

Request for Developers Proposals

FORMER MILLER SCHOOL

Located in the Hill District at 61 Reed Street

RFP RELEASE DATE: June 11, 2009

**RFP SUBMISSIONS DUE: September 18, 2009 @
NOON EST**





PARCEL DESCRIPTION: 61 Reed Street



Parcel Size: 54,872 square feet
Building Size: 54,478 square feet
Lot and Block No: 002 D 372
Existing Building: TO BE RENOVATED
Zoning: RM-M
Historical Status: Not designated

ZONING: The site is zoned RM-M (Residential Multi-Unit, Moderate Density). 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. Proposals for an adaptive reuse other than housing may need a zoning change.



FORMER MILLER 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 or before **September 18, 2009 at NOON**. Responses to the RFP that are not received in the URA offices prior to the time and date specified will be considered late. **LATE RESPONSES WILL NOT BE CONSIDERED FOR AWARD.**

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.

APPROXIMATE TIMELINE:

RFP Release: June 11, 2009

Site & Neighborhood Tour: June 25, 2009, 10am – 12pm at the Miller School

Hill District Planning Forum: September 11, 2009

***Please coordinate presentation directly with Bonnie Young Laing, laing@hdcg.org

Proposal Deadline: September 18, 2009

URA Prescreening: September 22, 2009

Selection Committee Reviews Proposals: September 23, 2009

Selection Committee Interviews Proposal Finalists: Week of September 28-October 2, 2009

Final Recommendation: October 2, 2009

PPS Considers Recommendation: October 5, 2009

Introduction

The Pittsburgh Public School District (“PPS”) in cooperation with the Urban Redevelopment Authority of Pittsburgh (“URA”) and the Hill District Consensus Group (“HDCG”) 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.**

An open information session and community/building tour will be on June 25, 2009 for prospective Developers from 10am until 12pm.

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

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 HDCG to ensure that the proposed project matches the community’s revitalization goals.]

Narrative

Pittsburgh’s Hill District consists of five neighborhoods: Bedford Dwellings, Terrace Village, Crawford Village, the Upper Hill, and the Lower Hill. The neighborhood is located between Downtown Pittsburgh and Oakland, the 2nd and 3rd largest employment centers in Pennsylvania with over 300,000 employees and 40,000 students. The Hill District’s 898 acres include a diversity of land uses including a commercial corridor, vacant land, steep hillsides, new residential development, and public housing.

The Hill District suffered from urban renewal efforts in the early 1960s when a large arena was constructed at its border, severing all connection between the Hill District and downtown. During the 1990s, the Hill District began a powerful economic transformation. There was a 15% reduction in the number of households in the area, caused largely by the demolition of the Allequippa Terrace public housing community. This dramatically reduced the neighborhood’s density of low income residents. This set the stage for a renaissance in housing options in the community. Beginning with Crawford Square in 1993, the Hill gained Pittsburgh’s first new urbanist housing development. A mixed income neighborhood on 17.5 acres of the lower Hill District, Crawford Square is composed of for sale single family homes, for sale townhomes, rental apartments. The great views of downtown, quick commuting options, and easy accessibility to cultural amenities has made it a

neighborhood of regional choice. Over 50% of units are subsidized, but there is no outward distinction between subsidized and market rate units, all exhibit the same high quality architectural design and maintenance standards. Between 1994 and 2004, 40% of all new housing units constructed in Pittsburgh were built in the Hill District. About one-third of those units were apartments in buildings with 5 or more units.

The location of the former Miller School provides the opportunity to build a development strategy off of existing market strength in Crawford Square. There has been recent public and private investment and construction in the Hill District, including senior housing, a new YMCA, two major mixed-income residential developments, and a new library. A new hockey arena is under construction on the neighborhood's southern border. A long-awaited grocery store is currently planned for a central commercial site. Located in close proximity to these exciting amenities, the former Miller School presents a great deal of potential for a renovation strategy. Sales prices for houses are increasing and those same houses are selling quickly which demonstrates the location's appeal.

