

Request for Developers Proposals

FORMER PROSPECT SCHOOL **Located atop Mount Washington** **161 Prospect Street, Pittsburgh, PA 15211**



View from Roof



Prospect Street



Rear View and Parking

PARCEL DESCRIPTION: 161 Prospect Street

Parcel Size: 162,023 square feet
Building Size: 129,161 square feet
Lot and Block No: 004 K 166
Existing Building: TO BE RENOVATED
Zoning: R1D-H

ZONING: This site is currently zoned R1D-H. A planned unit development district will be necessary if the adaptive reuse of the parcel is residential. The Developer must comply with the City of Pittsburgh Zoning Ordinance. The Developer will be responsible for working with the City of Pittsburgh Planning Commission, Department of City Planning and City Council to obtain approval for any zoning changes or deviations from the current zoning requirements.

**Prospect Elementary/Middle School
Development Request for Proposals
Supported by the Pittsburgh Public School District
in cooperation with
The Urban Redevelopment Authority**

DISCLOSURE

This RFP is offered by the Board of Education of the Pittsburgh Public School District (PPS). The role of the Urban Redevelopment Authority is to coordinate the request for proposal process, facilitate review and evaluation of proposals and provided informed recommendations to the Board of Education for final selection. Therefore the URA's role in this process is strictly advisory.

The sale of the project site will be between the future developer and PPS.

PROCEDURES FOR SUBMISSION OF RESPONSES TO RFP

The developer shall submit six (6) copies of all documents required as part of the RFP. Submissions must be hand delivered or delivered by postal or delivery service by the time indicated below; e-mail or electronic delivery will not be accepted. Submissions lacking one or more of the requested documents may be considered irregular. The URA reserves the right to reject any irregular submission and reserves the right to waive any irregularity in submissions.

It is the developer's sole responsibility to read and interpret this RFP and the written instructions contained herein.

Responses to the RFP shall be submitted to:

Claire Hosteny
Senior Real Estate Development Specialist
Urban Redevelopment Authority of Pittsburgh
200 Ross Street, 12th Floor
Pittsburgh, PA 15219

Responses are due in the URA's office on an ongoing basis.

It is the developer's responsibility to assure delivery of its proposal to the URA prior to or at the designated date and time. In order to facilitate review by the URA, please submit materials in keeping with the following format. The developer will NOT be entitled to withdraw or amend their proposals for ninety (90) days after the submission of proposals.

Prospect Elementary/Middle School

Neighborhood of Mount Washington

Introduction

The Pittsburgh Public School District ("PPS") in cooperation with the Urban Redevelopment Authority of Pittsburgh ("URA") and the Mount Washington Community Development Corporation ("MWCDC") invites developers to submit proposals to purchase the site and to design and develop the building. Responsibility for the selection of a Developer rests with the PPS Board of Education who will receive recommendations from the URA. With PPS Board approval, the Developer will enter into exclusive negotiations with the Board of Education with the intention of ultimately reaching agreement on the development plan, financing, and project schedule. **The objective of this solicitation is to select a Developer to complete a high quality development plan.**

Questions regarding this Request for Proposals ("RFP") should be directed in writing/e-mail to:

Claire Hosteny
Senior Real Estate Development Specialist
Urban Redevelopment Authority
200 Ross Street-10th Floor
Pittsburgh, PA 15219
(412)-255-6570
(412)-255-6645 (fax)
chosteny@ura.org

General

The Prospect Elementary/Middle School site at 161 Prospect Street, is located in the Mt. Washington neighborhood of the City of Pittsburgh (Refer to Exhibit A). Mt. Washington is known for its' steep hill overlooking Downtown Pittsburgh. This view is ranked as the most beautiful urban vista and the second most beautiful vista in America overall (both by USA Today Weekend edition). Mt. Washington is a primarily residential neighborhood with a great retail core, the oldest incline (funicular railway) in continuous use in the world, and a row of upscale restaurants.

The Mt. Washington community has both residential and commercial characteristics; however both can be improved to meet their full potential. Increasing housing options, through residential development at Prospect, would sustain growth in the neighborhood. Commercial development at Prospect would provide needed office space in the area. Regardless of the type of adaptive reuse, a parking plan will be an important part of any strategy.

PPS Project Goals

PPS is seeking a developer(s) with the capacity and creativity to redevelop this site following high standards and presenting the best project for the community. The developer will be expected to coordinate design and construction according to the PPS/URA review process and to work closely with the MWCDC to ensure that the proposed project matches the community's revitalization goals.

Community Representation

The Mount Washington Community Development Corporation or MWCDC is the organization charged with conferring community interest in the redevelopment of the Prospect School. Their role in this process is to provide input on community concerns to the RFP, invite community participation in comments related to the redevelopment effort and provide formal community response to proposals for the project.

MWCDC is an organization of the Mt. Washington/Duquesne Heights community focused on balanced area development, highlighting the area's unique natural and historic features and enhancing the well-being of those who live, work and visit the area. MWDCDC will play an important role in the screening and review of proposals for the Prospect site. The URA urges respondents to seek support for their proposal from MWDCDC.

Analysis of Mt. Washington's Market Characteristics

Mt. Washington is located in South Pittsburgh, an area characterized by several different market conditions. Along Grandview Avenue, prosperity is the norm. Housing prices are among the highest in the city; due to the luxury hi-rise buildings and high end single family homes, all with tremendous city views. Grandview Avenue is a busy street, bustling with tourists and people going to restaurants. The Prospect School site offers a quieter atmosphere and the same great city panoramas.

Mt. Washington has easy accessibility to Downtown, where many residents work. Most residents drive to work but about 25% of residents walk to work or take the bus. There are several different public transportation options; there are two inclines in operation, a variety of bus routes and light rail is easily accessible for transportation both Downtown and to the South Hills. Residents can take the light rail to a variety of retail options (ex. South Hills Village) and office locations (ex. Gateway

Center). The light rail system will soon extend to the North Side, opening up direct transportation to the North Shore stadiums.

The neighborhood has a solid business district with good neighborhood amenities for a community of this size. More retail options are available nearby since Mt. Washington is in such close proximity to Station Square, Carson Street, and Downtown.

The majority of the Mt. Washington population is employed in the service industry: 56.7% with an additional 11.9% employed in retail trade. There is a stable homeowner population: 59.6% lived in the same house in 1995 as in 2000. Residents have a good educational background: 82% of the residents are at least a high school graduate.

Mt. Washington has a younger population and has one of the lowest numbers of homeowners over 60 in South Pittsburgh. The Grandview Scenic Byway Park offers unique access to usable green space for area residents and a number of playgrounds are within walking distance of Prospect. The area has a reputation for safety and often characterized as the 'nicest neighborhood where you can walk to Downtown'.

Description of Market Area

2008 snapshot of the area within 2 minute drivetime of the project site – from ESRI

Total Population: 5,595
Median Household Income: \$40,302
Average Household Income: \$54,386
Percentage of owner occupied housing: 43.5%
Percentage of renter occupied housing: 43.3%
Median Value of owner occupied housing: \$85,444

2008 snapshot of the area within 5 minutes drivetime of the project site – from ESRI

Total Population: 39,905
Median Household Income: \$38,012
Average Household Income: \$53,372
Percentage of owner occupied housing: 44.0%
Percentage of renter occupied housing: 39.5%
Median Value of owner occupied housing: \$81,461

2008 snapshot of the area within 20 minutes drivetime of the project site – from ESRI

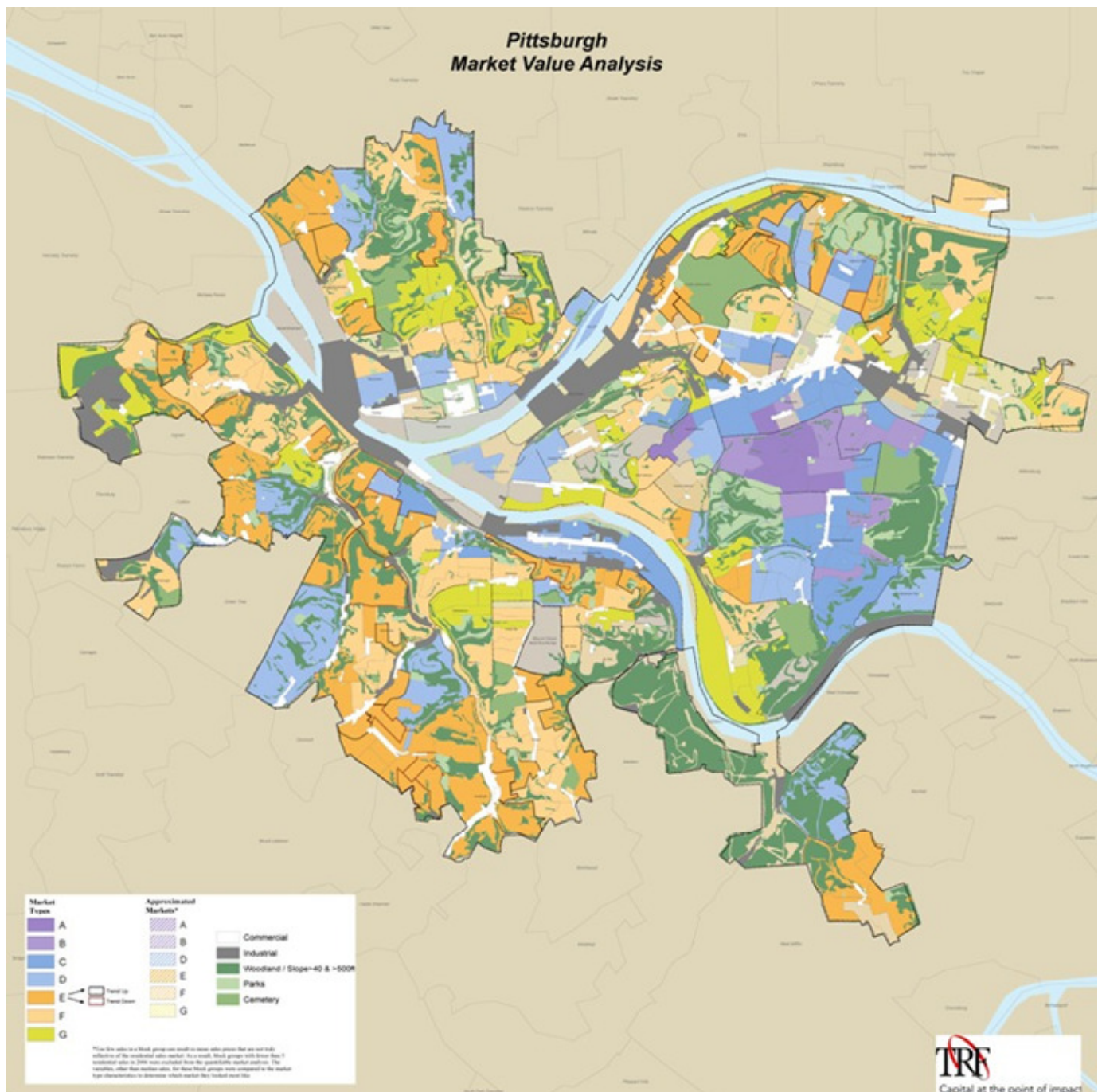
Total Population: 895,386
Median Household Income: \$49,193
Average Household Income: \$66,243
Percentage of owner occupied housing: 55.6%
Percentage of renter occupied housing: 32.75%
Median Value of owner occupied housing: \$127,064

