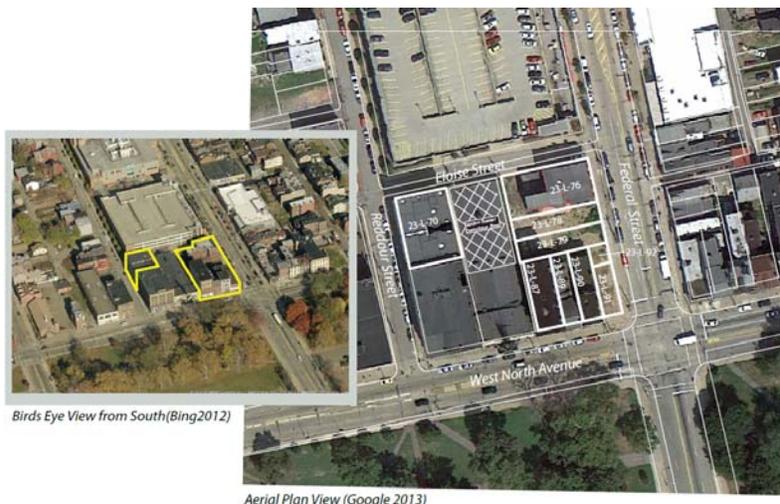


## Urban Redevelopment Authority

**REVISED** REQUEST FOR REDEVELOPMENT PROPOSALS  
(RFP)

**COMMERCIAL LAND IN THE GARDEN THEATER BLOCK  
OF THE CENTRAL NORTHSIDE NEIGHBORHOOD  
IN THE CITY OF PITTSBURGH  
JULY 2014**



**RFP Reissued: Monday, July 21, 2014**

**Proposal Due: Friday, August 22, 2014 at 11 AM ET**

## I. INTRODUCTION

This original RFP was issued on April 21, 2014 and due on July 13, 2014. The RFP is being reissued due to the availability of additional parcels for redevelopment within the Garden Theater Block. The Urban Redevelopment Authority of Pittsburgh (URA) will consider previous submissions as well as accept revised and new proposals.

Redevelopers, who responded to the prior RFP and want their original submission considered, should provide a written statement to that effect by the current proposal due date of August 22, 2014.

Redevelopers, who responded to the prior RFP, may also resubmit their proposals to take into consideration the additional parcels. A revised proposal must contain all the proposal requirements described in Section II of this document.

If you were a prior respondent and need clarification, or direction on your submission please contact Emily Jo Gaspich at [egaspich@ura.org](mailto:egaspich@ura.org).

**As in the prior RFP, a proposal can be submitted for one, a combination of or all available parcels.** The URA reserves the right to award one or a combination of parcels to multiple redevelopers, as well as awarding all available parcels to a sole redeveloper. The URA also reserves the option to decline any or all submissions for any reason at its sole discretion.

### **Goal of the RFP**

The URA, in coordination with the Central Northside community, is seeking a redeveloper and/or redevelopment teams (“the redeveloper”) to submit proposals for the purchase and redevelopment of nine parcels in the Garden Theater Block. The Garden Theater Block is bounded by West North Avenue, Reddour Street, Eloise Street and Federal Street. This block is anchored by a former movie theater and former Masonic Hall. The following parcels are available for redevelopment, with the additional parcels indicated in red.

Parcel ID	Address
23-L-70	1112 Reddour Street
23-L-76	1113-1115 Federal Street
23-L-78	1111 Federal Street
23-L-79	1109 Federal Street
23-L-92	1107 Federal Street
23-L-91	2 West North Avenue
23-L-90	4 West North Avenue
23-L-89	6 West North Avenue
23-L-87	8 West North Avenue

Click [here](#) to view a map of available parcels.

The Garden Theater Block is part of a National Register Historic District, with renovation and reuse of existing structures as the primary goal. In addition, the buildings sit among a burgeoning business district and a residential district. Reuse should take into account the historic district surrounding the building and the uses that abut them. Reuse should maintain the historic character of the buildings.

There is no commitment by the URA to provide subsidy for this project. Proposals must take this into consideration.

### **General Information**

**Neighborhood:** Central Northside

**Council District:** 1

**Councilperson:** Darlene Harris

**District Zoning:** Local Neighborhood Commercial District (LNC)

The Allegheny General Hospital Medical Complex Parking Garage can provide spaces at a cost to be determined for uses associated with this redevelopment project. For purposes of developing a project budget, redevelopers should assume a cost of \$100/space/month. Metered parking is also available on Federal Street.