The location of the former Miller provides the opportunity for a creative, high quality, renovation strategy. The proximity to Fifth Avenue is ideal for a variety of groups interested in higher end rental units; young professionals not interested in homeownership, medical professionals, and empty nesters. In addition, the site is close to several thriving academic institutions; just a few blocks from Duquesne University, Carlow University and the University of Pittsburgh. UPMC's hospitals are major regional employment centers and this location is positioned for easy commutes to the Oakland and Uptown hospital locations. As the successes of Oak Hill and Crawford Square demonstrate, the market for housing in this location is significant. Young professionals often complain that there is a lack of high quality rental options for young professionals in the Hill District and demand will likely increase as businesses associated with the new arena create a vibrant evening culture in the area. For a map of major developments in the project area please see exhibit C.

The Hill District is one of the city's oldest neighborhoods and possesses a rich history and culture. Over time, the neighborhood has undergone countless transformations, yet has remained a center of Pittsburgh's African American culture. With its excellent location and rich history, the Hill District is positioned to capitalize on a resurgence of interest in the advantages an urban lifestyle offers. The former Miller School site is located close to an area of market strength, near to the growing commercial district, and in an area dominated by high quality new construction housing.

Building Conditions

Built in 1905, the former Miller School offers great proximity to Downtown, Oakland, and easy highway access. Currently there is no official historic status for building, but its' appealing brick exterior and gorgeous hardwood floors, often lead visitors to ask if it is a historic landmark. The building is in good condition and does not require extensive environmental remediation efforts.

For more information on the building's past, please visit:
http://www.phlf.org/downloads/Edu_20050609_Miller_Poetry_Book.pdf

Hill District Market Analysis

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

Total Population: 56,861

Median Household Income: \$23,996

Average Household Income: \$41,781
 Percentage of owner occupied housing: 24.9%
 Percentage of renter occupied housing: 55.4%
 Median Home Value: \$87,979

2008 snapshot of the area within 10 minutes drivetime of the project site – from ESRI

Total Population: 386,088
 Median Household Income: \$39,097
 Average Household Income: \$55,206
 Percentage of owner occupied housing: 42.9%
 Percentage of renter occupied housing: 41.8%
 Median Home Value: \$99,363

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

Total Population: 941,864
 Median Household Income: \$49,478
 Average Household Income: \$66,732
 Percentage of owner occupied housing: 56.2%
 Percentage of renter occupied housing: 32.3%
 Median Home Value: \$126,722

Market Rental Rates: Hill District

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%. (Yieldstar)

1 Bedroom	
Average Rental Rate	\$ 879
Min Rate	\$ 475
Max Rate	\$ 1,085
2 Bedroom	
Average Rental Rate	\$ 1,120
Min Rate	\$ 515
Max Rate	\$ 1,636
3 Bedroom	
Average Rental Rate	\$ 1,213
Min Rate	\$ 545
Max Rate	\$ 1,615

Market for Sale Housing Unit Prices: Hill District

In Pittsburgh, home prices were actually up 1% in 2008 over 2007, while the rest of the nation suffered an 8.2% decline on average. (Please see M/PF YieldStar of Dallas for more information) In the Lower Hill District, they are very few single family home transactions recorded. This demonstrates the stability of buyers in the immediate area and the low inventory levels.

For condominium and loft units, Washington Plaza and the Roma Lofts represent the most informative transaction histories. Based on the number of units and the variety of unit sizes in Washington Plaza, it offers relevant a range of market comparables to inform a potential renovation strategy for the site.

