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# Addison Terrace Herald

JANUARY - MARCH 2014

## Addison Terrace Closes First Phase

Addison Terrace officially closed on Phase 1 (186 units and community building) of this historical project on December 23rd, the day before Christmas Eve. The total estimated cost for the project's first Phase is \$78.5 million (including demolition, site work, infrastructure, site acquisition, and relocation). Over 700 units of housing will be replaced in three to four phases and central in creating connectivity to Centre Avenue. Community stakeholders such as Allies & Ross Management and Development Corporation (ARMDC), PNC and PHFA have been instrumental in making this neighborhood rebirth a reality. PHFA and PNC are providing financing for the new project. KBK Enterprises and ARMDC are development partners who are committed to transforming this community. ARMDC's mission is to pro-

vide housing opportunities and housing related activities by participating in mixed income transactions with the Housing Authority of the City of Pittsburgh. KBK Enterprises and ARMDC, along with other community leaders want this redevelopment to mark the start of renewal for this Depression era Addison Terrace complex. Addison was Pittsburgh's first dedicated public housing project by President Franklin Delano Roosevelt in 1940. What was once a center for Pittsburgh African American culture fell prey to the effects of urban blight and crime. Close to 500 families inhabited the community before the start of demolition. A large number want to return once it is rebuilt, and those who meet eligibility requirements will be accommodated. KBK Enterprises and ARMDC are working with the city's Urban Redevelopment



*New townhome along Elmore Street.*

Authority to provide additional housing on vacant lots between Addison and Centre Avenue. We also hope to achieve significant numbers as it relates to minority and female owned companies as contractors on the project and jobs to residents in the community.



*Renderings of how Addison Terrace will look once completed:  
(Left) Views of downtown from Reed Street. (Right) Vision of a parklet along Reed Street and Devilliers Street.*

## Construction Update

Site and infrastructure work are progressing at Addison. As you can see from this aerial photograph taken March 2014, footers for the buildings in Phase I are being poured. When the weather breaks, crews will be on site in full force to ensure that our residents will be able to move into their new units beginning in September. It will be a busy summer on our site with the vertical construction of not only the 186 units but also the new community building.

With so much activity, we are aware that residents and community members may continue to have questions and concerns for our team. To address this, The KBK Foundation and Alliance Construction Group are prepared to meet with Rose

Street residents individually to review plans for access and issues resolution. In addition our team will be present at the monthly Hill District Consensus Group meetings to provide an update on construction progress, local hires, and address any community concerns. As always, please feel free to contact our Community Relations Manager, Jennifer Gage with any questions: [j.gage@kbkenterprises.net](mailto:j.gage@kbkenterprises.net) or (412) 363-4401.



(Left): A view of the excavating work on site this winter. (Top) An aerial photograph of the site taken March 2014. As you can see, a great deal of work has been done to clear and level the site to prepare for new buildings.

## Community Concerns

This has been a tough year for water mains in Pittsburgh. The Pittsburgh Water & Sewer Authority has reported that 2014 set a record for water main breaks in Pittsburgh due to heavy freeze-thaw cycles. Most recently, a water main above the Addison Terrace redevelopment site broke in early and late March. PWSA crews reviewed the issue and determined that it is not on the redevelopment site nor was it caused by the construction project.

However, due to main breaks across the city, PWSA crews may not always respond to breaks immediately. In addition, PWSA's 12-inch water main and sewer replacement by PWSA on Rose St. may also impact residents. In case of emergency, reach out to PWSA directly.

In addition, the thawing ground is producing mud on the site. Our crews are working vehemently on solutions to prevent an undue impact on the Hill community.

**REPORT WATER OR SEWER EMERGENCIES TO PWSA:**

via twitter (@pgh2o) or by calling (412) 255-2423



**PITTSBURGH WATER SEWER AUTHORITY**

## Employment Opportunities at Addison Terrace

Now that the first Phase of Addison has closed, the focus will shift on hiring the numerous employees needed for the future 400 unit mixed income community. Addison Terrace began site preparation work in October. This site prep contract will prepare the property for infrastructure and residential vertical construction. KBK Enterprises is working with The KBK Foundation on Section 3 employment efforts as vertical construction begins. The KBK Foundation in conjunction with Alliance Construction Group, Allies & Ross Management and Development Corporation (ARMDC), and The Housing Authority of the City of Pittsburgh hosted a Section 3 Fall Recruitment Fair for the Addison Terrace Redevelopment Project. A workshop kicked off the 3 day fair on Tuesday, Nov. 19th and rolled out a comprehensive Section 3 plan for Addison. The kick off wrapped up with a Q&A session with residents to address questions regarding the employment process at Addison. Wednesday and Thursday were spent accepting employment applications. A total of 62 applications were

received. Cameron Professional Management, secured by The KBK Foundation, assisted in the application and recruitment process. The Foundation extended the application process beyond the three day fair for those individuals unable to attend. A Section 3 trailer is available at the site at the intersection of Bentley Dr. and Devilliers St. for interviews. The Foundation is committed to ensuring that all job applicants are job ready and will be partnering with community organizations to provide needed skills training to residents. Infrastructure and residential construction began Dec. 24th on the former 734 units of dense, multilevel housing. Site preparation has begun on the project and is scheduled to take 18 months to complete. If you or someone you know is interested in work, call The KBK Foundation at (412) 363-4401 for information.



