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February 7th, 2023

President and Members
Council of the City of Pittsburgh
510 City-County Building
Pittsburgh, PA 15219

Re: Avenues of Hope – Centre Avenue, Middle Hill – Studio Volcy
Authorization of Disposition Contract
Council District No. 6

Dear President and Members:

Enclosed for your consideration is a proposed Resolution approving execution of a Contract for Disposition by Sale of Land between the Urban Redevelopment Authority of Pittsburgh and Studio Volcy, LLC, or a related entity, for the sale of Block 10-K, Lots 8, 9, 10, 11, and 12, and Block 10-P, Lots 121-5, 122, 124, 125, 126, 127, and 128, in the 5th Ward of the City of Pittsburgh.

The above lots total approximately 19,047 square feet, with a purchase price of \$94,500 plus costs. Studio Volcy plans a redevelopment called Rhythm Square. With total development costs estimated at \$3.38 million, Rhythm Square will be a mixed-use development consisting of gallery space, micro restaurants, live-work space, and affordable housing units. The project includes the renovation of two existing vacant structures – the former Home Improvement and Centre Builders Lumber Supply warehouses – at 2225 and 2239 Centre Avenue, respectively. 2225 Centre Avenue will be renovated to serve as the new headquarters for Studio Volcy Design & Development, while 2239 Centre Avenue will be adaptively reused and reopened as commercial space.

We request that Council consider this Resolution and act upon it favorably. If you have any questions, please contact Mary Lisa Meier, at (412) 255-6693.

Sincerely,

DocuSigned by:

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Susheela Nemani-Stanger
Executive Director