Market Value Analysis

In 2008, the City of Pittsburgh commissioned a Market Value Analysis (MVA) to provide a data based assessment of market conditions throughout the city. The Market Value Analysis (MVA) is a statistical tool that uses market data to classify geographic areas and produce a map of the varying market types. Market types are designated according to a clustering similar characteristics, including housing units, residential, sales prices, vacancy, percent commercial, new unit permits, code violations, foreclosures and section 8 rentals. Please see below for the MVA Map and map legend:

Pittsburgh Cluster Characteristics

	Housing Units	Average Sale Price	Residential Vacancy	Percent Commercial	Permits for New Units	Code Violations	Mortgage Foreclosures	Section 8 Rentals
Dark Purple	2,463 (2.1%)	\$488,615	0.28	2.10	36	6.10	1.76	0.00
Light Purple	3,834 (3.2%)	\$338,026	0.71	1.65	49	5.67	1.10	0.03
Dark Blue	20,421 (17.1%)	\$200,382	1.08	8.58	25	6.98	6.62	2.03
Light Blue	23,603 (19.7%)	\$114,001	2.50	4.30	16	8.11	11.99	5.07
Light Yellow	28,883 (24.1%)	\$71,076	3.73	5.59	9	7.54	16.30	9.84
Dark Orange	26,626 (22.2%)	\$44,500	6.20	4.72	10	9.78	25.81	16.37
Light Green	13,843 (11.6%)	\$22,282	9.57	5.74	9	10.99	30.21	18.09
Average City Block Group		\$89,000	4.57	5.5	19	8.0	17.9	10.46



Legend

Approx. Market Type

- A
- B
- C
- D
- E
- F
- G

Market Types

- A
- B
- C
- D
- E
- F
- G

0 0.03 0.06 0.12 Miles

Housing values are strong for condominiums, more than 5 unit apartment buildings, and larger apartment buildings. Larger apartment complexes in Mt. Washington have per unit values that are 3.5 times greater than the City average. About 28% of housing units in the district are duplexes or buildings with 3 or more units, most of those units are in duplexes. Pittsburgh has a strong rental housing market. At the end of 2008, Pittsburgh was found to have an apartment vacancy rate of 2.5%; the lowest apartment vacancy rate in the nation. The projected annual rental growth rate is

3.6%. 3 bedroom apartments or houses in Mt. Washington rent, on average, from \$700-\$1100 dollars per month. Young professionals often complain that there is a lack of high quality rental options for young professionals in Mt. Washington, there are very high end options available and less expensive, lower quality, unrenovated options available.

Major Developments in the Project Area

South Hills High School project

Located 0.6 miles from Prospect School, the former South Hills High School is undergoing a massive renovation. Slated to close financing in Spring 2009, construction should begin in Summer 2009. LEED certification is being sought for this rehabilitation. The occupancy goal is June 2010.

South Hills High School will include:

84 apartments for low and moderate income seniors

22 market rate units

Possible fitness center

Early childhood development center.

Other Developments

Sweetbriar Townhomes

Sweetbriar Village

Grandview Terrace

Edge Hotel/Condominiums

Skyline Terrace

Boggs Avenue Lifestyle Center

Eutaw Street Townhomes

Please see Exhibit A for a map of local development highlights.

I. SCOPE OF PROJECT

DESIGN REVIEW PROCESS

The selected developer(s) will be expected to present schematic, design development and final construction documents for review and approval. The developer(s) will work with the URA and/or MWCDC to obtain comments and review from neighborhood residents and organizations.

The developer(s) is/are responsible for designing a project(s) that meets the zoning regulations and building codes adopted by the City of Pittsburgh and otherwise complies with the law. The developer(s) must work closely with the URA, the MWCDC, and/or the Planning Commission to provide a project consistent with the unique historic character of the building and scale of the surrounding community and complementary to the surrounding buildings and uses.

DISPOSITION VALUE AND TERMS

Each submitted proposal must include a letter stating the purchase price to be paid by the developer for the property to the PPS.

Additional Disposition Information:

1. The Board of Education will approve a three month option to purchase with an additional three months to close. PPS will enter into a sales agreement with the purchaser. The terms of the sales agreement (including the length of the sales agreement) will be negotiated between PPS and the purchaser. To the extent possible, PPS will work with the developer to allow ample time for the developer to complete predevelopment activities and secure private financing.
2. The terms of the sale shall be certified funds at closing. The earnest money which is submitted herewith shall be applied to the purchase price.
3. The property shall be conveyed by Deed of Special Warranty.
4. The Successful Bidder is responsible for the payment of all closing costs, including any outstanding real estate taxes, if any, with the exception of Seller's Broker's fees, if any, and legal fees incurred by Seller's attorney.
5. The property is being sold in an "as is/where is" condition and the School District makes no warranties or representations as to the condition of the property nor the zoning classification of the property. The Bidder assumes all responsibility for determining the following conditions with respect to the property:
 - a. The availability of public sewers;
 - b. The zoning classifications;
 - c. Any subdivision approvals;
 - d. Environmental matters; and
 - e. Conditions of the improvements.
6. The Successful Bidder shall utilize Urban Land Settlements, LLC for title and closing services and shall pay all costs associated with those services.
7. The Successful Bidder understands and agrees that the Sales Agreement and Deed issued for the property will contain the following covenant;

That the premises and every part thereof shall not be used by the Grantee, its heirs, successor and assigns for any educational purposes that would compete with the curriculum now taught or will be taught in the School District of Pittsburgh system including charter schools with the sole exception that an approved private school for exceptional children may be established in said premises.

PUBLIC CONTRIBUTIONS TO THE DEVELOPMENT

The URA is proud to assist in the redevelopment of the Pittsburgh Public Schools. The URA reserves the right to consider special project financing of school redevelopment projects based solely on the merits of the project and accordance with the guidelines and goals of the URA and its' funding partners. URA is not necessarily funding all projects, however if you are funded by the URA there are additional requirements and applications.

For further information regarding URA financing requirements, please contact:

For housing developments:
Jessica Smith Perry
Housing Department Manager
412-255-6575
jsmithperry@ura.org

or

For Commercial or Mixed-Use developments:
Robert Rubinstein
Director of Economic Development
412-255-6663
rrubinstein@ura.org

PROPOSAL COORDINATOR

For additional information concerning this Request for Proposals, interested parties may contact Claire Hosteny at (412) 255-6570 chosteny@ura.org.

In response to this RFP THE DEVELOPER SHALL PROVIDE all of the following information requested. Any omissions of this material may result in your proposal being disqualified from consideration. If you are unable to provide any of these required elements, please contact Claire Hosteny to discuss options.

II. SUBMISSION REQUIREMENTS

1. STATEMENT OF QUALIFICATIONS

- a. Identification of the type of legal entity with whom the PPS would contract with and identification of any special purpose entity.
- b. Identification of the developer(s), including all joint venture or limited partners and percentage of interest.
- c. The developer's previous experience including, (1) brief description of similar projects (date, location, concept, land uses, square footage of commercial space, number of residential units, construction cost, leasing and/or sales strategy, (2) photographs of projects, (3) description and role of development entity, (4) current status of project, and (5) contacts enabling the PPS to verify information.
- d. The Developer's previous experience in attracting equity investors.
- e. Evidence that the Developer, including joint venture partners, has the financial capability to carry out the proposed commitments. The Developer's two most recently audited financial statements shall be submitted CONFIDENTIALLY UNDER SEPARATE COVER, two copies only required. If the assets of the Developer as

shown by the financial statements are not to be maintained at risk, either through agreement or the use of a single purpose business enterprise, then the proposed limiting agreement and capitalization of the single purpose entity should be stated.

