

412.255.6600  
200 Ross Street  
Pittsburgh, PA 15219  
[ura.org](http://ura.org)

November 26, 2019

The Honorable President and Members of Council  
510 City County Building  
Pittsburgh, PA 15219

Re: Redevelopment Assistance Capital Program (RACP)  
2019 Awards

Dear President and Members of Council:

Please accept this communication of Redevelopment Assistance Capital Program (RACP) awards for 2019. The RACP program is a Commonwealth of Pennsylvania grant program for the acquisition and construction of regional economic, cultural, civic, recreational, and historical improvement projects. The Commonwealth is responsible for all award decisions. The Urban Redevelopment of Pittsburgh (URA) administers the application process to ensure applicants within the City of Pittsburgh abide by local redevelopment standards.

If you need any more information, please call David Geiger at (412) 255-6611.

Sincerely,



Diamonte Walker  
Deputy Executive Director

Enclosures

**Redevelopment Assistance Capital Program - Awards for 2019 Round 1**

Project Name	Beneficiary of Prospective Award	Grant Amount Awarded	Brief Project Description
119 Sixth Street Multiplex Development Phase Three	The Pittsburgh Trust for Cultural Resources (Pittsburgh Cultural Trust)	\$1,000,000	Ultimately, the Trust plans to redevelop 119 Sixth Street (the former site of Bally Total Fitness Club) into a six-theater cineplex. This cinema will diversify the Cultural District's portfolio of performance spaces by providing the region's audiences with a popular entertainment option not found within the boundaries of downtown Pittsburgh. Other amenities will include a bar/lounge that serves food, luxury seating, High-Definition screens and sound, a meeting/reception space, and reserved seating options. For this construction phase, the Trust will use RACP funding to continue the cineplex build-out, particularly with regards to its elevators and escalators, plumbing, flooring, and all drywall, painting, and acoustics work.
Brashear Hilltop Community Center	Brashear Association	\$1,000,000	The project will include the purchase and renovation of the building currently occupied by LifeSpan. Brashear will lease the space back to LifeSpan post-renovation. The other component of the project is a new construction addition to the 320 Brownsville Road building, which will involve the addition of 25,000 SF of space. Several contiguous sites on Brownsville Rd. will comprise the Community Center building, and three nearby vacant lots are being sought for a garden & outdoor space. The Hilltop Community Center will include community rooms, program space for service delivery, office space, and a commercial kitchen which will serve the Meals on Wheels program. Brashear Association currently owns 312 & 314 Brownsville Rd. Its partner Lifespan owns 320 Brownsville Rd. Brashear has agreements to purchase the remaining properties.
Carnegie Library of Pittsburgh Branch Renovations	Carnegie Library of Pittsburgh	\$500,000	CLP-Downtown will renovate the 1st and 2nd floors of an expanded 23,000 SF space. It will feature areas for children, teens and adults to read, learn, create and connect with others. More meeting rooms will be offered along with flexible spaces to support community partnerships/services. The project will include the full demolition of the existing 1st and 2nd floor interior and building systems, which includes lighting, electrical, and HVAC systems, and an extension of the existing elevator and stair to the 2nd floor. CLP-Main will make improvements to service points on the 2nd and 3rd floors as well as to the Children's Department and Customer Services on the 1st floor. Renovations to the 2nd and 3rd floors will entail space reallocations and enhancements to reflect new service priorities. On the 1st floor, Customer Services will be completely renovated to eliminate current barriers to service, and Children's will be updated as well as expanded to create a dedicated programming area.
