

2018 Community Revitalization Fund Program
Project Summaries
October 11, 2018

Allegheny County

5 Points in Observatory Hill
3917-3925 Perrysville Avenue, Perrysville
Observatory Hill Development Corp
Total Development Cost: \$3,914,045

The 5 Points Building at 3917-3925 Perrysville consists of 3 contiguous structures, each with first floor commercial space and second floor apartments. OHDC acquired these properties and is ready to begin renovation immediately upon receipt of a grant award. A restaurant is the likely tenant for the main commercial space and 2 other businesses have executed letters of intent for the remaining 2 storefronts. These businesses would employ at least 25 persons. The project includes 2 apartments at 50% AMI and 4 at 80% AMI.

The Stone Church & Apartments is a vacant historic structure that once housed a church, a large activity room AND 8 apartments. (From the exterior, this appears to be 2 separate structures, but they are interconnected and on one parcel). Abandoned after the Pastor died, the building has suffered 2 fires and had its utilities disconnected. A broken water pipe last winter sent a cascade of ice out a window to the street. OHDC anticipates court appointment as Conservator later in 2018 so it can secure and stabilize the structure and begin planning renovation for commercial offices, adaptive re-use of the sanctuary and up to 12 affordable apartments. Office uses are expected to house 8 jobs.

The Mairdale properties consist of a vacant garage structure and an abandoned house immediately behind and adjacent to the Five Points Building. OHDC owns the garage and is acquitting the abandoned house later in 2018 through a city tax sale process. Combined, these parcels provide additional space for mixed-use development.

Homestead Bakery Lofts
235 E. 7th Avenue, Homestead
ACTION-Housing
Total Development Cost: \$7,314,981

The Homestead Bakery Lofts will offer 26 units of housing on the second through the fourth floors.

The project replaces a long vacant building in the business/commercial corridor of Homestead. The building was under construction in 2010 but work stopped when it became apparent that

the costs exceeded the sources of available development funds. Dollar Bank foreclosed on the property and sold it to ACTION-Housing in July of 2016.

The 50,000 SF complex is a beautiful historic property that is comprised of 3 distinct buildings: the original 4 story brick building built circa 1902 and two adjacent, and interconnected properties built in the 1930. Immediately to the east of the building is a 51-car parking lot which was purchased from County of Allegheny in 2017.

When completed the existing building will have 26 apartments: 24 one-bedroom and 2 two-bedroom. Rents have been structured to be affordable to low-to-moderate-income households, with 50% of the units affordable to households at 60% AMI or less.

Additionally, the first floor will have 8,000 SF of commercial space broken into 4 individual units. All of the commercial spaces will have their own mechanical, electrical and ventilations systems as well as individual entrances from the street. Prospective tenants include an ice cream manufacturing facility, a coffee house, and offices.

Philadelphia County

257-263 S. 52nd Street, Philadelphia

The Enterprise Center Community Development Corporation (TEC-CDC)

Total Development Cost: \$1,125,614

As part of its targeted development and investment as a Main Street designee over the next five years, The Enterprise Center Community Development is requesting \$500,000 toward an estimated \$1.12M in acquisition and renovation costs for mixed-use development on four adjacent buildings, 257-263 South 52nd Street, a major north-south commercial corridor running through western neighborhoods in Philadelphia.

The property, located along the 52nd Street commercial corridor, also known as “West Philadelphia’s Main Street,” is positioned at a key central location in West Philadelphia that experiences high residential and commercial activity.

2613-2615 West Girard Avenue, Philadelphia

MM Partners/Fairmount Community Development Corporation

Total Development Cost: \$1,782,000

The 2613-2615 West Girard Avenue proposal calls for the adaptive reuse of two vacant buildings along historic West Girard Avenue, 2613-15 West Girard Avenue. These three-story properties will be combined have been consolidated to offer two ground-floor commercial units and six residential units above – complementing the use and scale of the shopping district around it.

Both FCDC and MMP have long histories of working in this community, FCDC facilitating public space and quality of life improvements, while MMP leveraged private markets to deliver new housing and commercial products, specifically 39 of them, from 2001 to present day, all of which are along the West Girard commercial corridor. Additionally, FCDC and MMP have partnered in the past on deals of equivalent size including Cambridge Row and the Braverman Building. Cambridge Row transformed 10 vacant townhomes just south of Girard Avenue, self-subsidizing one unit at 80% AMI. Braverman bought online 16 residential units and 2 commercial spaces in a catalytic corner property – immediately adjacent to the proposed site of this application.

2125 Ridge Avenue, Philadelphia
Mosaic Development Partners
Total Development Cost: \$1,879,818

2125 Ridge Avenue was home to the Checker Café, a well-known entertainment venue. The Checker Café building is one of the few structures remaining to illustrate the culture and proliferation of Philadelphia jazz. The physical structure is in dire need of significant rehabilitation and its historic significance and community support make it a worthy investment of these tax credits.

2125 Ridge Avenue sits as a gateway to the planned rebirth of the Ridge Avenue corridor through the 2000–2200 blocks of Ridge Avenue. When improved, this building will serve as the community gathering place for social interaction, social awareness and social services.

Rafael Porrata-Doria Place
2739 N. 5th Street, Philadelphia
HACE
Total Development Cost: \$6,355,208

HACE is proposing the new construction of a 21,381 square foot, four-story mixed-use development on a vacant lot directly on a major commercial corridor. The development, located at 2739 N. 5th Street, will consist of 3,500 square feet of ground floor retail and three floors consisting of 30 efficiency apartments. The apartments will be affordable rental units for men and women (55+), including those who have a criminal background and therefore have difficulty finding affordable housing for which they are eligible.

The 30 residential units above will have a separate lobby entrance, mailroom and access to an outdoor courtyard.

The 5th Street [El Centro de Oro] Commercial Corridor is a growing commercial corridor in the Fairhill neighborhood of Philadelphia, known for its Latino arts, culture, restaurants, and commerce. The corridor consists of a mixture of family-owned restaurants and grocery markets, furniture and clothing

stores, arts centers, offices, and more. The corridor also consists of many vacant lots and buildings causing blight and deterring foot traffic and economic growth.

Mt. Airy Art Garage

6651-59 Germantown Avenue, Philadelphia

Mt. Airy USA

Total Development Cost: \$2,700,000

Mt. Airy Art Garage (MAAG) is a nonprofit arts hub founded and driven by a dynamic group of professional artists that provide communal space for creativity, collaboration, and self-actualization, while utilizing creative expression as an instrument for social change.

In an effort to establish a permanent home for the MAAG, MAUSA acquired the properties located at 6651-53 and 6657-59 Germantown Avenue. The properties were abandoned, in disrepair and a longtime nuisance to the community. Additionally, the properties were not zoned to accommodate MAAG's use.

MAUSA and the Drumcliff Foundation engaged Metcalfe Architecture & Design to design the permanent home for the MAAG that will allow the arts organization to sustain itself on Germantown Avenue for years to come. The three story design includes six (1) bedroom apartments above 3,000 SF of gallery, office and studio space.