Typical Sales Prices in the Immediate Area

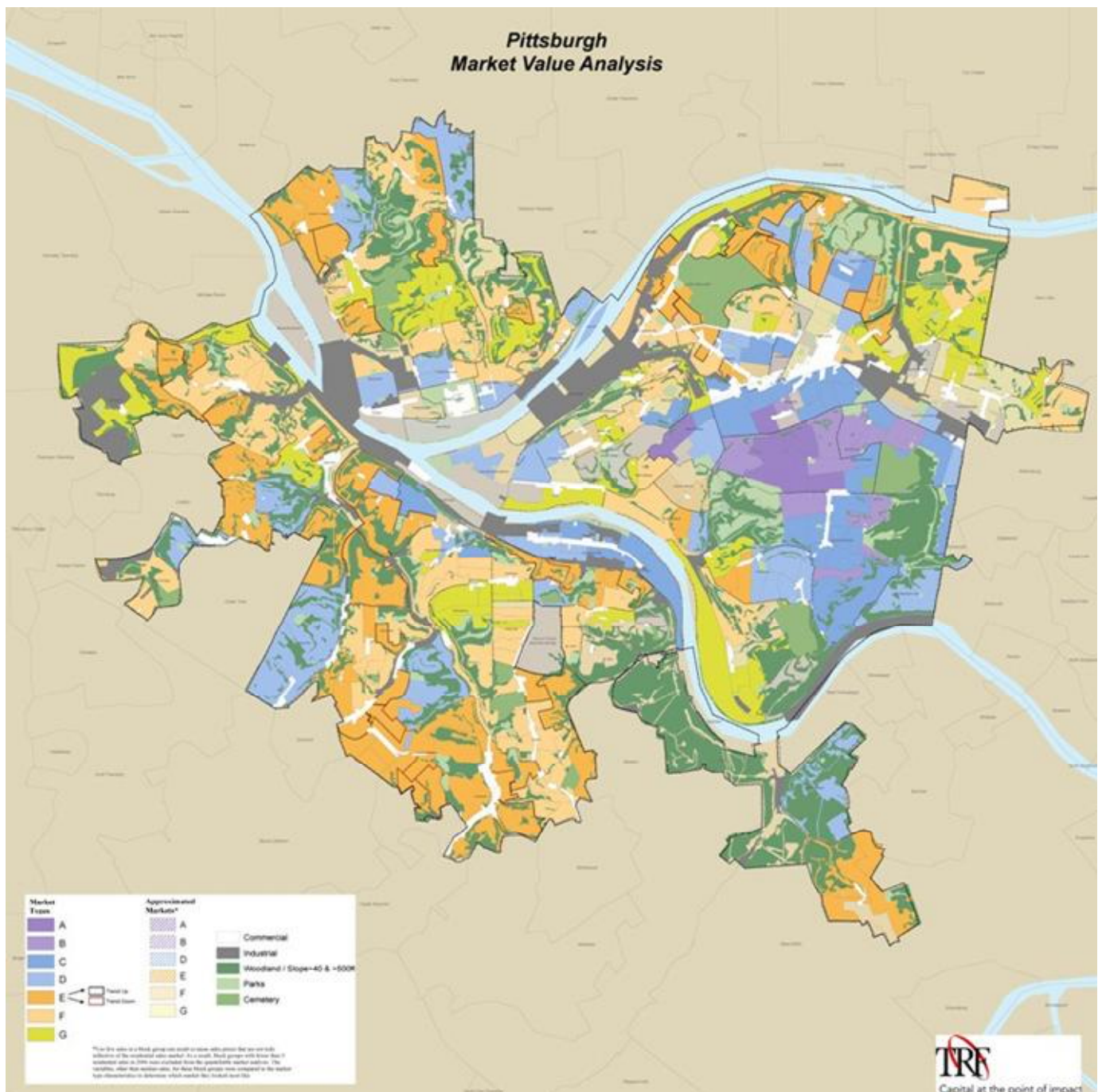
Condominium	\$ 58,000	550 square feet
Condominium	\$ 177,000	1500 square feet
Condominium	\$ 70,000	900 square feet
Condominium	\$ 257,500	3650 square feet

