



# HAMMONTREE HIGHLIGHTS



**A Newsletter from Hammontree & Associates, Ltd.  
and Morris Knowles & Associates, Inc.**

**(A Hammontree Company)**

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**Fall/Winter 2018-2019**

**Inside this  
Special Housing  
Edition**



- H&A and MKA Provide Engineering and Surveying for New Senior and Veteran Housing. A few of our Projects Include: Resort Lifestyle Community; Action Housing Forest Hills; Squirrel Hill Gateway Lofts; Doughboy Sixth Ward Flats
- An Interview with Mr. Steve Smith of Smith Homes and Smith Development Corporation
- Hercules Apartments Opens Phase I in Canton, OH

## **H&A and MKA Provide Engineering and Surveying for New Senior and Veteran Housing Projects**

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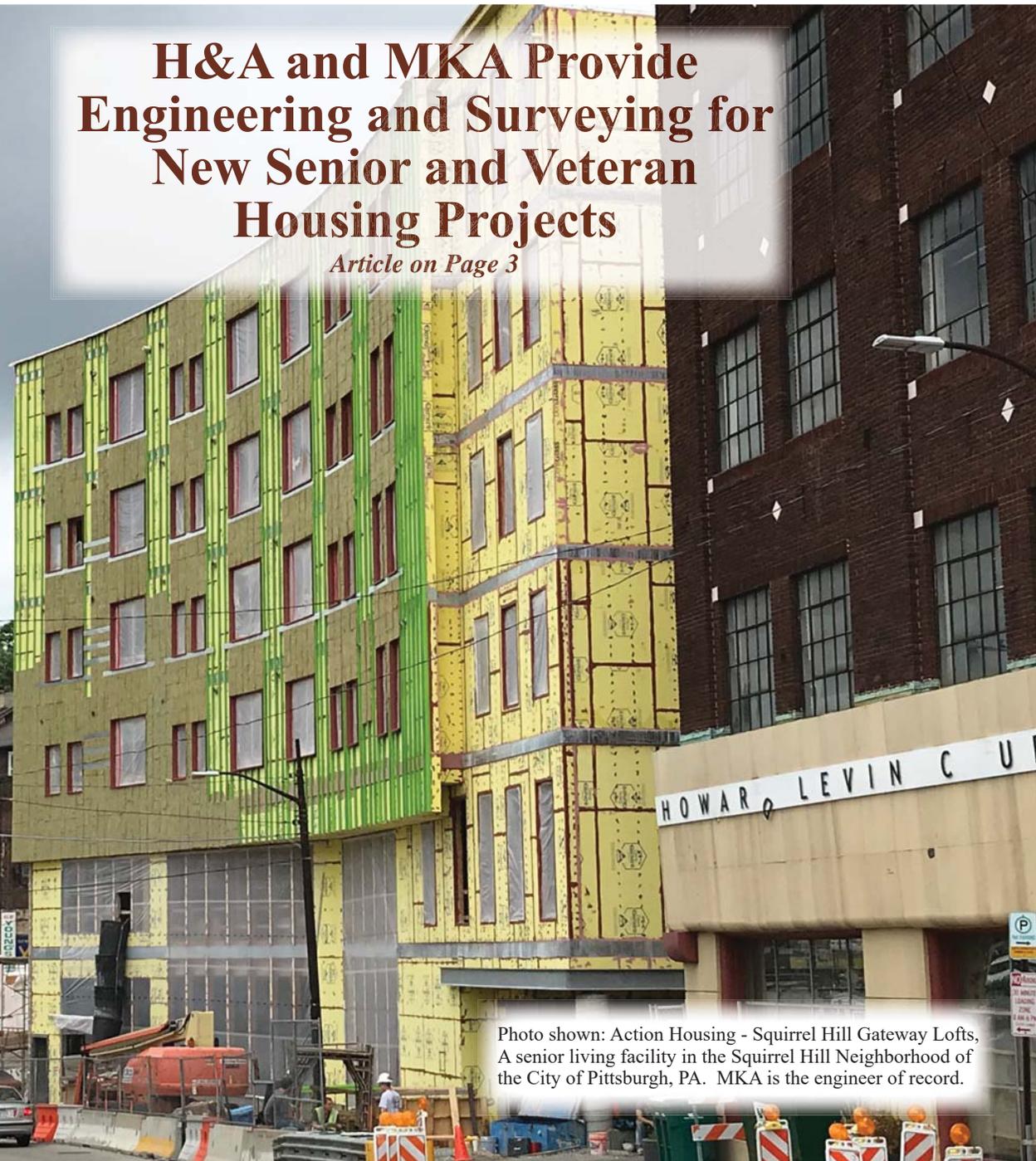


