



REQUEST FOR REDEVELOPMENT PROPOSALS (“RFP”) SUMMARY

PRODUCE TERMINAL

IN THE STRIP DISTRICT NEIGHBORHOOD, CITY OF PITTSBURGH

RFP Released

March 19, 2014

RFP Proposal Due Date

April 23, 2014 at Noon ET

Goal: The identification and selection of Redeveloper to allow for some or all of the Produce Terminal redevelopment project to advance into the finance and construction phases. The URA is seeking proposals from individuals, businesses, Redeveloper(s) or any qualified party (“Redeveloper”).

The Produce Terminal is a signature property located in the Strip District (“property”) adjacent to Pittsburgh’s Central Business District, Convention Center and riverfront. Proposals should demonstrate the capacity and creativity of the Redeveloper(s) to transform the property by following high development standards and presenting the best, economically viable project(s) for the City.



Critical review and evaluation emphasis of the development team will be placed on:

- 1) *Viability of construction and operational financial plan;*
- 2) *Redeveloper experience in similar redevelopment projects;*
- 3) *Ability of Redeveloper to raise private equity and debt;*
- 3) *Economic and community impact projections;*
- 4) *Riverfront access and connectivity;*
- 5) *Integration with surrounding neighborhood; and*
- 6) *Historic preservation and high design standards.*

Address: 2100 Smallman Street
Neighborhood: Strip District
Council District: 7
Councilperson: Deborah Gross
Lot and Block No.: 9-D-200
Size of Parcel: Approximately 8.156 Acres (deed description, includes a portion which City will retain for Smallman Street)
Size of Building: 125,468 SF (gross rentable building area)

There is \$10,000.00 fee for submitting proposals.

To request the full RFP, contact Susheela Nemani-Stanger at 412-255-6612 or snemanistanger@ura.org.