### **Property Descriptions**

#### **1112 Reddour Street aka The Bradberry**



**Parcel ID: 23-L-70\***

Lot Size 4,800 square feet

Building Size 15,548 square feet

Four Floors

The Bradberry, constructed around 1905, is a four-story, Renaissance Revival building. The building retains its architectural integrity as evidenced by design features on the front façade such as: stonework around the windows, doors and the building's nameplate; arched window and door openings; iron work above the front entrances and basement windows; and a decorative cornice.

The building has been vacant for more than two decades and shows signs of this vacancy. The property is being sold as is.

The building was originally used as an apartment building with four units per floor. Original floor plans have been maintained.

### **1113-1115 Federal Street**



[Parcel ID: 23-L-76\\*](#)

Lot Size 4,753 square feet

Building Size 6,500 square feet, each

Three Floors, each

These red brick, Second Empire style buildings boast a slate-clad mansard roof with dormers, window openings and window hoods. Allegheny City directories indicate that Frederick Schreiber operated a tobacco shop at 1113 Federal Street in 1864 and that Charles Gumbert operated a boot and shoe repair business at 1115 Federal Street in 1862. Historic maps suggest that the buildings were either enlarged or replaced circa 1880.

The buildings are two separate buildings with different finished floor levels which share a party wall. Openings have been made in the party wall on each floor to allow access from one building to the other. The buildings have been vacant for more than two decades and show signs of this vacancy. The buildings are being sold together and as is.

Allegheny City Development constructed a dumpster enclosure on the property associated with this parcel. The URA is currently negotiating easement agreement with Allegheny City Development for the use of this dumpster enclosure as a resource for all redevelopment within Garden Theater Block. To view the proposed easement for the dumpster enclosure, click [here](#).

**1111 Federal Street**



Parcel ID: [23-L-78\\*](#)  
Lot Size: 2,400 square feet  
Dimensions: approx. 25 feet wide by 97 feet deep  
Vacant Land

**1109 Federal Street**



Parcel ID: [23-L-79\\*](#)  
Lot Size: 2,150 square feet  
Dimensions: approx. 22 feet wide by 97 feet deep  
Vacant Land

**1107 Federal Street**



Parcel ID: [23-L-92\\*](#)  
Lot Size: 479 square feet  
Dimensions: approx. 22 feet wide by 21 feet deep

Vacant Land  
**2 West North Avenue**



Parcel ID: [23-L-91](#)\*  
Lot Size: 1,275 square feet  
Dimensions: approx. 22 feet wide by 97 feet deep  
Vacant Land

**4 West North Avenue**



Parcel ID: [23-L-90](#)\*  
Lot Size: 1,826 square feet  
Building Size: 3,652 square feet  
Four Floors

Dating back as far as 1870, this four-story, Richardsonian Romanesque building retains its original massing, stone façade, arched window and door openings, and decorative cornice. Over the years, the building has been home to many businesses and families. The 1871 edition of the Allegheny City directory shows this as the home of H. W. Weir, of the law firm Weir & Gibson, and in 1877 it was listed as the location of Crump & Krebs Grocers. More recent uses included a restaurant until a fire gutted much of the interior in 2005. Two public entrances on West North Avenue provide primary access to the building.

## **6 West North Avenue**



Parcel ID: [23-L-89\\*](#)  
Lot Size: 1,743 square feet  
Building Size: 4,170 square feet  
Three Floors

This building is the oldest and one of the most architecturally intact properties on the block, reflecting a typical Victorian-era row house. It appears as though the building was only used as a residence.

## **8 West North Avenue**



Parcel ID: [23-L-87\\*](#)  
Lot Size: 2,490 square feet  
Building Size: 9,600 square feet  
Four Floors

Built in 1884, this building is believed to have been originally intended for commercial use. The most recent use included a bar/lounge on the ground floor and apartments on the upper floors. The building sustained significant structural damage in recent years to the extent that the interior was completely gutted and the west façade was reconstructed in its entirety. The structure may not be eligible for the 20 percent Historic Tax Credit due to modifications during the stabilization of the structure.

\*The URA obtains property address and parcel identification (Parcel ID) information from the deed for the property. Some addresses referenced in this RFP for the parcels differ from those listed on the Allegheny County Property Assessments homepage. The Parcel IDs are hyperlinked to the Allegheny County Property Assessments page for this property.