- f. Evidence that the Developer is current on all City, County and School taxes on their ownership portfolio.
- g. Organization and management approach, and role of each development partner and major consultant, in the implementation of the development.
- h. References for the Developer from financial institutions and community/city governments.

2. REDEVELOPMENT CONCEPT

- a. A written description of the proposed construction of the property. It is required that the submission include conceptual land use plans, elevation drawings from adjoining streets, and identification of exterior material and finishes.
- b. The developer(s) shall include as part of the proposal letters of intent to lease from prospective tenants, letter(s) of intent from financial backers or lenders; and an evaluation of the market appeal of the proposed Property development concept.

3. FINANCIAL ANALYSIS

The developer(s) shall prepare and submit a financial analysis of the development including the developer's firm bid for the acquisition price of the property, anticipated sources and uses, proposed financing, equity contribution, construction cost estimate, square footage of development, square footage by type of space to be built (retail, office, residential), preliminary pro forma, lease and operating expense estimates for the space, leasing timetable and lease, and operating expense estimates.

Note: Infrastructure Costs

Please include a plan for financing expected infrastructure costs associated with the renovation and occupancy of the project site. Infrastructure costs include: water, sanitary, sewer service, storm sewer services, and all other needed utilities.

4. DEVELOPMENT SCHEDULE

The developer(s) should be prepared to complete the development of the property such that a Certificate of Occupancy has been issued 24 months from the selection of the proposal. The developer shall submit a development schedule for the proposed development indicating dates for major milestones, such as start of project design, construction bids, and start of construction. In addition, the following deadlines should be incorporated into the Development Schedule:

- Schematic design drawings to be completed within 120 days of the signing of the Purchase and Sale Agreement

- Design development drawings to be completed within 120 days of the approval of the schematic design
- Final design drawings to be completed within 90 days of the approval of the design development drawings.
- Closing shall be within 90 days of final approval of design documents, subject to compliance with all closing conditions.

5. **MARKETING APPROACH**

The developer(s) shall include a description of its marketing approach for leasing of the space in the development.

6. **EARNEST MONEY**

Upon selection, the developer shall submit a non-refundable check (certified or cashier's) made payable to the Board of Education of the Pittsburgh Public School District in the amount of 10% of the bid as earnest money for the Purchase and Sale Agreement and Development Agreement. The developer(s) will be required to submit the earnest money within 10 days of being notified that it has been selected or forfeit its position and the Board of Education will begin negotiations with an alternative developer. The 10% earnest money shall be non-refundable in the event the developer, after performing its due diligence, elects to terminate the transaction. If the transaction is not terminated, the 10% earnest money will then be applied toward the purchase price. Should the chosen development team be unable to perform for any reason, the developer shall forfeit both the earnest money.

7. **EXCEPTIONS**

In the event that the developer desires to take exception to any term or condition set forth in the Agreements, as well as any request for modification to the Design Guidelines; **said exceptions must be clearly identified in Developer's response to this RFP.** Exceptions or deviations to any of the terms and conditions must not be added to the proposal pages but must be included separately as part of the Developer(s)' Statement of Preferred Scope of Development and Firm Bid.

III. **SELECTION PROCESS AND CRITERIA**

SELECTION PROCESS

The selection process for this development will be completed by a screening committee composed of the PPS, the URA and the MW CDC. Once the screening committee has completed its evaluation of the submittals, those developers who are short-listed may be asked to make oral presentations to the screening Committee. Developers will be given interview time(s) to present their proposal according to the screening committee's schedule. Proposals, however, may be accepted without oral presentations.

The screening committee will review all information submitted and to make such investigation, as it deems necessary, to determine the ability of a prospective Developer to perform the obligations in the response. The screening committee reserves the right to reject any response where the available evidence or information does not satisfy that the prospective Developer is qualified to carry out properly the obligations of the response, is a person or firm of good reputation or character for strict, complete and faithful performance of business obligations, or if the prospective

Developer refuses to cooperate with and assist the screening committee in the making of such investigation.

The URA will make a final recommendation to the Board of Education. **Final selection of the developer(s) shall be made by the Board of Education of the Pittsburgh Public School District.**

SELECTION CRITERIA

For the parcel, the Board of Education of the Pittsburgh Public School District intends to make a subjective decision based upon information in the response to the RFP submitted by the developer, interviews, investigation of projects completed by the developer, and performance in previous undertakings.

The selected developer(s) will be chosen on the basis of quality of the proposed project and factors which include:

- **Overall Project Feasibility (Financeable and Sustainable)**
- **Neighborhood Context**
- **Market Context**
- **Strong preference will be given to proposals that result in taxable uses**

Additional elements that will be considered include: substantially meeting the stated goals and objectives for the project, the purchase price, benefits to the community, developer's qualifications and experience, level and type of assistance requested, if any, developer's financial commitment and capabilities to undertake complete and manage the project, as well as reasonableness of project pro-forma financial projections, including cost estimates, unit pricing, market analysis and operating expenses. Other factors include job creation, consideration of green space, the incorporation of public art, the monetary value of the improvements, quality of proposed design and its compatibility with the historic character of the neighborhood, the level of green design practices incorporated, minority and women business enterprise participation.

The screening committee will judge as to which proposals best meet the selection criteria. The screening committee reserves, at its sole discretion, the right to reject any or all proposals received, to waive any submission requirements contained within this RFP or to waive any irregularities in any submitted proposal.

ADDENDA TO RFP

Addenda to the Request for Proposals, if issued, will be on file in the office of the URA. In addition, all Addenda will be mailed to each person who received copies of the RFP provided they enter their name and address on the list maintained by the URA for such purpose. It is the responsibility of all parties submitting responses to the RFP to make inquiry as to the Addenda issued and to ascertain prior to submitting a response that all Addenda have been received. 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.

IV. MISCELLANEOUS

All proposals, including attachments, supplementary materials, addenda, etc. shall become the property of the PPS and will not be returned.

The Developer, by submitting a response to the RFP, waives all rights to protest or seek any legal remedies whatsoever regarding any aspect of the RFP, the Board of Education's selection of a Developer with whom it enters into negotiations, the screening committee's rejection of any or all responses and any subsequent Disposition Agreement that might be entered into as a result of the Request for Proposals.

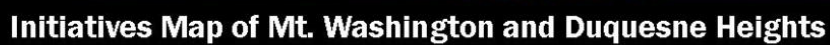
The Developer, its employees, contractors, and primary subcontractors will not discriminate against or segregate any person or group of persons on any unlawful basis in the construction, sale, transfer, use, occupancy, tenure or enjoyment of the property or any improvements erected or to be erected thereon, or any part thereof.

NON-LIABILITY AND RELATED MATTERS

1. Inspection of Parcel. Developers shall be given an opportunity to inspect the parcel and the title to the parcel, among other things. If the developer is selected and elects to proceed after exercising its due diligence, it shall acquire or take possession of the parcel in "AS-IS" CONDITION.
2. Building Permits, Zoning Variances, and Financial Viability. The PPS through the sale of the Property in no way guarantees or warrants demolition permits, building permits, zoning variances, or financial viability.
3. Discretion, Non-Liability, Waivers and Hold Harmless. Developer acknowledges by submitting information and proposals to the screening committee that PPS and the URA do not undertake and shall have no liability with respect to the development program, the RFP, and responses thereto, nor with respect to any matters related to any submission by a developer. By submitting a proposal in response to the RFP, the developer releases PPS and the URA from all liability with respect to the development program, the RFP and all matters related thereto, covenants not to sue PPS and the URA regarding such matter and agrees to hold PPS and the URA harmless from any claims made by the Developer or anyone claiming by through or under the Developer in connection therewith.

V. EXHIBITS

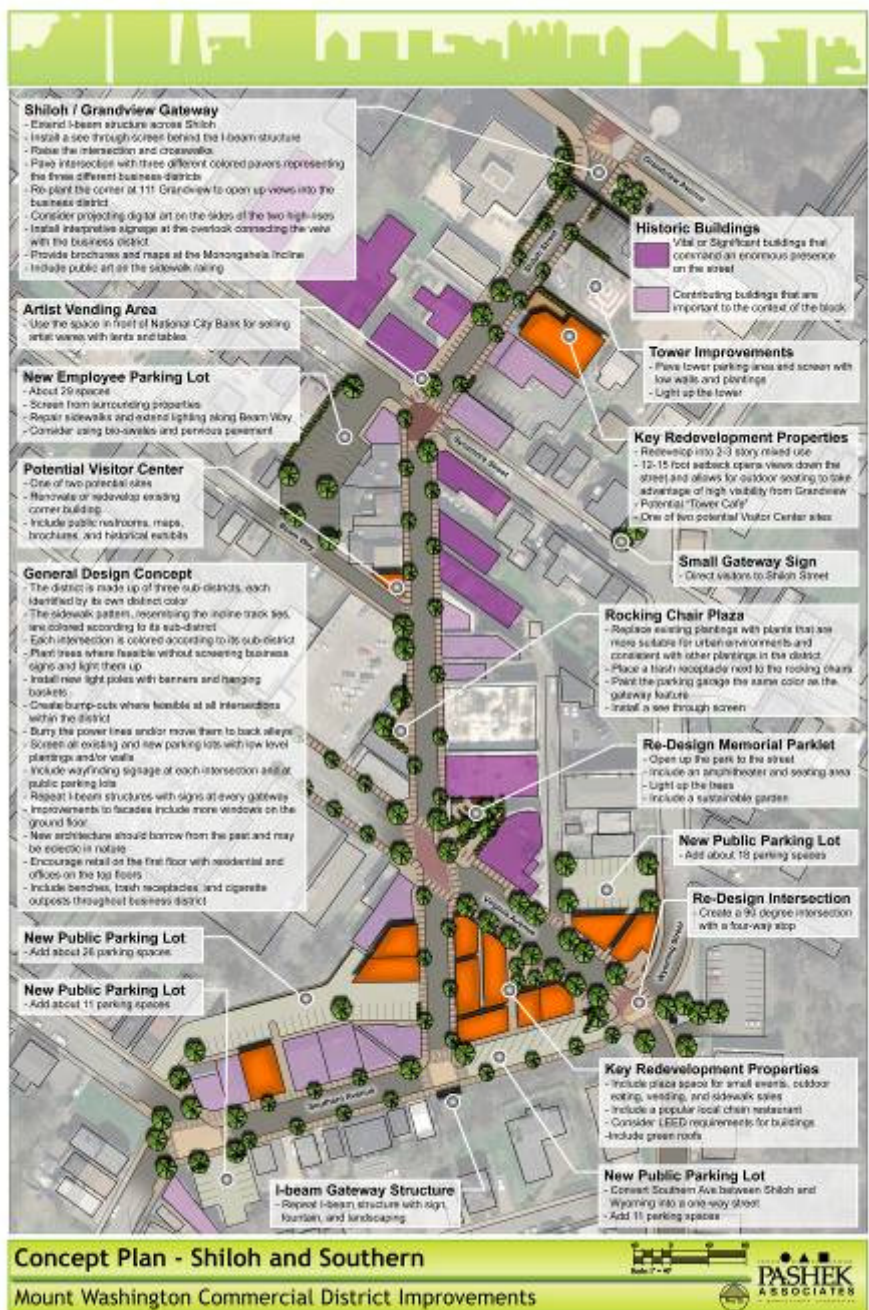
- A. Local Development Highlights
- B. Community Concept Plan
- C. Mt. Washington Summary
- D. Prospect Flyer
- E. Letter from community regarding reuse
- F. Building Plans