Photo shown: Action Housing - Squirrel Hill Gateway Lofts, A senior living facility in the Squirrel Hill Neighborhood of the City of Pittsburgh, PA. MKA is the engineer of record.

## *An interview with Mr. Steve Smith of Smith Homes and Smith Development Corporation*

H&A staff recently sat down with Mr. Steve Smith, owner of Smith Homes and Smith Development Corporation in North Canton, Ohio and third generation home builder, to discuss the current housing market. His family has been in the home building industry since the early 1920's. Steve's father, Winford Smith, started Smith Homes in 1963 and Steve became president of Smith Homes in the early 1980's. Steve has a degree in Business Management and is a **Certified Green Builder**.

Smith Homes is a member of the Ohio Home Builders Association, The National Association of Home Builders, and the National Federation of Independent Businessmen. Smith Homes has been recognized for exceptional quality homes for over 55 years. **They have received the "Builder of the Year" award and numerous "Home of the Year" awards for homes ranging from 1500 to over 4000 square feet.**

Smith Development and H&A have worked together on many projects over the years including the Augusta Lakes subdivision in Massillon, Ohio; Canal Place in Canal Fulton, Ohio and Emerald Estates in Canton, Ohio.



Photo above: Mr. Steve Smith shown with early pictures of his family in the building industry since the 1920's.

**As one of the top premier home builders in Stark County, in your opinion, what does it take to succeed in today's home building industry?** *Smith - Being honest with customers, great personal service, honesty and integrity in everything we do.*

**There has been a lot of discussion on tariffs regarding international trade. Will tariffs affect the cost of the homes you are building; if they will, what major items will be affected?** *Smith - Yes, they will be affected, steel beams, lumber, even a box of nails.*

**What amenities attract a first-time home buyer as compared with first-time home buyers of past generations?** *Smith - Energy efficient homes, technology and smart capability. 50% of home buyers are asking for smart garage doors, video cams and Alexa in the home. We can also provide plug-ins in the garage for electric cars.*

**Other industries rank finding trained labor as one of their biggest obstacles to growth. Is there a labor shortage affecting the Stark County home building industry?** *Smith - Yes there is a labor shortage. It is hard getting carpenters, plumbers and electrical people. We have to build a relationship with these tradesman or wait 6 months to have work done.*

**What does it take to draw people to work in the home building industry?** *Smith - You need to treat employees well, flexible work hours and pay them fairly.*

**Do you plan to develop other residential subdivisions in Stark or surrounding counties?** *Smith - Yes, we are constantly looking for new areas to develop.*

H&A thanks Mr. Steve Smith for taking time out of his busy day to meet with us for this interview. He can be reached at: Smith Homes/Smith Development Corp., 6360 Promler Avenue, NW, North Canton, Ohio. Phone: 330-244-9080, website: [www.smithhomes.com](http://www.smithhomes.com) or [www.SmithDevelopmentCorp.com](http://www.SmithDevelopmentCorp.com)

### **HAMMONTREE & ASSOCIATES, LIMITED**

5233 Stoneham Road  
North Canton, Ohio 44720  
Phone 330-499-8817  
Toll Free 1-800-394-8817

104 Newell Avenue  
St. Clairsville, Ohio 43950  
740-695-7237

[www.hammontree-engineers.com](http://www.hammontree-engineers.com)  
[www.morrisknowles.com](http://www.morrisknowles.com)

**Morris Knowles & Associates, Inc.**  
A Hammontree Company

443 Athena Drive, Delmont, PA 15626  
724-468-4622

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*Continued from Front Cover*

## **H&A and MKA Provide Engineering, Surveying and Permitting for New Senior and Veteran Housing Projects in Ohio and Pennsylvania**

H&A and MKA are providing engineering and surveying services for new senior and veteran housing projects in Ohio and Pennsylvania. *These are just a few of our recent housing projects.*

**Resort Lifestyle Communities and Cameron General Contractors** hired H&A to provide civil engineering, surveying and permitting for a new \$15 million Resort Lifestyle Community. This 133 apartment, independent living facility will be located on 11 acres off Barlow Road in Hudson, Ohio. The project is currently in the permitting and review phase with construction to begin in late fall 2018.