## **Neighborhood Market Conditions**

Construction has begun in the Garden Theater Block development with the renovation of the former Garden Theater (“the Theater”). The Theater is being redeveloped into ARDE, an Italian restaurant, operated by Dominic Branduzzi who operates Piccolo Forno in Lawrenceville. The redevelopment is being done by Allegheny City Development Group. Allegheny City Development Group is comprised of Philadelphia-based Zukin Realty and Pittsburgh-based Collaborative Ventures.

City of Asylum Pittsburgh plans to invest \$3M in the redevelopment of the Masonic Building to create the Alphabet City literary center. It will build out 10,000 square feet at the street and basement levels. Alphabet City will include a bookstore, a flexible space for workshops and small-scale cultural events, a full service restaurant, and the organization’s offices. Market rate apartments are planned for the second and third floor of the building. It is anticipated that construction will begin this summer.

Recent developments along Federal Street include El Burro, Rasta House, Crazy Mocha, and Deli on North (which is actually on North Avenue). Allegheny City Market at 1327 Arch Street offers a selection of dry goods, produce, and deli meats. Click [here](#) to view the market area for the Garden Theater Block.

Within walking distance of the Garden Theater Block is a collection of varied cultural attractions dubbed The Charm Bracelet. Venues include New Hazlett Theater, Andy Warhol Museum, The Children’s Museum, The Mattress Factory, Photo Antiquities, Artists Image Resource, National Aviary, and the Allegheny branch of the Carnegie Library of Pittsburgh.

The neighborhood also hosts large employment anchors such as Allegheny General Hospital, PNC Operations Center, Rivers Casino, and the Community College of Allegheny County. Collectively these businesses and institutions employ over 7,000 individuals. The City of Pittsburgh’s Central Business District, PNC Park and Heinz Field are within walking distance of the Garden Theater Block. The site is accessible to the region’s interstate highways (Interstates 279 and 376) and major state highways (PA Routes 28 and 65).

Three of the City of Pittsburgh’s best known historic districts are adjacent to, or nearby, the Garden Theater Block. The Mexican War Streets, Allegheny West and Historic Deutschtown are well established. Their recent momentum is evidenced by rising property values.

Allegheny City Central Association’s (ACCA) current new \$15M housing development, Federal Hill, has sold quickly with sale prices approaching \$300,000. The project consists of three and four-bedroom townhomes along Federal Street. Federal Hill is just two blocks from the Garden Theater Block. This project is a joint venture between ACCA and private homebuilder S&A Homes.

Click [here](#) to view the latest market data on the Central Northside, surrounding communities and all neighborhoods within the City of Pittsburgh.

Click [here](#) to view a market profile relevant to the development area, Central Northside (Federal/North).

## **RFP Timeline**

RFP Released	Monday, July 21, 2014
Pre-proposal Conference*	Monday, July 28, 2014 at 9 AM
Second Site Tour	Monday, August 4, 2014 at 9 AM
<b>Proposal Due Date</b>	<b>Friday, August 22, 2014 at 11 AM ET</b>

\* Interested redevelopers should plan to attend the pre-proposal conference and/or second site tour, as private appointments will not be scheduled. The pre-proposal conference and second site tour will offer redevelopers the opportunity to view the site, ask questions and obtain reference materials for use in preparing their proposal package. The meeting location for the pre-proposal conference and the second site tour will be at 1113-1115 Federal Street. RSVP your attendance to Emily Jo Gaspich, [egaspich@ura.org](mailto:egaspich@ura.org).

## **Community Process**

Allegheny City Central (ACCA) is the community organization that serves as the voice of the Central Northside neighborhood. To learn more about ACCA, click [here](#).

The URA sells its property through a disposition process. In this process, the redeveloper(s) must show that all funds needed for the fully-realized project are available at the time of closing. In order to give the community a level of comfort that the properties will be responsibly redeveloped, the URA will review the Opinion of Probable Cost and construction plans against the evidence of financing to determine if they coincide. The URA will not close on the property until all the terms of the disposition process are fulfilled.

The RFP selection process will include input from community representatives. Selected redeveloper(s) are expected to present plans to the community as part of the process. If a redeveloper's project is a finalist for URA Board consideration, more information will be provided on meeting with the community. The URA Board must approve any and all redevelopers who purchase URA property.