■ Main Street Area
 ■ S Hills High School Redevelopment
 ★ Private Development Projects
■ Proposed Elm Street Area
■ Prospect School Site
■ Grand View Scenic Byway Park
■ Proposed Transit Revitalization Investment District

MOUNT WASHINGTON
mwcde

MOUNT WASHINGTON
mwcd
COMMUNITY DEVELOPMENT CORPORATION





MOUNT WASHINGTON IN SHORT...

Three vertical miles from the downtown Pittsburgh business district and 20 minutes from Pittsburgh International Airport.

"One of the top 10 reasons to visit Pittsburgh."

says the Greater Pittsburgh Convention and Visitors Bureau

USA Weekend calls it one of the "10 most beautiful" views in the country.

TOURISM

Mount Washington, located just south of Pittsburgh, Pennsylvania, is known for its views. It is unique among Pittsburgh neighborhoods due to the over one million tourists a year that ride the historic Duquesne and Monongahela Inclines almost 600 feet up to overlook the city and three rivers. Visitors come from as close as Philadelphia and as far away as the United Kingdom making Mount Washington's customer market almost ten times that of its population.

**Please see Market Area Demographic Profiles in the enclosed Mount Washington Business District Analysis Summary for more information.*

POPULATION

Total Population: 12,574 with an aggregate income of \$268,966,000.

Mt. Washington is home to one of the largest populations of those earning an income greater than \$200,000 in the region.

Largest Population by Age: 25 - 44 with an average income exceeding \$42,000

Largest Population by Household:
Family Households 47.9%
Single 39.1%

*Based on 2000 Census Data

Nearly 2 Million dollars

have been re-invested in the business district since 2005.

During that time Mount Washington also welcomed over 5 new businesses.

FEATURES

- Green space and outdoor recreation such as hiking and biking in the 280-acre Grandview Scenic Byway Park encircling Mount Washington.
- Two inclined railways systems constructed in the 1870s still operating today, serve as transportation for visitors and commuters from Southside and Downtown to Mount Washington.
- Home to Pittsburgh's famed "Restaurant Row" on Grandview Avenue, as well an eclectic mix of fine cuisine and more casual dining choices on Shiloh Street and Boggs and Bailey Avenues.

Prospect School - Pittsburgh Pennsylvania

Located just a few blocks from Grandview Avenue and the Monongahela Incline, one of Pittsburgh's most famous tourist attractions, Prospect school is not only scenic but convenient to public transportation and Pittsburgh's central business district.

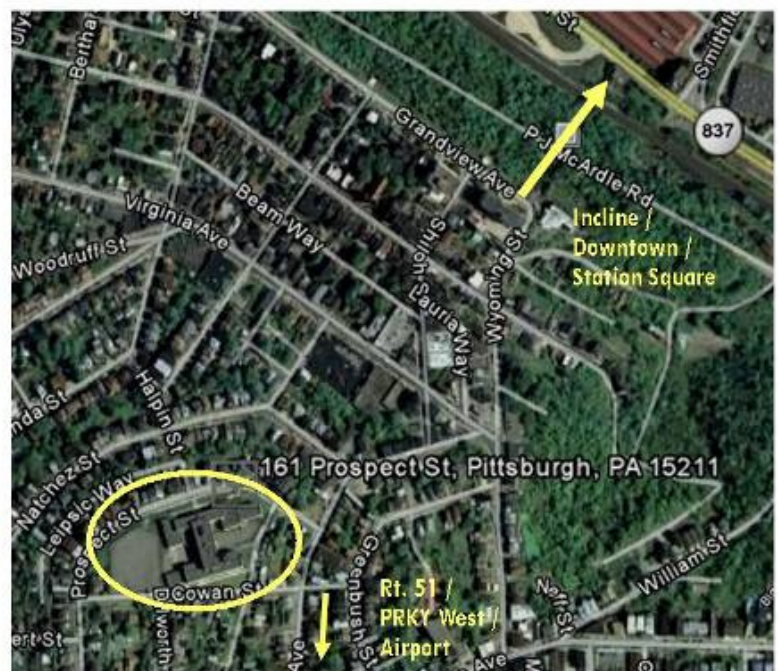
Mt. Washington also offers a diverse business district with everything from exquisite dining to everyday essentials and is becoming more vibrant everyday. The property is convenient to Route 51 and the Parkway West only minutes from the airport.

Building Information

Year Built: 1932
Year Closed: 2006
Building Sq./ft: 129,161
Site Acreage: 3.72
Historic Status: Standards Thematic

Amenity Information

Gymnasiums: 5,368 Sq./ft.
Locker Rooms
Auditorium 1: 3,135 Sq./ft. - 408 Seats
Multi purpose room with stage
Pool: 4 Lanes



For more information contact Greg Panza at the Mount Washington Community Development Corporation - 301 Shiloh Street, Pittsburgh PA 15211 - 412-481-3220 - gpanza@mwcdc.org

Prospect School - Pittsburgh Pennsylvania

PROPERTY FOR SALE - Now accepting proposals until October 14, 2008



Prospect Elementary and Junior High School, located at Prospect and Cowan Streets in Pittsburgh's Mt. Washington Neighborhood, is so named because its location affords extensive views of the City of Pittsburgh's Skyline.

The school was built in 1932 and designed by architect's James T. Steen & Sons. The building serves as a wonderful example of the Art Deco style with a number of limestone relief panels, stainless steel grilles, and leaded glass windows. The facility includes two gymnasiums, swimming pool, locker rooms, and two auditoriums, as well as a number of large sized classrooms.

The upper stories of the northern facade have unique City views. However, the rooftop overflows with opportunity, providing a poetic panorama of Mt. Washington's rolling hillsides in the foreground of Pittsburgh's signature skyline.





March 11, 2009

Greetings,

Thank you for your interest in Prospect Elementary School. The school building is set upon one of the highest elevations in the city which affords a unique view of Pittsburgh's signature skyline. Mt. Washington has always been known for this spectacular view and welcomes over 1 million visitors each year who come to see it.

The Mount Washington Community Development Corporation is working on a number of initiatives to complement this asset and enhance our visitor's experience. The Grandview Scenic Byway Park initiative is improving view corridors, developing a system of trails through its 235+ acres of green space, while connecting and improving smaller existing neighborhood parks. The Main Street program is focusing on streetscape improvements and business district development activities to diversify the business mix, promote the neighborhood as a destination and encourage private investment. To date, the program has attracted over \$2 million in re-investment since its beginning just a few years ago, and a \$10 million mixed use retail / residential development is in the planning stages with an initial phase to begin this summer.