Photo above: A Resort Lifestyle Community in the western United States



Photo above: Action Housing - Forest Hills Veteran Housing located on Ardmore Boulevard in the Borough of Forest Hills, PA.

### **Action Housing - Forest Hills Veteran Housing**

MKA was hired to provide civil site engineering, permitting through governmental agencies, and construction services for the new Action Housing-Forest Hills Veteran Housing project located on Ardmore Boulevard in the Borough of Forest Hills, PA. The project is currently in the construction stage and will involve the adaptive reuse of an abandoned building and the construction of a two-story addition to create 41 affordable housing units.

The facility will have 21 units with a preference for veterans, and 20 units will have a preference for seniors. Six units will be fully accessible, including two units for hearing and vision impaired individuals.

### **Action Housing - Doughboy Affordable Living / Sixth Ward Flats**

This mixed-use project is located at 3350 and 3400 Penn Avenue in the Lawrenceville neighborhood of the City of Pittsburgh. The Penn Avenue building will be a three-story structure containing 20 affordable housing units along with laundry and a community room. The first-floor level is a parking garage containing 19 parking spaces for the building.

In addition to the residential component of the building, a small commercial space will be located at street level along Penn Avenue, with direct access to an outdoor patio. MKA was hired to complete the civil site plans, various permitting through City agencies, and construction services. This project is currently under the design phase and will go to construction in early 2019.



Photo above: Action Housing - Squirrel Hill Gateway Lofts in the Squirrel Hill Neighborhood of the City of Pittsburgh, PA.

### **Action Housing - Squirrel Hill Gateway Lofts**

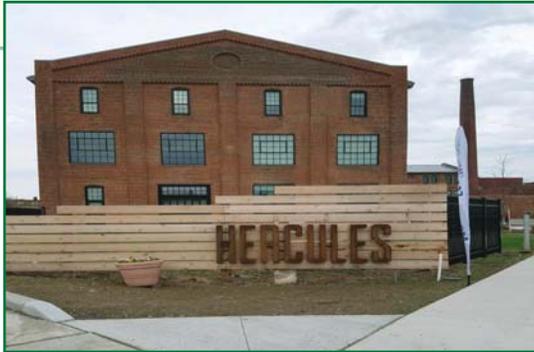
This project is located in the Squirrel Hill Neighborhood of the City of Pittsburgh at the intersection of Murray Avenue and Forward Avenue. The project is currently under construction and involves the construction of a six-story structure consisting of semi-assisted living apartments and office space for the Jewish Residential Services. There will be 33 units total with a mix of one-bedroom and two-bedroom units. Across Murray Avenue from the proposed mixed-use building is a proposed two-level parking garage.

MKA completed civil site plans, various permitting through city agencies, and construction administration services for this project.

## *Hercules Apartments Phase I Open*

H&A was selected by Broadview Development, LLC for engineering and surveying services for Phase I renovations to the Historic Hercules Engine Plant in Canton, Ohio. Phase I renovations include 90 apartment units with a community hub and secured parking lot. H&A provided surveying, prepared civil site design plans, obtained permits from the City of Canton, and provided landscaping and city streetscape design, drone services for marketing and construction staking.

The phase I portion of this project is \$26 million. H&A also worked with *Sandvick Architects* on this historic project that was awarded a Design Restoration Award from the Cleveland Restoration Society.



Photos shown: New Hercules Apartments in Canton, Ohio; Photo shown lower right: Historic Hercules Engine Plant before renovations.



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5233 STONEHAM ROAD  
NORTH CANTON, OHIO 44720