

Pittsburgh Parks Conservancy
2000 Technology Drive, Suite 300
Pittsburgh, Pennsylvania 15209
April 3, 2009

Dear Consultant:

Pittsburgh Parks Conservancy is excited to release this Request for Proposals for a "Greenprint" plan addressing the natural assets of Pittsburgh's Hill District and identifying opportunities for enhanced quality of life. The Greenprint will be the foundation of a livable neighborhood that is characterized by beautiful and connected public spaces, green economic development and environmentally-sensitive land use.

The Greenprint plan is an initiative of Find the Rivers! (*FTR!*), a partnership of Hill House, Pittsburgh Parks Conservancy and Community Partners Institute. This RFP covers only the first phase of the Greenprint project. Currently, *FTR!* is anticipating additional phases as funding is available, including demonstration projects, implementation strategies, preliminary cost estimates and design standards. New RFPs will be issued for subsequent phases.

Proposals for this RFP must be received by no later than **4:00 PM, Friday, May 1, 2009**. Please note the project timeline for completion of Phase 1 (due to funding requirements) of approximately three months after the consultant contract is signed.

Please also note that the release of the Hill District Master Plan RFP by the Pittsburgh Department of City Planning is concurrent with this release of the *FTR!* Greenprint RFP. While the Greenprint will become a component of the Hill District Master Plan, our planning processes are separately funded and managed. Please contact Justin Miller directly at justin.miller@city.pittsburgh.pa.us or 412-255-2517 for information on the Hill District Master Plan RFP.

Sincerely,

A handwritten signature in dark ink, appearing to read "Susan Rademacher", with a stylized, flowing script.

Susan M. Rademacher
Project Manager
Parks Curator

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GOALS OF THE *FIND THE RIVERS!* GREENPRINT

Our goal is to develop a plan for the natural assets of Pittsburgh's Hill District (the Hill) that will become an integral part of the anticipated Hill District Master Plan. The Greenprint plan will outline opportunities for development and enhanced quality of life that will take place in such a way as to preserve, remediate and sustain the health and beauty of the natural and built landscape. Over two phases, the Greenprint will:

- Craft a tool with specific guidelines for establishing the Hill District as a healthy place with better than average quality of life characterized by urban development that works in concert with natural assets and offers people substantial daily access to nature, green spaces, walking/biking routes and parks;
- Re-frame the identity of the Hill as a paragon of urban beauty: a prospective leader in preservation, restoration and value-added uses of its natural landscape;
- Identify opportunities for leadership and innovation in a growing green local economy that is connected to emerging markets and can catalyze practical local solutions to issues of local and national scope, such as energy security and food security.

SCOPE OF SERVICES: *FIND THE RIVERS!* GREENPRINT PHASE 1

Basic Listing of Categories / Tasks:

1. Review and Assess Existing Plans and Conditions
2. Participate in Community Engagement
3. Inventory Existing Conditions of the Landscape
4. Evaluate Existing Relationships between the Natural and Human Environment
5. Identify Opportunities for Connection, Preservation and Restoration

Task 1: Review and Assess Existing Plans and Conditions

The consultant will review existing research, plans and documents related to the Hill and green spaces in the city of Pittsburgh including:

- ***Arcena Connections Planning Concepts***, April 2009, Find the Rivers! and Klavon Design Associates, Inc.
<http://www.pittsburghparks.org/userdocs/arcena.pdf>
- ***Herron Corridor Coalition Planning Concepts***, December 2008, *Find the Rivers!* and Klavon Design Associates, Inc.
<http://www.pittsburghparks.org/userdocs/herron.pdf>
- ***Kirkpatrick Park Planning Concepts***, *Find the Rivers!* and Klavon Design Associates, Inc.
<http://www.pittsburghparks.org/userdocs/kirkpatrick.pdf>
- ***River Opportunity Report***, April 2005, and related publications. *Find the Rivers!* www.findtherivers.net
- ***Development and the Hill District***, November 2008, 3 Rivers Connect, www.3rc.org
- ***The Hillside Study***, November 2004, Perkins Eastman and Carnegie Mellon University Studio for Creative Inquiry
http://www.alleghenylandtrust.org/special_projects/hillsides/index.html
- ***Hillscapes***, Coalition for a Healthy Urban Habitat, Hill House Association
- ***Uptown Community Vision Planning Documents***, Ongoing, Rothschild Doyno Collaborative and Metropulos Development
<http://groups.google.com/group/uptown-community-vision?hl=en>
- ***City of Pittsburgh Athletic Fields Analysis***, 2002, Pashek Associates, Ltd.
http://www.city.pittsburgh.pa.us/cp/html/fields_analysis_study.html