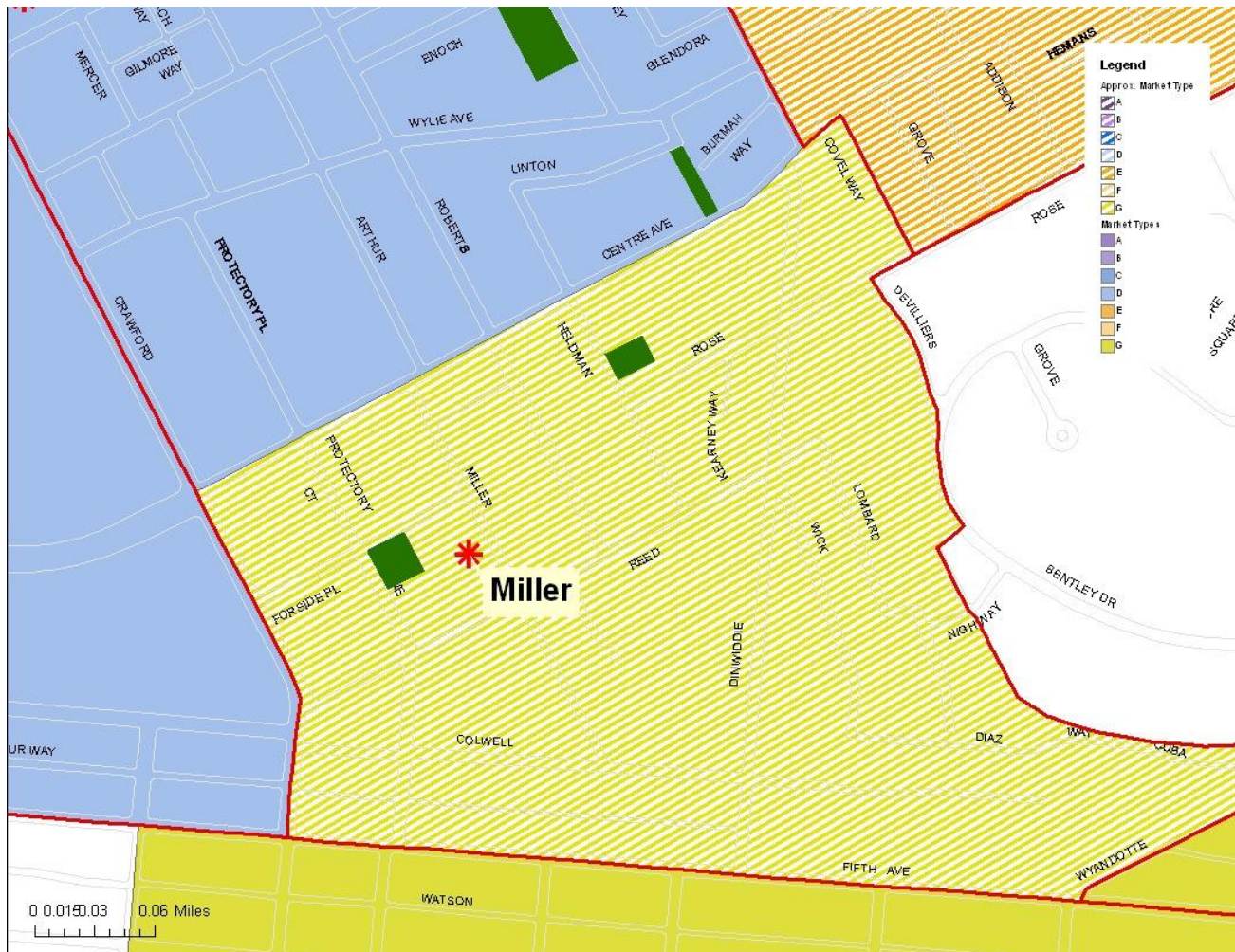
Description of MVA

In 2008, the City of Pittsburgh commissioned a Market Value Analysis (MVA) to provide a data based assessment of housing 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





For more data resources please see:

http://www.city.pittsburgh.pa.us/communitydevelopment/data_resources.html

Community Representation

The Hill District Consensus Group or HDCG is the organization charged with conferring community interest in the redevelopment of the former Miller 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.