Centre Avenue YMCA Renovation (Pittsburgh)	YMCA of Greater Pittsburgh	\$1,500,000	The Centre Avenue YMCA project is a catalytic renovation and adaptive reuse of an historic property that aligns with the Greater Hill District Master Plan. This project entails first floor renovation of the kitchen and common spaces and includes the creation of space to be used by the community for meeting, events and social gatherings. Seventy-three single room occupancy (SRO) units will be renovated on the 2nd, 3rd and 4th floors with a new configuration that will replace shared bathrooms that offer minimal privacy with 10 individual bathrooms. Room and corridor renovations will include flooring, painting and ceilings. Additional work will include replacement of the roof, mechanical, plumbing and electrical systems, and the installation of an NFPA 13 sprinkler system. Air conditioning and a new elevator will be added.
Community College of Allegheny County Faculty Innovation Center	Community College of Allegheny County (CCAC)	\$1,000,000	The Faculty Innovation Center (FIC) will be in an existing building on CCAC's Allegheny Campus that will undergo extensive renovation for a space to foster the College's mission to provide students with affordable access to high-quality career and transfer education, delivered in a diverse, caring, and innovative learning environment. The FIC will facilitate engagement across disciplines and campuses; thus, solidifying the one college mission. CCAC envisions that visitors will enter a brightly lit space with the latest technology, surrounded by support staff, enthusiasm and activities. The space will have tables, group workstations, study areas, seminar and social interaction spaces and include accessibility upgrades thus reinforcing CCAC's dedication to building for everyone.
Contemporary Craft Relocation (Pittsburgh)	Society for Art in Crafts	\$500,000	The project includes purchase and renovation of a 13.5K sf former industrial property, to permanently house CC and bring positive economic, cultural, and environmental impacts to the neighborhood. The project will transform a cement-block eyesore to an inclusive community arts center with sustainable, modern design that announces the organization as a cultural landmark and tourist destination. Renovations include: (1) 2.5K sf gallery for exhibitions; (2) 1.8K sf flexible studio space for educational classes and lectures; (3) 1.1K sf retail store as an earned revenue source; (4) 4k sf total administrative, kitchen, and storage/staging areas to support operations; (5) 400 sf interior/exterior public spaces including visitor lounge, benches, etc. (6) Accessibility compliance throughout.
Distillery at South Shore (Pittsburgh)	129 McKean Street, LLC	\$500,000	The building and the property located at 129 McKean Street will undergo significant renovations to accommodate for the aforementioned uses. The scope of the RACP grant includes the site building renovations and site improvements. The building's exterior facade, including its storefront and windows on the first four floors, its rear balconies and 2nd floor roof patio will be either replaced or renovated. The interior of the building will be renovated and a new stair tower and elevator will be installed. A new fire protection system will be installed, while the building's plumbing, HVAC and electrical system will be replaced. Finally, a new roof top patio will be built on the top of the building. The project also focuses upon pedestrian and cyclist access to the site. Sidewalks and ramps will be reconstructed along the adjacent streets, while 1,200 s.y. of land will be paved north of the site to connect it with nearby trails. Finally, a stormwater management system will be created.