Task 2: Participate in Community Engagement

FTR! is a multi-year initiative that has involved many stakeholders. Our design vision emerged from extensive involvement of residents and organizations and calls for re-making visual and physical connections to Pittsburgh's rivers and adjacent neighborhoods and green corridors. Subsequently, conceptual design plans were produced for strategic areas of the Hill – Kirkpatrick Street and Herron Avenue

corridors and the Bedford/Arcena area. Community organizations in the Hill participated extensively and now embrace the importance of preserving and enhancing the Hill's natural beauty as part of future development strategy.

FTR! will facilitate the public participation and input for the Greenprint. However, the consultant will play an important role in these events and work to incorporate the feedback and input from the neighborhood.

FTR! seeks to have a creative public planning process that engages residents in different ways of thinking about and re-envisioning the Hill. This process will be used both to nurture innovation and encourage community members to apply their experience and love of place. Our view is that future development of the natural landscape can be healthy, artful, innovative and practical.

Task 3: Inventory Existing Conditions of the Landscape

Complete an inventory of the natural assets and conditions of the Hill District that can inform future development strategy. While the Hill District is similar to many underserved urban neighborhoods, with a significant number of vacant lots and potential brownfields, it also faces unique challenges such as acid mine drainage. Piecemeal work has been completed by various groups to evaluate the current environmental and landscape conditions of the Hill District. A compilation of this information is still needed, along with the collection of missing data, for successful planning.

This work should investigate areas such as:

- Archaeology
- Geography
- Geology
- Hydrology
- Mining and Utilities
- Soils
- Topography
- Vegetation
- Wildlife Ecology

Task 4: Evaluate Existing Relationships between the Natural and Human Environment

Assess and inventory current land use practices to provide an understanding of the existing relationship between the human and natural environment. Outline the impact of residents' current use and impact on the landscape and how it can inform future development strategy. Due to the objectives of the Greenprint, this analysis should focus on the connections between the hillsides, green spaces and important

places in the lives of residents, including homes, schools, churches and businesses. Within these connections, proposals are encouraged to identify creative and innovative uses.

This work should investigate areas such as:

- Green Spaces and Recreation Areas: Such as parklets; rights of way; and play sites.
- Agriculture: Such as urban gardening and farming.
- Existing Structures and Locations: Such as buildings for residential, commercial and institutional uses.
- Transportation Systems: Such as roads; streets; public transit; automobiles; walking; and biking.
- Urban Infrastructure: Such as water and sewer utilities; and impermeable surfaces.
- History: Such as the growing importance of preserving oral histories and physical links to the past.
- Arts: Such as the strong jazz, visual arts and literary cultures.
- Culture: Such as arts markets; church life; and social programs.
- Evolution of the Hill District Land Use Patterns: Such as past urban renewal efforts; current community-based redevelopment; and proposals for the Mellon Arena site.

Task 5: Identify Opportunities for Connection, Preservation and Restoration

Synthesize the analyses of the natural and human environments to develop a set of imaginative opportunities for preservation, restoration and enhancement that benefit environmental and human health over the short- and medium-term. The ideas and possibilities identified should be creative and adaptable, able to succeed in a time of constrained resources.

The analysis should identify locations and opportunities that, if strengthened or developed, would improve the quality of life for the neighborhood, such as:

- Sites of special ecological, recreational, historical or commercial significance and/or the connections between them;
- Sites of special social significance and/or the connections between them;
- Parks, green spaces, and/or corridors;
- Renewed connections to adjacent neighborhoods;
- Farming, gardening and production landscapes;
- Energy and water related economic opportunities;
- Public art;
- Green infrastructure possibilities.

