

Hunt Armory Community Meeting - June 8, 2015

Welcome & Introduction
Councilman Dan Gilman, District 8
Kyra Straussman, URA Director of Real
Estate



Hunt Armory – Meeting Agenda

- Facts about Hunt Armory
- Development Opportunities
- Choosing a Developer
- Strengths, Weaknesses, Opportunities, Threats – S.W.O.T.
- Ongoing Community Process
- Comments and Questions



Hunt Armory Building Facts



- Constructed between 1911-1919
- National Register of Historic Places & Local Historic Designation
- 1.84 acres, 90,000+ square feet, 75 ft. ceilings
- Zoned RM-H Multi-Unit Residential High Density
- Currently contains a drill hall, admin space, classrooms, kitchen, multiple storage areas



University of Pittsburgh Engineering Evaluation

Class Repair and Retrofit Findings

Dr. Kent Harries, Associate Professor of
Structural Engineering and Mechanics,
University of Pittsburgh



Development Opportunities

- Potential Reuse: Residential, Office, Recreational, Commercial
- Subject to historic preservation covenant approved by PA Historical and Museum Commission
- Preservation to be maintained with Secretary of the Interiors Standards for the Treatment of Historic Properties
- Possible federal tax incentives available to purchaser who rehabs property in compliance with applicable standards



Choosing a Developer

- Selection of a Developer will be through the URA Request for Proposals (RFP) process, issued by June 20, 2015
- Developers will be selected based on: experience, capacity to secure financing with minimal public subsidy, ability to assemble appropriate specialties team, achievement of RFP goals and scale of development, experience with community engagement, commitment to sustainable design and MWBE, letters of interest from banks or potential tenants
- Once selected, the Developer will be awarded a period of Exclusive Negotiations as they proceed through the URA Disposition Process



S.W.O.T.

- Strengths
- Weaknesses
- Opportunities
- Threats



Ongoing Community Process & URA Contacts

- Kyra Straussman, Director of Real Estate
(412) 255-6418 or kstraussman@ura.org
- Claren Healey, Development Officer
(412) 255-6568 or chealey@ura.org
- Kenny Barry, Project Manager
(412) 255-6419 or kbarry@ura.org
- Councilman Dan Gilman's Office - Erika Strassburger, Chief of Staff
(412) 255-2133 or <http://pittsburghpa.gov/district8>



Questions, Answers, Comments

- Questions
- Answers
- Comments
- Final Wrap-up