Downtown/Strip District Historic Building Revitalization	McKnight Realty Partners	\$500,000	The proposed project involves the revitalization, redevelopment and preservation of an underutilized historic office building located in Downtown Pittsburgh/Strip District. This redevelopment will transform this property into an economically viable site, contributing to overall city-wide development goals. The project includes the purchase and redevelopment of a 100,000 square foot office building which is currently under-occupied and in need of critical upgrades, façade improvements, and renovations. The new building will create Class A office space with retail opportunities on the bottom level.
Flats on Forward - ACTION-Housing (Pittsburgh)	ACTION-Housing	\$1,000,000	The site of the former Squirrel Hill Theater on Forward Avenue has been an eyesore ever since it closed in 2010. Our plan is to build a six-story mixed-use building with 11,000SF of retail space on the first floor, parking and 14 residential units on the second floor, 29 residential units on the third and fourth floors, and 24,000SF of office space on the fifth and sixth floors. The retail and office spaces will both house community-oriented uses. We have designed the building with a community green space at the corner of Murray and Forward and two outdoor patios on upper floors for tenant use.
Frick Pittsburgh Historical Infrastructure Upgrades	Frick Art & Historical Center	\$1,250,000	The Frick Art & Historical Center (The Frick) is seeking financial assistance to address a number of pressing capital projects vital to its long-term success. The most pressing issues are those related to Clayton, the historic home of industrialist Henry Clay Frick. The proposed preservation project will include necessary weatherization, building system and mechanical upgrades, and enhancements such as fire system replacements to improve safety and the ADA accessibility of both structures.
Highmark Stadium Strategic Expansion - Pittsburgh Riverhounds	Urban Redevelopment Authority of Pittsburgh	\$1,000,000	Highmark Stadium is a 5,500-capacity soccer-specific stadium in Pittsburgh's Station Square which is home to the Pittsburgh Riverhounds SC of the United Soccer League (USL). To accommodate increasing traffic at the Stadium, improvements must be made prior to the 2019 soccer season. Any funds awarded under the RACP will be used to purchase the land parcel home to Highmark Stadium and related parking from owner Brookfield Asset Management. The venue boasts a seating capacity of 5,000 with additional standing space raising its capacity to about 5,500 for soccer games. The Stadium is a premier event venue for concerts and community events, with a 4,000 square foot banquet area and 2,200 square foot sports bar. Absent Highmark Stadium, thousands of youth would lose access to Highmark Stadium's FIFA-certified synthetic turf practice fields.
Homewood Coliseum Stabilization II	Urban Redevelopment Authority	\$500,000	Since the closure of the Bus and Trolley Car Barn in the 1960s, the Coliseum has served as a community asset and anchor on Frankstown Ave. The URA has since acquired the Coliseum with the intention to stabilize the building. The URA plans to make the necessary improvements to the approximately 1-acre lot and 28,994 sqft. building. Once stabilization is complete, the URA will redevelop the Coliseum with direction from the community and neighborhood planning efforts. Requested RACP and matching funds will be used to make necessary repairs to preserve and stabilize the Homewood Coliseum for future redevelopment.
Homewood Park Expansion	City of Pittsburgh	\$500,000	This project will be executed in 3 phases: (1) A community oriented design phase, where all aspects of the proposed park are covered. The community and the City have already done a significant amount of planning and outreach around this park, and our design process is the natural progression of those conversations. (2) The first phase of construction will focus on the southern half of the park, and will include providing a new athletic field, ADA accessible routes through the park, lighting, storm water management, and associated amenities. (3) The second phase of construction will focus on the northern half of the park, and will include a new outdoor pool, new play features, a public performance stage, and a plaza area for residents.
Hunt Armory Recreational Facility II	Urban Redevelopment Authority of Pittsburgh	\$1,000,000	The Hunt Armory revitalization project will commence in seven phases, including: ice arena and stable, gun shed shell, administrative building, Chatham and central areas, construction of garage, exterior renovation/restoration, the construction of pedestrian and green assets on Emerson Street. When complete, the 175,650 sq. ft. complex will be the only sheet of ice within City limits. The complex will offer two sheets, one (1) NHL sized rink (200' X 85') and one (1) studio rink (100' X 60'). Additionally, the facility will offer a 4,000 sq. ft. gym and performance center, for use by a number of community & University partners. The budget includes many community assets, including 23,855 sq. ft. of office space, 142,210 sq. ft. of parking (116 spaces), and retail/classroom facilities.
Innovation Research Tower (Pittsburgh)	Walnut Capital - Fifth, L.P.	\$500,000	Walnut Capital will acquire the properties located at 3342-62 Fifth Avenue from Allegheny County, UPMC, and two private owners. Upon purchasing the properties, the current buildings will be demolished. Walnut Capital intends to use the entire site to construct a new office and retail building. The proposed structure is designed with 12 floors including the street level with a parking garage and retail along Fifth Avenue and a lower level parking garage. The design includes a total of approximately 100 vehicle parking spaces and 86 bicycle spaces. The building will also include such amenities as a fitness center and lounge areas for use by the tenants. The tower will also have direct access into the parking garage, with its entrance and exit on Halket Street.
Larimer School Redevelopment II	Urban Redevelopment Authority of Pittsburgh	\$1,000,000	Larimer School is an historic school located in the Larimer neighborhood of in the City of Pittsburgh. The project will entail white boxing the auditorium and gymnasium spaces in the vacant Larimer School building. The improvements will consist of interior demolition where necessary, heating/cooling with delivery systems, lighting, electrical switches and outlets, doors, windows, ADA toilet rooms, a finished ceiling, walls that are prepped for painting (drywall), and new floor structures. Due to the current deplorable condition of these spaces it is almost guaranteed that these spaces would not attract tenants without white boxing the spaces.