(Top) Charettes allow residents to learn more about the development process for Addison.

### Addison Terrace Redevelopment Project

# FALL SECTION 3 RECRUITMENT FAIR





# Addison Terrace History Project Launches

The KBK Foundation, non-profit partner of KBK Enterprises will be documenting and preserving the rich history of the Hill District through the Addison Terrace History Project. One of the most notable places in the country for the jazz heritage, Pittsburgh's Hill District has numerous community organizations and movements aimed at preserving its history. This project will bring an element that isn't typically associated with public housing, art. Historically, the Hill District was known for its art scene and the project will acknowledge, praise and reintroduce art into the community. It will also broaden the cultural diversity of historic preservation by capturing this history of the Hill District through film

and art. The film will be created through a collection of photographs and interviews of former residents, community leaders, housing experts and historians. The art portion of this project will be partly commissioned. The goal of this project is to utilize the redevelopment of Addison Terrace as a launch for the documentation, its part in The Hill's rich history and present it back to the community in an innovative and comprehensive manner. This effort is not only for current residents of Addison Terrace, but for future residents, scholars, and neighbors.



Teenie "One Shot" Harris captured this moment during Eleanor Roosevelt's visit to the Franklin Delano Roosevelt monument at Addison Terrace on October 18, 1956.

## Contractor Spotlight— CPSG & CPM

Cameron Professional Services Group (CPSG) and Cameron Professional Management (CPM) are family-owned consultant firms assisting KBK Enterprises and The KBK Foundation with economic development initiatives re-

lated to the Addison Terrace Redevelopment. Francine and Kevin Cameron own these two consulting companies, respectively and combined have several decades of experience in housing and economic development in the greater Pittsburgh region. The Camerons have been assisting with the minority/women owned business enterprises (MWBE), Section 3 businesses, resident recruitment, and outreach. These initiatives will ensure that under represented companies and residents of Addison Terrace as well as the various Housing Authority properties are provided opportunities to participate in the physical construction of the development. Francine Cameron commented that she wanted to participate in the Addison Terrace process because she knew that the redevelopment

project would serve as a catalyst for much needed affordable housing improvements in the Hill District. Cameron has experience working with Fannie Mae and the Urban Redevelopment Authority of Pittsburgh on affordable housing. With her business located in the Hill District, Francine wanted to contribute to the revitalization of the community. These factors made CPSG and CPM great assets towards the Addison Terrace redevelopment. As Hill District business owners, the Camerons see first hand the direct impact of the Addison Terrace redevelopment and look forward to working with KBK Enterprises and The KBK Foundation on the future phases.



## Section 3 Update

New Hires- As of 3/31/2014	Site & Infrastructure	Residential	Project Total
Category 1: Addison Terrace residents	1	2	3
Category 2: Residents of adjacent HACP-managed communities (including Section 8)	2	2	4
Category 3: Qualified residents of the Hill District at-large	0	0	0
Category 4: Youthbuild program participants	0	0	0
Category 5: Qualified residents of Pittsburgh at-large	0	0	0
Non Section 3	2	1	3
<b>Total New Hires</b>	<b>5</b>	<b>5</b>	<b>10</b>
<b>Section 3 Hires</b>	<b>3</b>	<b>4</b>	<b>7</b>
<b>% Section 3</b>	<b>60%</b>	<b>80%</b>	<b>70%</b>

The Federal Section 3 program ensures that low and very-low income individuals within the City of Pittsburgh have the opportunity to benefit from training and employment opportunities available due to the redevelopment of Addison Terrace. The KBK Foundation is committed to ensuring the fair and successful implementation of the program.

Spread the good news! If you or someone you know is interested in submitting their information for the Addison Terrace Employment & Training Opportunity database, please contact The KBK Foundation at (412) 363-4401 for instructions.

## Announcements

### FORMER ADDISON TERRACE RESIDENTS!

If you lived in Addison Terrace, on **April 11, 2011**, the Housing Authority needs to speak with you in regards to upcoming redevelopment activities at Addison Terrace.

Contact Cassandra Palmer to discuss your relocation options: (412) 456-5000 x 1014 or visit the HACP Occupancy Department at 100 Ross Street, 4<sup>th</sup> Floor, Pittsburgh, PA.

### QUESTION OR COMMENT?

Call KBK Community Relations Manager, **Jennifer Gage** at **(412) 363-4401** with all employment or project related issues and concerns.



**24-Hour Addison Terrace Redevelopment Project  
Emergency Hotline  
(412) 563-9844  
Reference Job # 505-100**