The Hill District Planning Forum (HDPF)

The Hill District Planning Forum (HDPF) is an arm of the Hill District Consensus Group which meets monthly to hear proposals from entities wishing to undertake development in the Hill District. The HDPF is composed of several Hill District organizations including: Bedford Residents Tenant Council, Crawford Square Home Owners Association, Clergy and Churches United, The Friends of the Hill District Library, The Hill District Business Association, The Hill District Community Development Corporation, Hill District Education Council, Hill House, Hill House Economic

Development Corporation, Macedonia Development Corporation, Oak Hill Tenant Council, Dinwiddie Community Alliance, One Hill, Uptown Partners and the Schenley Heights Collaborative.

The focus of the HDPF is to:

- Act as an advisory panel for development activities in the Hill District.
- Provide a unified voice for community support or opposition to development proposals.
- Serve as the first point of contact for developers in seeking community input and support for projects in the Hill District.
- Play a critical role in informing, shaping, evaluating, and updating the Hill District Master Plan.

The Hill District Planning Forum wants to have plans for the reuse of the former Miller School integrate and build upon its historical and cultural legacy. The URA strongly recommends that all plans/concepts for the reuse be presented to the Hill District Planning Forum before final proposals are submitted to the URA. To present proposed plans, please contact Bonnie Young Laing by phone at 412.697.4692 (w) or 412.657.3034. Arrangements may also be made by via e-mail at laing@hdcg.org.

Currently, a Greenprint plan for the Hill District is underway with an organization called Find the Rivers! In addition, a consultant is being selected for the Hill District Master Plan. These plans demonstrate the commitment to high quality planning and development activity in the community.

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 HDCG 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 HDCG, 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 as the escrow agent 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 Urban Redevelopment Authority 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:
Angelo Taranto
Economic Development Department Manager
412-255-6554
ataranto@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 use, 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**

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 at the time of signing the Sales Agreement.

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 HDCG. 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. Letter from community regarding reuse
- B. Community Vision Plan:
http://www.hdcg.org/community_plan_documents.htm
- C. Hill District Summary
- D. Building Information



THE COMMUNITY TABLE

1835 CENTRE AVENUE · PITTSBURGH PA 15219 · 412.697.4692

5/15/09

Dear Applicant:

Thank you for your interest in the Hill District and in the Historical Miller School. We look forward to reviewing your proposal. The Hill District Consensus Group Planning Forum (HDPF) requests that plans for the reuse of Miller School integrate and build upon its historical and cultural legacy. Please refer to the Pittsburgh Historic Landmarks [brief](#) on Miller School.

We require that all plans/concepts for the reuse this historic asset be presented to the Hill District Planning Forum before final proposals are submitted to the URA. To present proposed plans, please contact Bonnie Young Laing by phone at 412.697.4692 (w) or 412.657.3034 (cell). Arrangements may also be made by via e-mail at laing@hdcg.org. Again, thank you for your interest in the Hill District.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl Redwood, Jr.", written in a cursive, flowing style.

Carl Redwood, Jr.
Chair

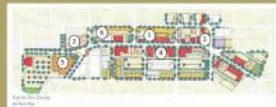
1 Arena District

The Pittsburgh Penguins are looking to develop 35 acres of property around and including the existing Mellon Arena into a new mixed-use district. Plans include connecting the Hill to Downtown with new streets and 4.5 acres of park space including a new elevated park across the Crossstown Expressway. Its program will include 1,875 residential units, hotel space for 400 rooms and over 9,000 structured parking spaces.