Redeveloper(s) are encouraged to reference the "Central Northside Community Plan", prepared by the team of PFAFFMANN + ASSOCIATES, Sheila Washington, Jackson/Clark Partners, Bob Gradeck, Zenit Solutions, and Studio for Spatial Practice and dated September 2009. To view the Key Recommendation Summaries, click [here](#).

## II. Proposal Requirements

Redevelopers who responded to the RFP that was issued on April 21, 2014 may elect to have their prior submission stand as a response to this RFP with written notice to URA. Previous respondents may also elect to modify their previous submission in whole or in part.

New and resubmitted proposals should demonstrate the capacity and creativity of the redeveloper to transform the parcels included in this RFP by following high development standards and presenting the best economically viable project(s) for the City. It is expected that proposals will include the appropriate scale of development for the neighborhood in which it is located. The redeveloper will be required to coordinate design and construction with the URA to ensure that the proposed project(s) complement the neighborhood's and City's revitalization goals.

All responses should include the RFP Summary Page, which can be found at the end of this document, as the cover page of the proposal package. Using section dividers with tabs, the proposal package should be divided into sections based on the following Proposal Requirements outline. Responses should be limited to 10 pages not including the RFP Summary Page and exhibits. The redeveloper should submit five (5) hard copies of the proposal package printed to double sides with one (1) electronic copy in a bookmarked PDF format to:

Emily Jo Gaspich, P.E., LEED AP  
Urban Redevelopment Authority of Pittsburgh  
200 Ross Street, 12<sup>th</sup> Floor  
Pittsburgh, PA 15219

All responses should include the following RFP Summary Page as the cover page of the proposal package. This page should be fully completed by the redeveloper. **ALL RESPONSES MUST BE RECEIVED BY THE RESPONSE DUE DATE AND TIME AS STATED IN THE RFP TIMELINE** for consideration. Any late responses will not be reviewed.

The following Proposal Requirements will serve to establish a redeveloper's overall capacity to complete this project.

1. Project Narrative
  - a. Description of redevelopment plan for the selected parcel(s) including use, number of units (for residential) and/or rentable square feet (for commercial, retail or office)
  - b. Explanation of ownership entity (single owner, partnership, LLC)
  - c. Prospective redevelopment timeline, including major milestones
  - d. Discussion of parking needs including the parking required by district zoning and parking necessary to meet the project demands
  - e. Schematic drawing of proposed project, including elevations and site plan
  
2. Relevant Development Experience
  - a. Brief description of similar projects (date, location, concept)
  - b. Photographs of projects
  - c. Description and role of development entity
  - d. References - strong references include banks, municipal entities, co-developers, tenants, and press clippings that include project narratives to describe previous work

- e. Detailed description of how the redeveloper will engage the community to the fullest extent for this project
3. Financial Capacity
    - a. Detailed description of ability to finance the costs associated with project
    - b. Identify the people or entities in the proposed redevelopment team, including all joint venture, general, or limited partners, and percentage of interest
    - c. Role of each redevelopment partner in the implementation of the redevelopment plan
    - d. Explanation of the redeveloper's previous experience in attracting equity investors
  4. Budgets
    - a. Financing sources with funding gaps identified
    - b. Project uses including redeveloper's bid as well as hard and soft costs
    - c. Proforma

### **III. Selection Process**

The URA's intention is to enter into an exclusive negotiation period with the selected redeveloper. The exclusive negotiation period will provide the redeveloper sufficient time to complete due diligence activities necessary to define a scope of work and schedule that will ultimately become part of a formal Disposition Contract.

A redeveloper may be selected based on, but not limited to, the following criteria:

1. Experience completing similar redevelopment projects in an urban neighborhood;
2. Capacity to attract and secure financing, with a minimum amount of public subsidy;
3. Ability to assemble a team with the appropriate specialties;
4. Appropriateness of proposed plan with RFP goals and scale of redevelopment;
5. Experience with community engagement;
6. Commitment to sustainable design standards; and
7. Commitment to Minority/Women Owned Business Enterprise participation.

The redeveloper is responsible for designing a project that meets the zoning regulations and building codes adopted by the City of Pittsburgh and is otherwise compliant with the law.

A redeveloper will be recommended to the URA Board based on the overall quality of the proposed project. The evaluation of the redeveloper's qualifications, experience and capacity will be based upon information submitted in the proposal and presented during the interview by the redeveloper.