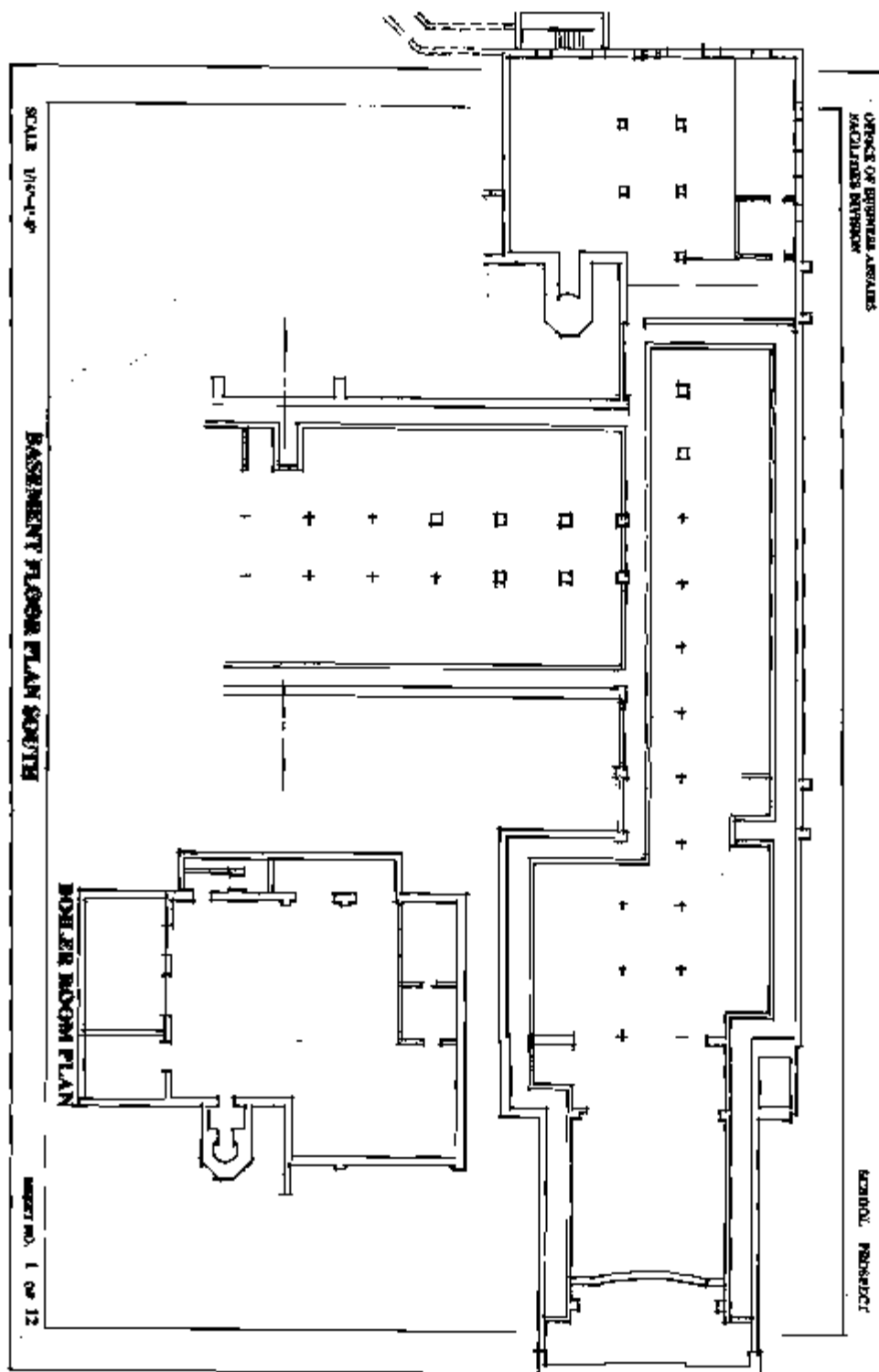
The time is right for the transformation of Prospect Elementary School into a meaningful development. Since the school closed, community members have been proactive in brainstorming discussions and focus groups to determine appropriate uses for the building. Due to the good condition of the facility's gymnasiums, swimming pool, and auditoriums, the community resounding agreed that some public access to these areas would be an ideal fit, as there are limited venues for these activities in the neighborhood. Due to the large amount of parking, and breathtaking 360 degree views of Pittsburgh's skyline, and the rolling hills of Pittsburgh's southern neighborhoods, many felt that the upper levels would be ideal for market rate residential or office space.

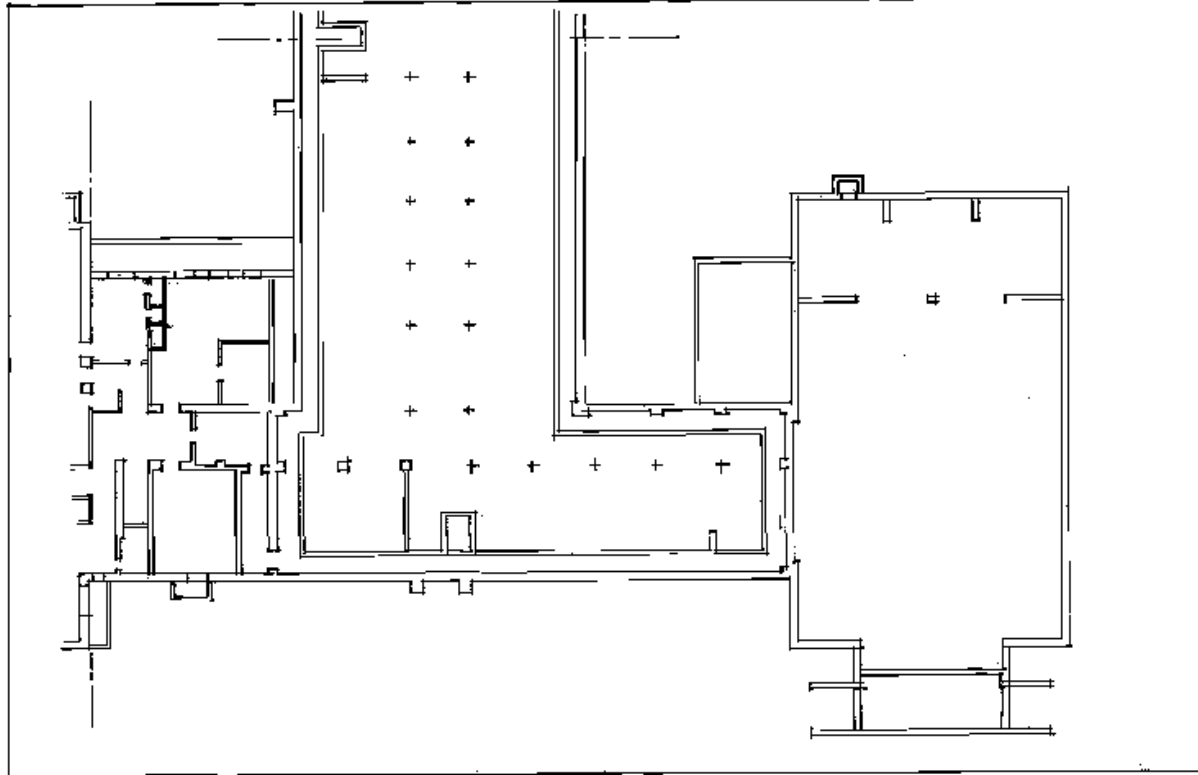
The Mount Washington Community Development Corporation is committed to working with the selected developer, to navigate through necessary public processes, as well encourage foundations and elected officials to ensure the feasibility and success of the school's development. In fact, after a number of years working with a developer on the former South Hills High School, construction of an over \$25 million retirement residence is set to begin in the next few months.

Following the URA's lead, if you have any questions about our community or would like assistance while preparing your proposal, we would be happy to work with you and look forward to working together with you on this tremendous opportunity. I can be contacted by calling 412-481-3220 x203.

Regards,

Greg Panza
Program Manager

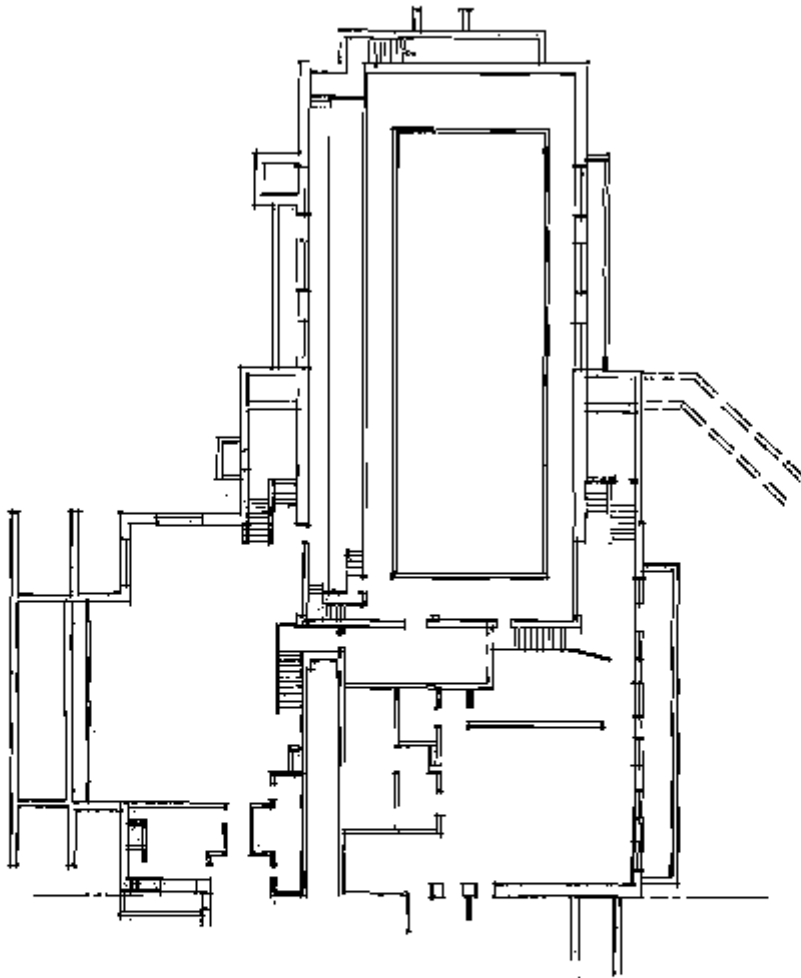




SCALE 1/16"=1'-0"

