

MELLON'S ORCHARD SOUTH Q & A SESSION – TUESDAY, JANUARY 12, 2016

Intro by Claren Healey

Brian Faherty / Schoolhouse Electric on the phone

Stephanie Gundling / KU Resources – Brief Synopsis on the Sampling Analysis Plan, will be posted on URA Website at www.ura.org under Mellon's Orchard South Supplemental Information

- Stephanie stated that this is a sampling analysis plan and that no testing has taken place yet. It is unknown if there are any tanks.
- **Please see section A.1.2.2 of the report:**
Review of historical maps indicates that the Property was used for residential purposes from circa 1872 to circa 1969. From circa 1968 to circa 1989, a gasoline filling station was present on the property (Figures 3 and 4). From circa 1988 to the present, the Property has been used as a parking lot or vacant land. It is currently unknown whether any USTs were closed or removed from the Property.

Questions:

1. URA was asked to clarify the exclusion of the former Detective's Building from the RFP. Does that include the remainder of Block 83-P, Lot 165? How will the School House Electric accommodate services, loading and parking?

The URA of entered into exclusive negotiations with the Schoolhouse Electric for the redevelopment of the Detective's building. The RFP states that redevelopment of the Mellon's Orchard South site will be done in cooperation with the redevelopment of the Detective's Building.

Brian Faherty at Schoolhouse Electric gave an overview of services and parking needs for the redevelopment of the former Detective's Building, which includes access to the north at a reconnected Harvard Street, loading to the rear, and the 21 parking spaces as per zoning requirements. Site map is attached in Amended RFP dated January 19, 2016.

2. Follow up question on how the required 21 spaces can be accommodated for the redevelopment of the Detective's building without the surrounding land.

The redevelopment of the full site, Mellon's Orchard South, will be done in cooperation with Schoolhouse Electric and the development of the site. The design guidelines recommend a shared parking strategy for the site.

As per the Amended RFP, dated January 19, 2016, the Former Detective's Building and the surrounding land bounded by the limits of Block 83-P, Lot 65 and the extension of Harvard Street through the site, is not included in this RFP.

3. The URA was asked to clarify the acreage of the site described in the RFP.

2.96 acres is approximately the total acreage for the site. 2.12 refers to the developable acreage of the site when the right-of-way for the reconnection of the street grid is excluded. This is not the sum when Block 83-P, Lot 165 is removed. The 2.12 acres refers to the shared developable acreage.

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4. What is the approximate schedule for the two way conversion of Penn Circle North and South?

The URA is working through the PennDOT procurement process to hire an engineer for the design of Penn Circle two-way conversion. It is expected that we will have an engineer in the Spring of this year. Engineering will take 6-12 months, with a 12 month construction period. Construction funds for the project have not yet been raised.

5. Will the reconnection of Harvard and Beatty Street be included in this design?

Yes, engineering for the two way conversion will look at new street connections at Harvard and Beatty Street.

6. Will the engineering look at converting adjacent streets from one-way to two-way?

Yes, overall engineering for two-way conversion will look at the connections of adjacent streets.

7. Are there any other environmental studies for the other lots on the site?

There has been environmental testing for the former Detective's Building, but not the site. There has not been any environmental testing to our knowledge for the adjacent sites.

The environmental report for KU Resources researched the uses for the adjacent sites. Those uses are listed in the report, which will be made available on the URA website.

8. Why did the URA not pursue an environmental study for Block 83-P, Lot 225?

It is most likely that environmental testing was not pursued for the site, because it is owned by the Pittsburgh Parking Authority.

9. The RFP states that the Phase II East Liberty TRID will be voted on by the end of 2015. Did this happen?

Yes, it was voted on and passed.

10. The RFP states that it is a required for a developer to tour the site and become familiar with existing conditions. What does this entail?

This is placed in the RFP to ensure that the Developer has a good understanding of existing site conditions as part of developer due diligence.

11. The design guidelines recommend the reconnection of both Harvard and Beatty streets through the site. Is this a requirement, can one be reconnected and not the other?

We are recommending the reconnection of these streets, but this is one of many criteria to be evaluated. If a developer does not plan to reconnect both these streets, the proposal should show the reasons behind this.

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12. Is there any funding for the development of street infrastructure? Who will be required to fund it?

The costs for infrastructure development will be evaluated as overall project costs. The URA will work with the Developer to assess and fundraise for available subsidy for infrastructure.

13. Developers will not be able to apply for LIHTC, 9% Credits, until the spring of 2017. This funding would prolong the schedule for the redevelopment of the site to 18 to 24 months. Is this acceptable?

A compressed schedule is preferred for the project, but we are aware of the limited means of subsidy for affordable housing projects. While applications for 9% credits are due on an annual basis, applications for 4% credits are rolling.

14. Given the holidays, will there be any extensions given for responses?

Unfortunately, there will be no extensions given on the due date. Proposals are due by noon on Tuesday, January 26, 2016 at URA's 10th floor Real Estate Office and delivered to Claren Healey.

15. What is the timeframe for a selection?

Typically, internal meetings for the selection of a shortlist of developers will take 2 weeks. A Review Committee consisting of staff from the URA and Mayor's Office, Councilman Reverend Burgess' Office and community representatives will review all proposals. Shortlisted Developers will be notified and invited for an interview with the Review Committee. A recommendation will be made to the URA Board for final selection and approval of a Developer.