

Q&A: Hunt Armory

What is happening to the Hunt Armory?

- [The Urban Redevelopment Authority](#) (URA) has acquired the Hunt Armory from the State of Pennsylvania and plans to redevelop the property. Acquisition by the URA has a number of benefits. If the armory were simply sold by the State, they would be required by law to sell to the developer who offered the highest bid. The URA, however, can ask developers to submit proposals for the site, gather community input, and choose a proposal they feel will provide the most benefit for the community and the City of Pittsburgh.

How will the URA choose a developer for the Hunt Armory?

- The URA has distributed a [Request for Proposals](#) (RFP) asking developers to submit a plan for the redevelopment of the Hunt Armory. The RFP outlines the basics of the project and identifies issues the developer will need to address. Using input from the community, the URA will evaluate these proposals and choose a developer.

What criteria will the URA use to evaluate proposals for the Hunt Armory?

- The URA will evaluate each proposal based on its use of the site space, how well the proposal meets the project requirements and objectives, the project's economic feasibility, and the developer's commitment to sustainable design and to maximizing Minority/Women Owned Business Enterprise participation. The URA wants to ensure that the developer will work with the community during both planning and construction, and will therefore carefully consider each potential developer's past experience with community involvement.

How is the RFP distributed?

- The RFP for the Hunt Armory was distributed on June 19, 2015. The URA's website allows developers to sign up for email notifications from the Authority. When a new RFP is released, it is distributed to all of the developers who have signed up for these notifications. Newly released RFPs are also listed on the URA's website.

What happens after the RFP is distributed?

- Developers will have until August 7, 2015 to respond with a proposal for the site. After all proposals are received, the URA will evaluate the redevelopment plans and conduct interviews with developers. During this interim period, the URA will invite community stakeholders to weigh in on the proposals. The URA estimates that it will take three to six months to select a developer after proposals are submitted.

Developing this site might cause increased traffic. Will developers address this issue?

- Yes. In their redevelopment proposals for the site, each developer will include a proposed traffic plan. This traffic plan must address how their development will impact and interact with current uses, such as the nearby Sacred Heart Parish and its associated school.

The Hunt Armory is located within a quiet and dense residential area. How will developers ensure the project is not disruptive to the surrounding community?

- The RFP requires that developers address a number of community concerns. In addition to a traffic plan, proposals must describe the developer's plans to provide parking, how the developer plans to mitigate noise during construction and operations, and any plans the developers may have for providing community access to the building on an ongoing basis.

How much are taxpayers paying for this?

- Nothing yet. The URA acquired the building from the State for \$1. The URA is not required to pay taxes on the building while it is in the authority's possession.

Will the historical integrity of the building be maintained?

- The Hunt Armory is more than 100 years old. It is both beautiful and historically significant. Steps have been taken to ensure that the historical integrity of the building will be preserved. In 1991 the armory was placed on the National Register of Historical Places and, more recently, after being nominated by State Senator Jim Ferlo, it received historical designation from the City of Pittsburgh Historical Review Committee. These designations will impact how the site can be redeveloped. Specifically, the developer must maintain the building's façade, though its interior may be altered. These alterations must be consistent with the [Secretary of the Interior's Standards for the Treatment of Historic Properties](#), a series of common sense design guidelines for maintaining and repairing historical properties.

Does the current zoning designation limit development opportunities?

- No. Though the parcel is currently zoned for residential use (RM-H, or Multi-Unit Residential, High-Density), the URA will not restrict proposals to residential developments. The zoning can later be amended to meet the needs of the development.