BASEMENT FLOOR PLAN NORTH

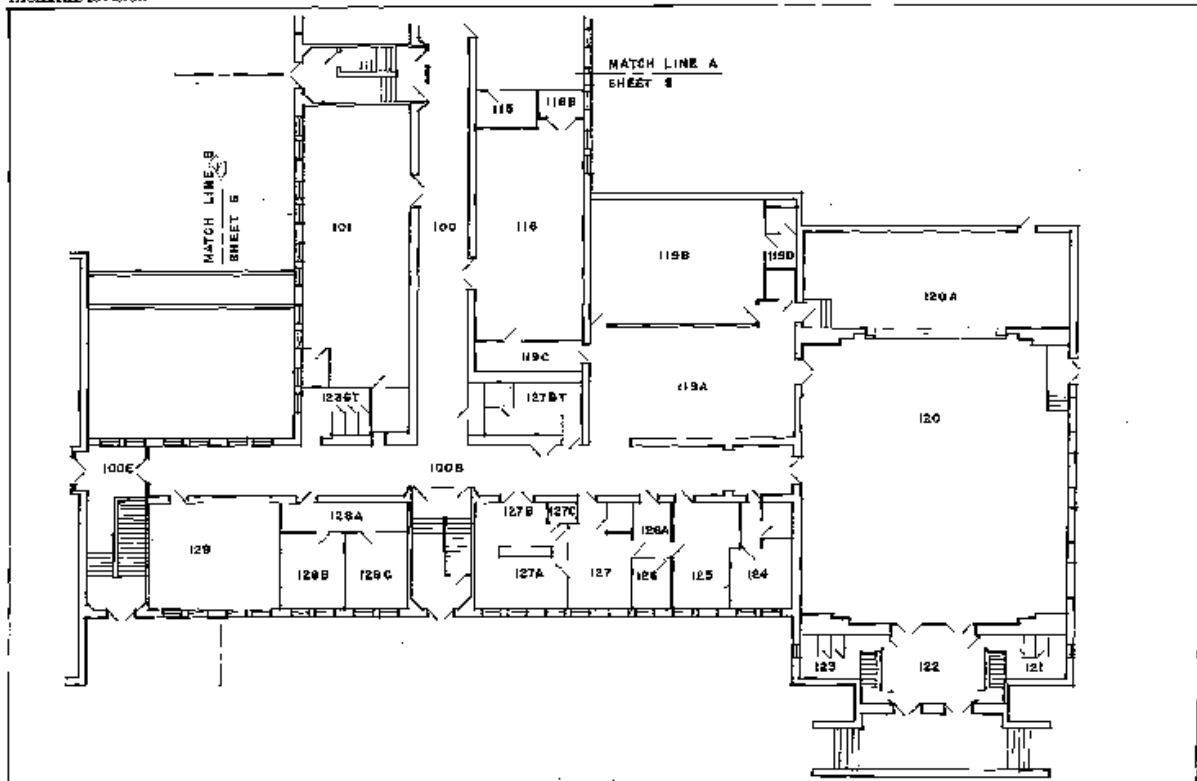
SHEET NO. 2 OF 12



SCALE 1/8"=1'-0"

BASMENT FLOOR PLAN EAST

SHEET NO. 3 OF 12



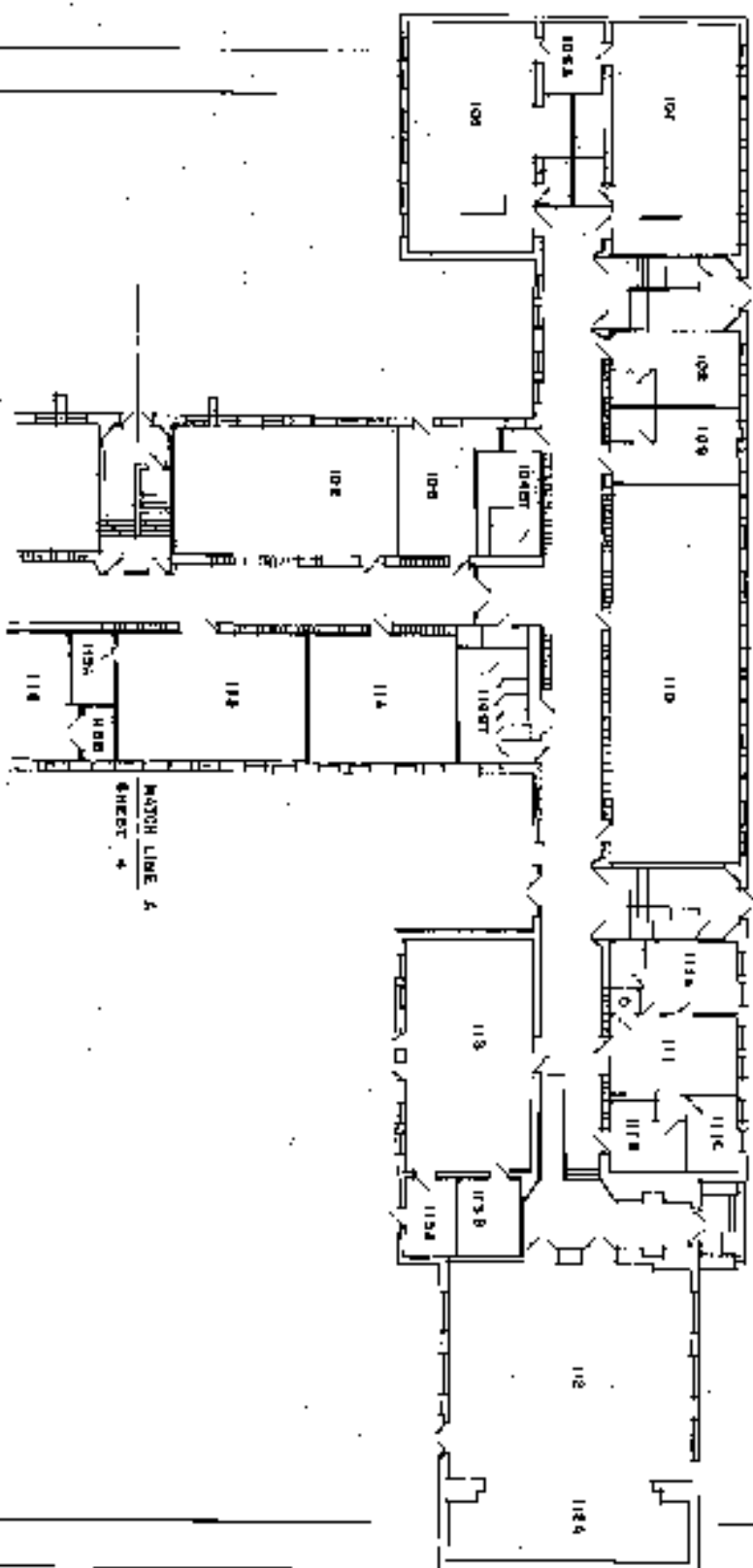
SCALE 1/4"=1'-0"

FIRST FLOOR PLAN NORTH

SHEET NO. 4 OF 12

OFFICE CIRCULARS APARTS
PARTITIONED BY WAIN

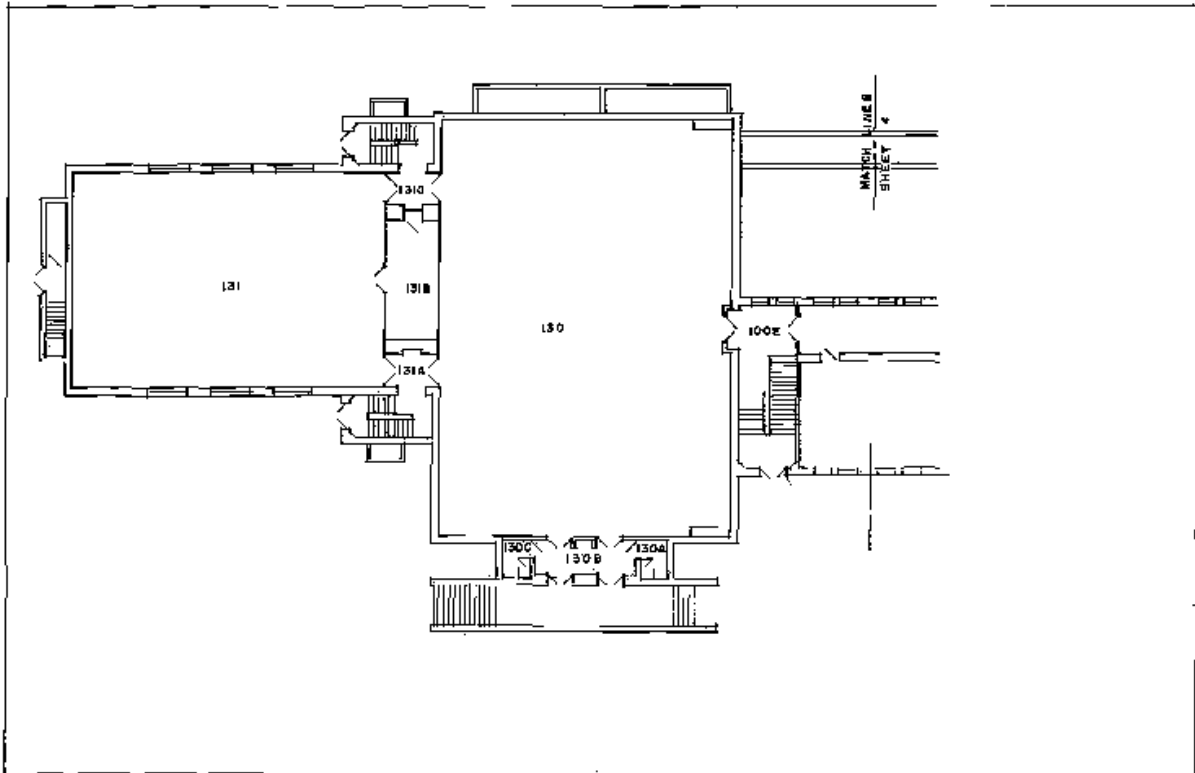
WILSON PROSPECT



Scale 1/8" = 1'-0"

