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Smerd Group

# 43 Vine Street

## A revitalization plan

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### 43 Vine Street project narrative

The St. Michael's Archangel Russian Orthodox Church purchased the property at 43 Vine Street in 1944, but for years it has sat vacant. Its buildings are now in disrepair and the lot is overgrown with weeds. I believe my plan to turn it into a private parking lot for the tenants of the Med Tech building at 1401 Forbes Ave. will help the Hill CDC meet several of the goals outlined in its 2011 Master Plan, including:

#### Streetscape improvements

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I plan to tear down the buildings and landscape the parcel with trees and plants and to pave the lot to accommodate around 70 cars. Mindful of the neighborhood aesthetic, I plan to hire a first-rate planning and engineering firm such as Trans Associates Engineering so that the end product is more than just a blacktop but can enhance the value of the adjacent residential properties.

### **Public art**

As part of our streetscape improvements, I hope to hire a local artist to use the lot as a canvas on which he or she will create a work of lasting significance to the community.

### **Economic development**

Creating a secure and handsome lot in the Lower Hill will help attract businesses to the Med Tech building in Uptown. Among the tenants in the Med Tech building are several biotech firms, community nonprofits and health care organizations whose employees work here and spend money at nearby businesses. The lot is about a six minute walk to the Med Tech building, creating pedestrian traffic for area businesses and adding to the street life of the neighborhood.

### **M/WBE commitment**

I would seek to identify a local minority- or women-owned business enterprise to participate in the demolition of the existing site and/or construction of the new private lot.

### **Workforce opportunities**

The small lot will need to be operated by one or two full-time employees who I commit to hire from the neighborhood.

### **Economic feasibility**

The project will be privately financed.

### **Site location**

