenue corridor.

When complete, this building will consist of 8 residential units and 2,290 SF of ground floor office and commercial space. The anchor tenant will be Communion LLC, an architectural design and development studio.

Lawrence County

“Wright” Project
344-346 East Washington St., New Castle, PA 16001
DON Enterprises, Inc.
CRFP Award: \$600,000 / Total Development Cost: \$5,759,178

This project consists of the renovation of the former “Wright” building in New Castle City. The project site is prominently located on the Lower East Side, the gateway to downtown New Castle. This five-story building was constructed in the early 1900s and has operated as a mixed-use building since its inception. The building has fallen into severe disrepair and must be gutted for proper renovation. Over the past year, DON Enterprises, Inc. has made emergency repairs to the structure of the building. Due to the size of the project, we anticipate this will be a phased development.

When complete, the building will consist of two-floors of commercial space and three floors of entirely accessible apartments geared toward individuals with disabilities.

Lehigh County

Color Lab Rehab
146-148 N. 7th Street, Allentown, PA 18101
Valley Housing Development Corporation
CRFP Award: \$500,000 / Total Development Cost: \$1,577,469

This project will support the rehabilitation and preservation of a historic, five-story mixed-use structure on one of the oldest corridors in the City of Allentown. Once a thriving commercial neighborhood, decades of decline and disinvestment resulted in vacant lots and storefronts that are in serious need of repair. This project is located on a crucial transitional block between the center city commercial district and the surrounding residential neighborhood.

When complete, this project will consist of the preservation of 12 residential units and one expanded commercial storefront. Historically, there were two commercial spaces that were occupied by a church congregation and a convenience store. The new and expanded storefront will allow the convenience store to transition into more of a modern neighborhood bodega, with grocery and healthy café options as well as much-needed storage space.

Philadelphia County

New Freedom District

4234-4240 Lancaster Avenue, Philadelphia, PA 19104

4237-4243 Lancaster Avenue, Philadelphia, PA 19104

Islamic Cultural Preservation and Information Council – New Africa Center (ICPIC-NAC)/

Mosaic Development Partners

CRFP Award: \$700,000 / Total Development Cost: \$6,980,687

This project consists of the new construction of two mixed-use buildings that will serve as anchor facilities for the rebranded New Freedom District in the Belmont neighborhood of West Philadelphia. Severely distressed after suffering decades of disinvestment, the Belmont community is actively working to remove blighted properties and increase affordable housing and commercial corridor development.

When complete, this development will consist of two multi-use facilities with 45 units of housing and 5,320 SF of commercial space. The New Africa Center/Muslim American Museum and Archive will be the anchor tenant of this development; this new and expanded location will allow the ICPIC-NAC to expand their offerings and continue to grow the museum. The remaining three commercial spaces will be marketed toward small businesses.

Winter Street Project

241 N. 10th Street, Philadelphia, PA 19107

Philadelphia Chinatown Development Corporation

CRFP Award: \$600,000 / Total Development Cost: \$2,789,421

This infill project consists of the new construction of a mixed-use building on the last remaining vacant parcel on Chinatown's 10th Street commercial corridor. Chinatown's prime location on the edge of Center City has led to significant development pressure geared toward higher-end residences, causing real estate prices to double over the past 15 years.

When construction is complete, this 7,507 building will consist of one ground floor commercial unit and six, two-bedroom apartments.