FIRST FLOOR PLAN SOUTH

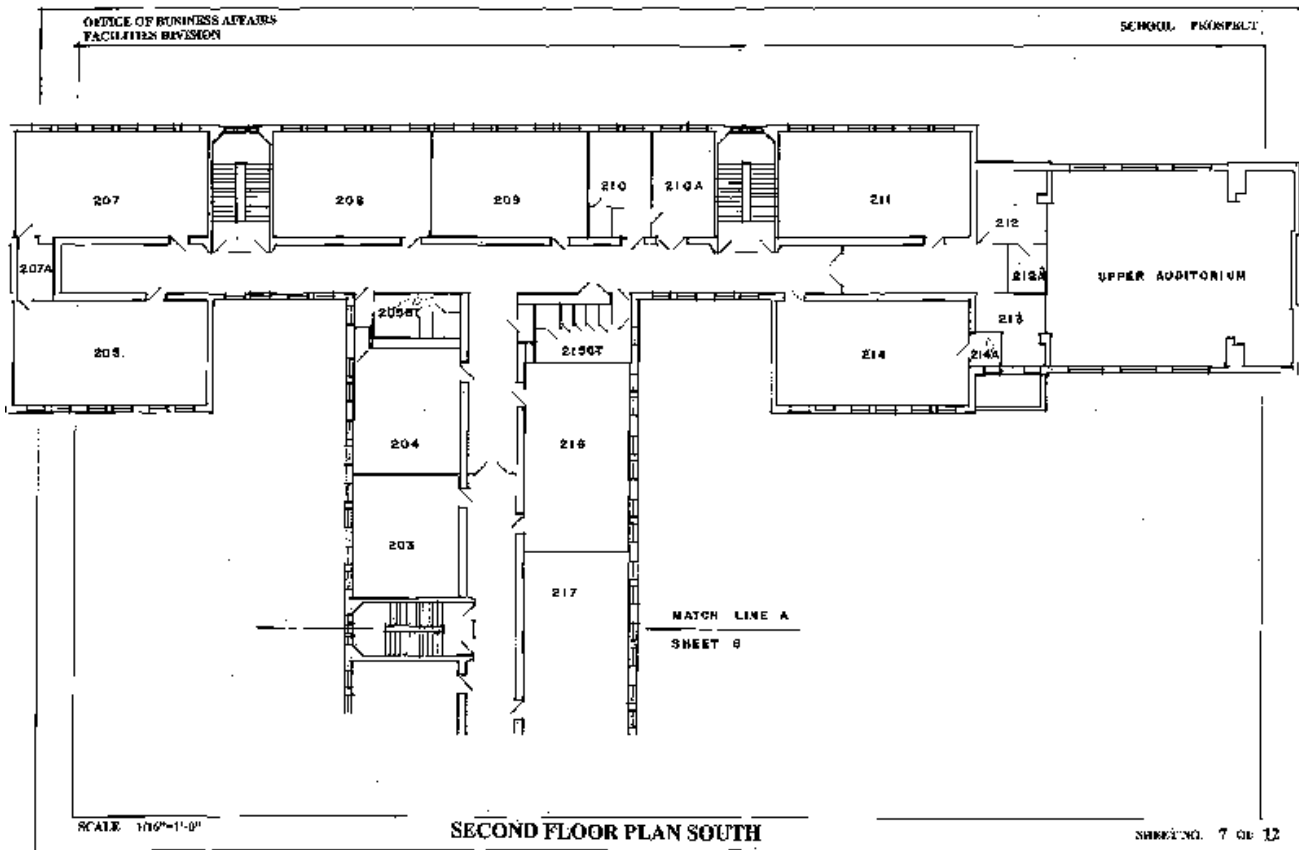
STREET NO. 5 ON 12

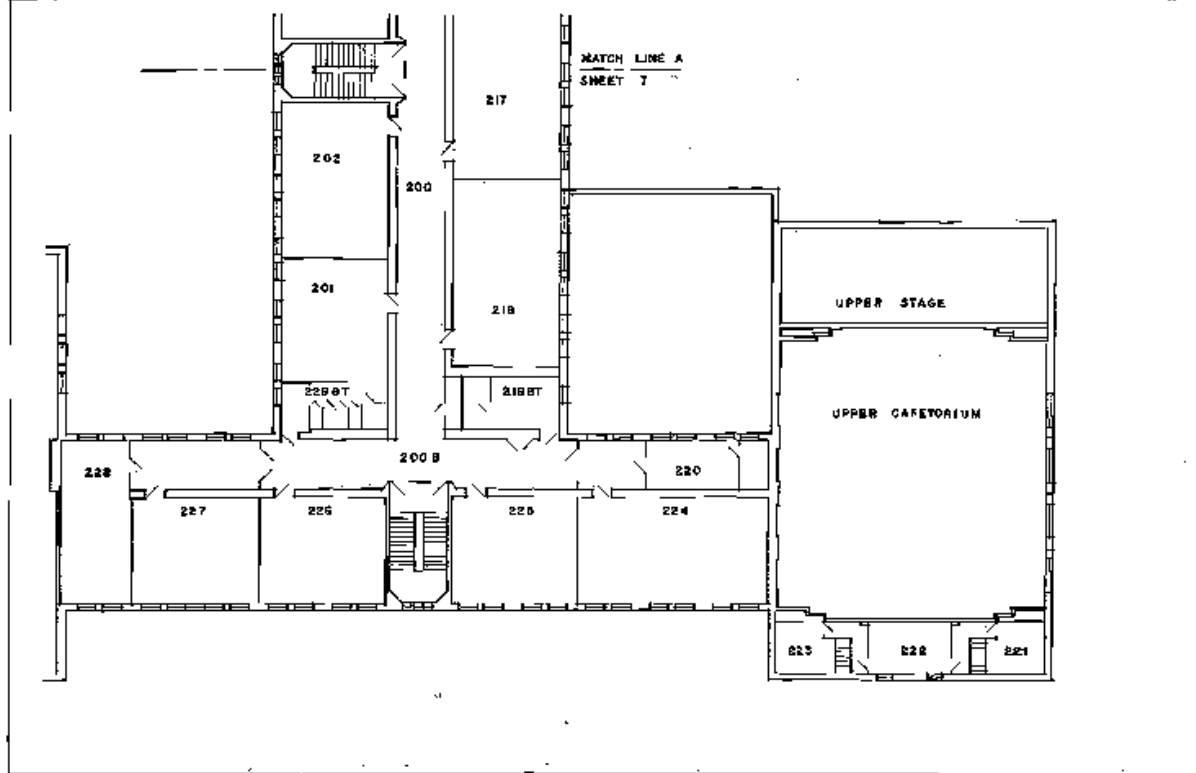


SCALE 1/16" = 1'-4"