Lexington Technology Park	ICON Development, Pgh, LLC	\$1,000,000	The development plan consists of three phases. Phase 1-A focuses upon the renovation of the two building's located on the western parcel. The larger building will be renovated into 334,000 s.f. of office and flex industrial space while the smaller building will be renovated into 38,000 s.f. of industrial space. Lastly, the parking lot located within the parcel will be maintained. Phase 1-B will construct 50 town-homes and 100 apartments on the eastern parcel. 25 of the units will be sold after construction, 75 units will be rented at market rates and 50 will be rented at affordable prices. The site's parking will be integrated into the basement of the apartment building and town-homes. The two single family homes on the site will also be renovated. A private roadway will be constructed to connect the two parcels as part of the final phase of construction. The street may also spur future development.
Museum Lab, Children's Museum of Pittsburgh - Phase 2	Children's Museum of Pittsburgh	\$1,000,000	The Project involves the renovation of the historic Carnegie Library to create Museum Lab. Adding the former Library to the Museum footprint will make CMP the largest cultural campus for children in the US. The project will transform an underutilized, derelict building into a fully occupied and active cultural asset. Specific project goals include: (1) Complete the interior fitout; (2) Add a wheelchair accessible entry point; (3) Improve the exterior grounds and landscaping to connect and integrate the surrounding properties into a cohesive destination, and (4) Restore the defunct historic clock tower to create a focal point for the campus.
Negley Building Acquisition & Renovation (Pittsburgh)	Mount Ararat Community Activity Center	\$400,000	The project includes the acquisition and improvement of 745 North Negley Avenue, Pittsburgh. The following items were replaced - roof, HVAC system, floor tiles/carpet, exterior fencing, interior doors, electrical wiring & fixtures, lighting, ceiling tiles, parking lot asphalt, restroom fixtures and kitchen. The following items were added to the building - elevator, ADA accessible restrooms, sprinkler system, plumbing & sinks for child care classrooms, underground stormwater retention & infiltration system, and interior controlled access system. Other cosmetic improvements were completed also.
New Granada Theater III	Hill Community Development Corporation	\$1,000,000	The 4 story structure with Art-Deco detail was designed by one of America's early African American architects, Louis Bellinger. The exterior of the structure is intact, the interior is largely empty. Care will be taken to restore the historic façade. Floor 1 – Food hall & side outdoor plaza. Retail spaces, and a "Black Box" theater that will accommodate approx. 100-120 seats. Floor 2 – Flexible event space (800-1000 occupants) for performances, TED Talks, weddings, etc. Programming is expected to provide a balance of national acts with local acts. Floor 3 – The anchor tenant of the University of Pittsburgh CEC has committed to lease out the entire 3rd floor for 10 years. It will have a space for the African American Poetry and Poetics Department. Besides this, there will be a space for the STEAM program, and space for entrepreneurial excellence support, and more for a general lecture space. New Construction – 3 floors of commercial space above a multi genre café.
Oliver Bath House Rehabilitation II	City of Pittsburgh	\$1,000,000	The Oliver Bath House is the only publicly owned and operated indoor swimming facility within the City of Pittsburgh. This project is to renovate the Oliver Bath services provided within the building. Renovation work will include: 1. Renovation of public restrooms and bathing facilities for accessibility. 2. Renovation to provide accessible route within the building to restrooms and bathing facilities. 3. Renovation of exterior public sidewalks to address life/health/safety concerns and improve accessibility to/from the building. 4. Changing of lighting to energy efficient LED lamps and fixtures. Improvements to interior spaces will allow for additional services including, but not limited to: lifeguard training for all City lifeguards, opportunities for physical therapy and non-pool physical activities, and space for community meetings.
Pittsburgh Musical Theater Renovation	Pittsburgh Musical Theater	\$1,000,000	Renovation of PMT's 327 South Main Street property is intended to be completed as one contiguous project and is divided into 4 primary phases to maintain operations throughout construction. Phase 1A: Creation of a new primary entrance complete with a theater lobby, patron restrooms, and elevator to make all levels of the facility accessible. Major utilities and building occupancy code upgraded to support the renovated facility. Phase 1B: Renovation to create 250-seat theater and training center including major stage, fly space, and seating improvements. Phase 2: New construction of a backstage area and shop space on the 1st floor and additional 2nd floor flexible studio/event space. Phase 3: Interior renovations to improve all 10 studios/classrooms, student lounge, and new nutrition kitchen. Phase 4: New landscaping, lighting, and parking lot renovation to provide safer strategy for student drop-off and patron accessibility.
Produce Terminal & Smallman Public Space Improvement-Strip District II	Produce Terminal Holdings, LLC	\$2,000,000	The Produce Terminal Redevelopment Project will transform the languishing Produce Terminal property into a dynamic mixed-use space featuring a food-centric market and over 1,600 square feet of devoted office and retail space. The building's historic exterior facade will be maintained while its interior will undergo a full renovation and systems upgrade. The renovation of the interior of the building will target LEED Silver status, while the overall development plan promotes pedestrian and cyclist access; indeed, the three pedestrian cut-throughs of the building located at 17th, 18th, and 20th Streets along with other improvements promote multi-modal access to the site of the project.
Renewal Inc. New Treatment Center in Downtown Pittsburgh	Renewal Incorporated	\$500,000	This project will provide services that aren't available anywhere in the Commonwealth to help address the opioid epidemic. Renewal, Inc. will close on the acquisition of the building before the end of February 2019. This project entails the purchase and renovation of a building on Third Avenue in Downtown Pittsburgh. The entire building will be used for drug and alcohol treatment and mental health services for different at-risk populations as well as Renewal, Inc.'s corporate offices. The floors will have semi-private and private rooms. This facility alone will be able to treat hundreds to thousands of individuals annually. The rooms can be adjusted immediately to accommodate families.