The URA reserves the right to verify the accuracy of all information submitted. After the URA has completed its evaluation of the submittals, a redeveloper who is placed on the short-list may be asked to interview with the URA. However, a short-listed proposal may be accepted without the need for an interview. If an interview is deemed necessary, the redeveloper will be provided with a time that is determined by the URA.

### **IV. Disposition Process Overview**

The URA sells its property through a disposition process. As part of this process, the redeveloper must show that all funds needed for the fully-realized project are available at the time of closing. In order to give the community a level of comfort that the site will be responsibly redeveloped, the URA will review the Opinion of Probable Cost and construction plans against the evidence of financing to determine if the information presented is reasonable and corresponds. The URA will not close on a property until all the terms of the disposition process are fulfilled. Click [here](#) to access the Disposition Process.

The redeveloper must be willing to enter into a written Disposition Contract with the URA. The Disposition Contract is the binding document that details the redeveloper's plan to design, finance, purchase, and construct the redevelopment project. Taxes, liability insurance, site security, and all aspects of owning and redeveloping the property shall be the full responsibility of the redeveloper at the time of sale, as specified in the Disposition Contract.

The URA Board must approve any and all redevelopers who purchase URA property. Upon URA Board approval, the redeveloper's purchase of the property will occur after execution of the Disposition Contract, approval of the final construction documents and issuance of a building permit. The purchase of the property will occur simultaneously with the closing on the redeveloper's construction financing.

## **V. Legal Information**

1. Prior to submitting a proposal, a redeveloper is encouraged to attend the pre-proposal conference, which provides an opportunity to inspect the property.
2. The property will be offered to the selected redeveloper in "AS-IS" condition.
3. The sale of the property does not guarantee or warrant demolition permits, building permits, zoning variances, or financial viability.
4. The redeveloper, for itself and its employees, contractors, and primary subcontractors, agrees not to discriminate against or segregate any person or group of persons on any unlawful basis in the construction, sale, transfer, use, occupancy, tenure or enjoyment of the property or any improvements erected or to be erected thereon, or any part thereof.
5. The URA shall be the sole judge as to which proposal best meets the selection criteria. The URA reserves the right to reject any or all proposals received, to waive any informalities or irregularities in any submitted proposal, and to negotiate scope and proposal prices.
6. Responses to the RFP will not be opened publicly.
7. Proposals may be withdrawn by written notice received by the URA before the time and date set for receipt of proposals. After the submission date, a proposal may not be withdrawn for a period of sixty (60) days, except by mutual consent of the URA and the respondent.
8. It is the redeveloper's sole responsibility to read and interpret this RFP and the written instructions contained herein. A respondent may correct errors and omissions discovered before the time set for receipt of proposals by withdrawing the original proposal and resubmitting a new proposal before the date and time set for the receipt of proposal. Errors

and omissions may not be corrected after the submission date except when the URA decides, in its sole discretion, to allow the correction.

10. This RFP is submitted subject to errors, omissions, and/or withdrawal without notice by the URA at any time.
11. The redeveloper is encouraged to confer with the URA prior to submitting their response. All proposals, including attachments, supplementary materials, addenda, etc. shall become the property of the URA and will not be returned.
12. Addenda will be posted on the URA website and distributed via email. All such addenda shall become part of the RFP documents and all respondents shall be bound by such addenda, whether or not received by the respondents.

### **RFP SUMMARY PAGE FOLLOWS**

## RFP SUMMARY PAGE

Project Name	
Project Neighborhood	
Developer (Legal Entity Name)	
Primary Contact Name for Proposal	
Primary Contact Mailing Address	
Contact Phone	
Contact E-mail Address	
<i>Complete all fields that apply to this Proposal</i>	
Offer Price	
Total Estimated Project Cost	
Total Estimated Project Gap	
Estimated Full Time Jobs Created, Operational	
Estimated Construction Jobs Created	
Total Commercial Space (sf)	
Number of housing units; rental	
Number of affordable rental units	
Number of market rate rental units	
Number of housing units; for-sale	
Total Parking Spaces, On-Site	
Total Parking Spaces, Required	
Construction Start	
Construction Duration	
Other (specify)	
Other (specify)	
Other (specify)	

**To obtain a copy of this cover page in Excel format contact [egaspich@ura.org](mailto:egaspich@ura.org).**