FIRST FLOOR PLAN EAST

SHEET NO. 6 OF 12

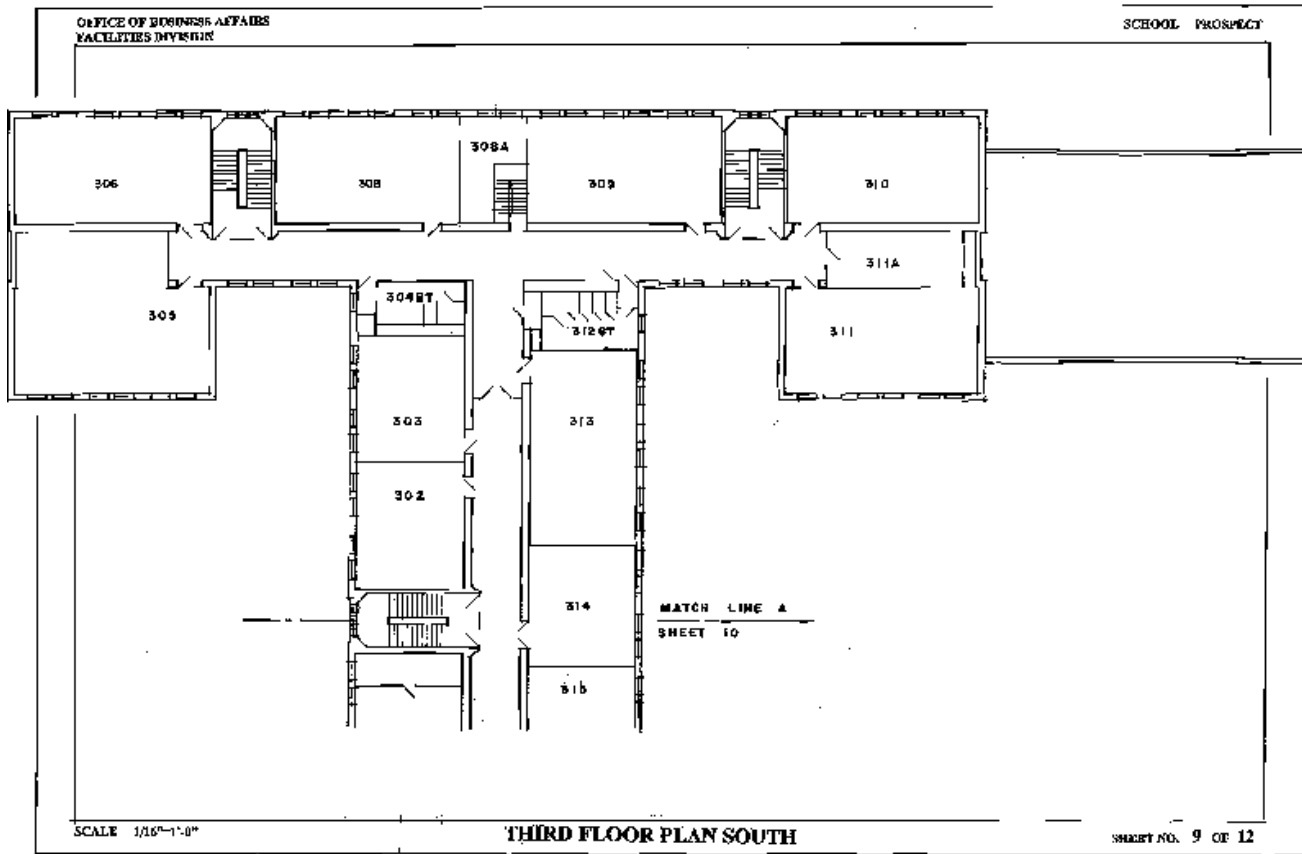


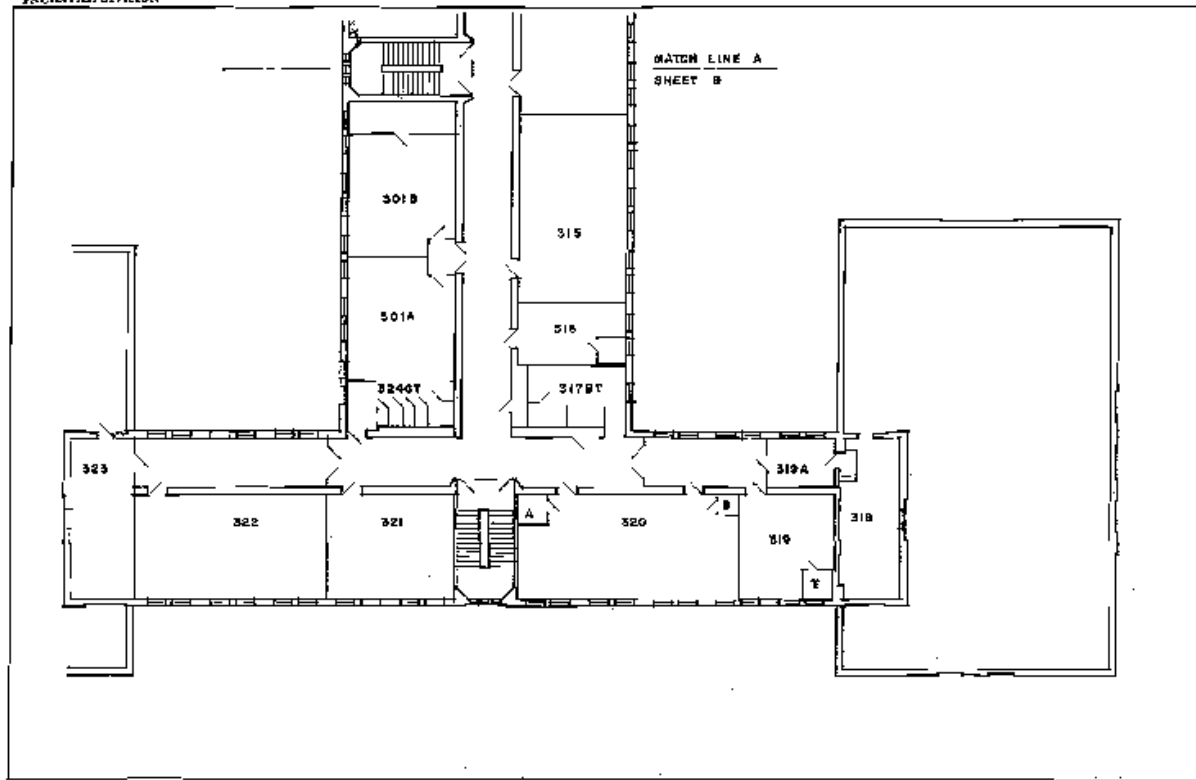


SCALE 1/16"=1'-0"

SECOND FLOOR PLAN NORTH

SHEET NO. 8 OF 12

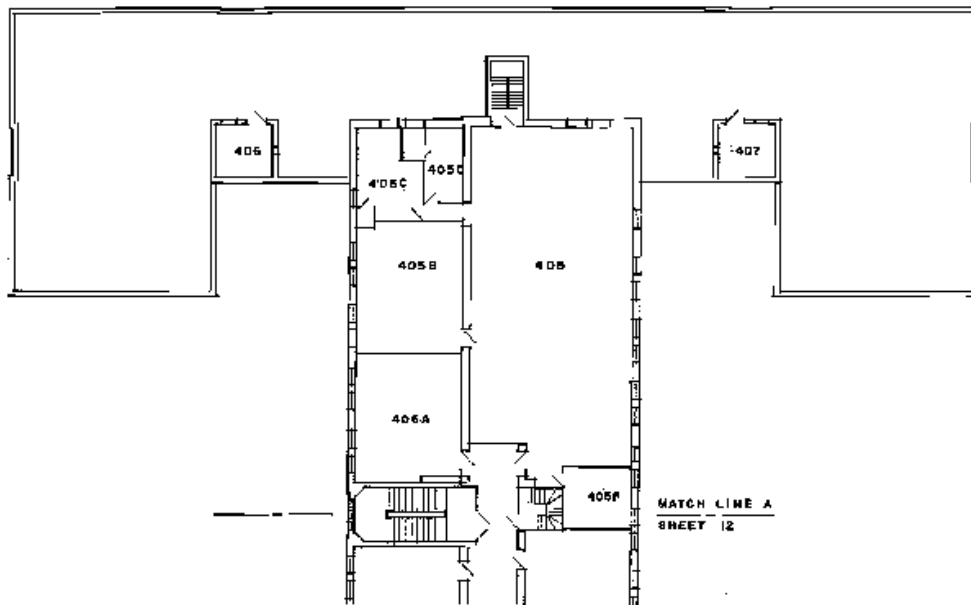




SCALE 1/8" = 1'-0"

THIRD FLOOR PLAN NORTH

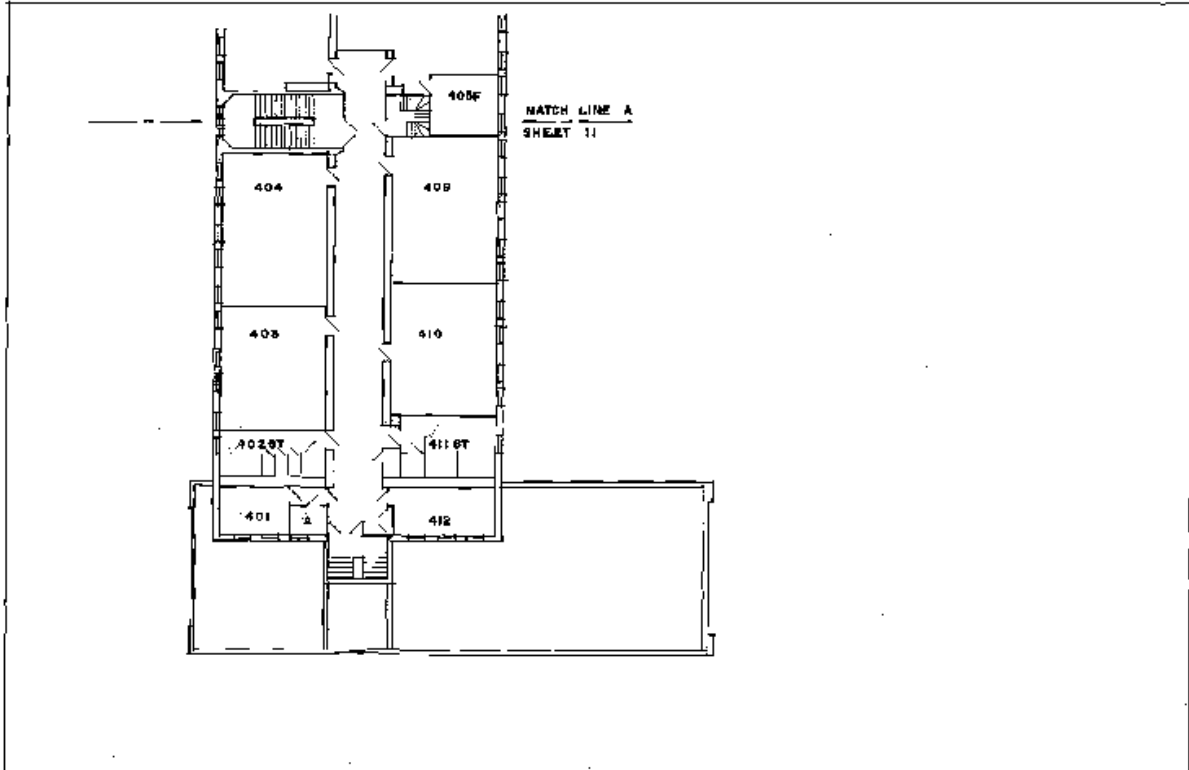
SHEET NO. 10 OF 12



SCALE 1/16"=1'-0"

FOURTH FLOOR PLAN SOUTH

SHEET NO. 11 OF 12



SCALE 1/8"=1'-0"

FOURTH FLOOR PLAN NORTH

SHEET NO. 12 OF 12