Roberto Clemente - Property Improvements	Roberto Clemente Museum	\$500,000	The Roberto Clemente museum has plans to renovate and upgrade their facility. The Roberto Clemente Museum is located at 3339 Penn Avenue. This facility renovation and upgrade will include the installation of an elevator and all appropriate construction including but not limited to appropriate permitting, demolition, masonry cutting and patching, interior and exterior metal framing, drywall and painting. Additionally, this project will include construction on the fire escape and enhancements to roof decking and a parapet safety railing system. New roof and modification to the existing roof are included. Electrical systems will be upgraded. Also, technology systems will be upgraded.
Stevens Elementary School Redevelopment II	City of Pittsburgh	\$500,000	This project builds upon last year's successful business plan application with the addition of a multipurpose community space to the Special Deployment Division Headquarters- intending to establish valuable community policing elements in Pittsburgh's West End. Stevens will become the Deployment Division headquarters that will serve as a multi-functional training facility, including offices, equipment storage, and, a community space. RACP funding for this phase of the project will utilized for construction portions including elevator installation, lighting, and technology infrastructure, as well as interior construction and site work.
Wigle Whiskey Distillery Expansion (Pittsburgh)	Pittsburgh Distilling Co, LLC	\$1,000,000	Wigle Whiskey will redevelop and expand its mixed use Distillery site in Pittsburgh's Strip District, which includes a structure that was built as a brewery Pre-Prohibition as well as a three story office structure. The buildings' purchase represents a \$2.2 million investment in the Strip District by this small family business. Wigle seeks RACP funding to support the redevelopment of this mixed use, historic site. The redevelopment will expand Wigle's production capabilities, expand its regional tasting room which features Pennsylvania spirits, beer, wine and cider; and allow Wigle to build a Whiskey Rebellion Museum and Experience for visitors from across the State and globe.