These areas should be prioritized based on strategic importance and feasibility. The report produced by the selected consultant shall include illustrations and maps highlighting the opportunities, including an illustrative plan of the Hill identifying all of these features.

This work will be the foundation for the next steps in the *FTR!* planning process, not included in this RFP.

PROPOSAL SUBMISSION GUIDELINES

The proposal must include the following information:

Cover Letter

The cover letter shall state the consultant's name and contact information, including a contact person. It should also identify that the attached document is a submission for the Greenprint RFP.

Approach to Scope of Services

The consultant will prepare a proposed scope of services, detailing the work tasks and deliverables and indicating how the project team will approach the work outlined in the Scope of Services. Work should be substantially complete by August 31st, 2009. The scope of services provided in this RFP serves as a guide, and may be improved upon by the consultant.

Qualifications

The consulting team should have demonstrated capabilities in many of the following disciplines:

- Parks and recreation planning;
- Urban design;
- Landscape architecture;
- Green and sustainable design;
- Community planning;
- Creative public outreach.

Responses to the RFP must include the full range of skills and experience necessary to perform the work that is outlined in the Scope of Services.

To best express their qualifications for the project, the consultant should provide:

- A narrative explaining the team's approach to the project;

- The composition of the team and anticipated roles of all personnel assigned to this project;
- The resumes all involved consultants and personnel assigned to this project and the specific duties of each;
- Examples of recent work that is similar in nature;
- At least three references with contact information regarding recent relevant work. Consultant(s) should specify his/her/their role(s) in each of these projects, the type of work he/she/they performed, project budget and implementation results that followed after the plan.

Current and Planned Project Obligations

Consultant(s) should provide a list of current major projects and the status and contract term of those projects.

Budget

A detailed cost estimate of each of the tasks defined in the scope of services must be provided. The overall cost of the project should not exceed \$50,000. Project cost estimates should include:

- Direct expenses;
- Hourly rates for principals, project managers, other professionals and sub-consultants;
- Hours anticipated for each task.

Submission Requirements

One printed copy and one digital copy on cd of the proposal must be submitted to:

Susan M. Rademacher
Parks Curator
Pittsburgh Parks Conservancy
2000 Technology Drive, Suite 300
Pittsburgh, PA 15209
planning@pittsburghparks.org

All submissions must be received by May 1st. Postmarks are not sufficient.

All questions must be submitted in writing via email to Susan Rademacher at planning@pittsburghparks.org before April 13th. A list of all questions and the response to each will be posted on our website on April 15th.

RFP RESPONSE SELECTION PROCESS

The core team of *Find the Rivers!*, along with several selected representatives from the Hill District and the City will review the proposals. From the submitted proposals, consultants will be selected for interviews. After the interview process is completed, the consultant for the project will be selected and notified.

The criteria for evaluating the submitted proposals will include:

- Creativity and innovation in techniques, analysis and project ideas;
- Appropriateness of project ideas for the community;
- Genuine appreciation of community engagement;
- Flexibility and adaptability to succeed in variety of economic climates;
- Land use plans and development sensitive to the natural environment;
- Qualifications of the consultant, including any sub-consultants, and staff of sub-consultant(s);
- Success in implementation of other similar planning projects;
- Ability to carry out and manage the project within an accelerated timeframe.

CONTRACT

Contract

The budget for the project is \$50,000. The contract will guarantee that the cost of the final product will not exceed that fee. A payment schedule will be included as an appendix to the contract, which will detail the deliverables required for payment.

Ownership of Information

All materials developed through this project will be the property of Pittsburgh Parks Conservancy and shared with the *Find the Rivers!* consortium partners.

ANTICIPATED TIMELINE

A final workplan and schedule will be developed with the chosen consultant.

APRIL 2009 April 3 — RFP released.

MAY 2009 FTR! public participation process begins.
May 1 — Proposal submissions due to FTR by 4 PM.
May 6 — Notification of consultants selected for interviews.
May 18 — Notification of chosen consultant.

JUNE 2009 Involvement of consultant in public participation process.

AUGUST 2009 Early presentation to and feedback from public information sessions.
August 31 — Greenprint plan document substantially completed.