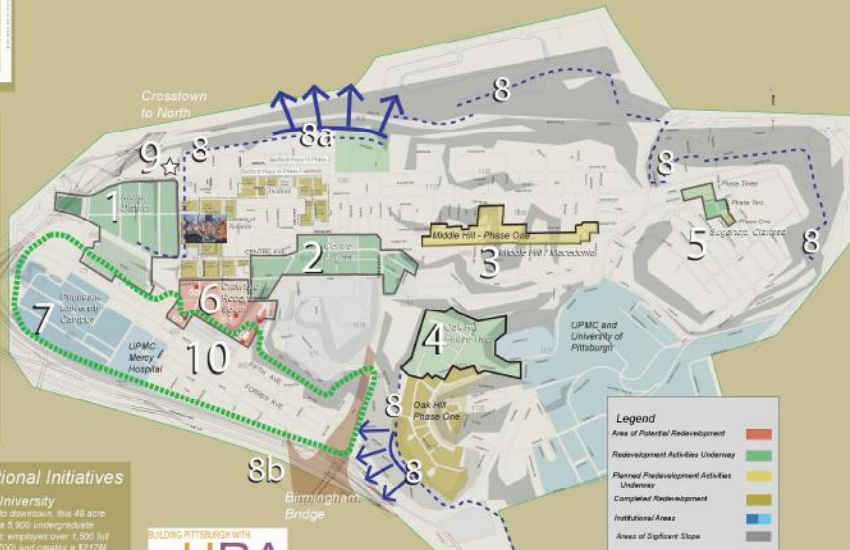
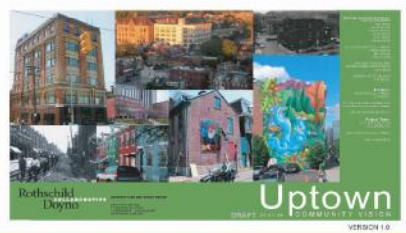


2 Centre Avenue

Urban Design Associates has assembled design guidelines for this 30-acre mixed-use district. This will help guide critical investments in the Centre Avenue corridor while implementing a parking strategy to support development.



10 The Visioning Process for Uptown is underway and will involve institutional, development and community stakeholders.



3 Middle Hill and Wylie Avenue

Developer: Madedonia/Jack Johnston
Residential Phase One I - 4 units
Phase One II - 13 units
Phase One III - 3 units
TOTAL PHASE ONE - 67 units



4 Oak Hill Phase Two

With 1,300 units completed, this 35-acre phase will add 400 units to this developing neighborhood. With 190 rental units and 272 for sale units, it will feature 35% affordable and 72% market rate units.



Other Projects

8 Find The Rivers Initiative



9 Pittsburgh Green Innovators



Other Institutional Initiatives

7 Duquesne University

Located adjacent to downtown, this 48-acre campus supports a 9,900 undergraduate student enrollment, employees over 1,500 full-time staff (total 2,700) and creates a \$217M annual operating budget with over \$1.5M in payroll. The university housing capacity is currently limited to 3,500 units.



6 Crawford South

To help integrate this development into a vibrant district and to provide student housing options for Duquesne University, the university is currently reviewing the area adjacent to the existing Crawford South development and 7th Avenue. Approximately 80-100 units of proposed in the area will plus significant changes in the character of the campus to allow parallel streets that will have better percentage of the downtown skyline view.



B. Dinwiddie Townhomes Phase 1



C. Dinwiddie Phase 2 and 3

Second and third phase efforts by The Development are moving ahead due to further strengthen the Dinwiddie corridor connecting 25th Avenue to the level of the Hill.



D. Reed Roberts

The former Reed Roberts housing site has been acquired by the URA and plans are being formed to reuse shared redevelopment of the property.



E. Miller School

Plans are moving forward to redevelop the former Miller School site for residential housing.



5 Sugartop / Clarissa

Phase One (old) - five single family units
Phase Two - seven (7) single family units
Phase Three (future) - eight (8) single family units

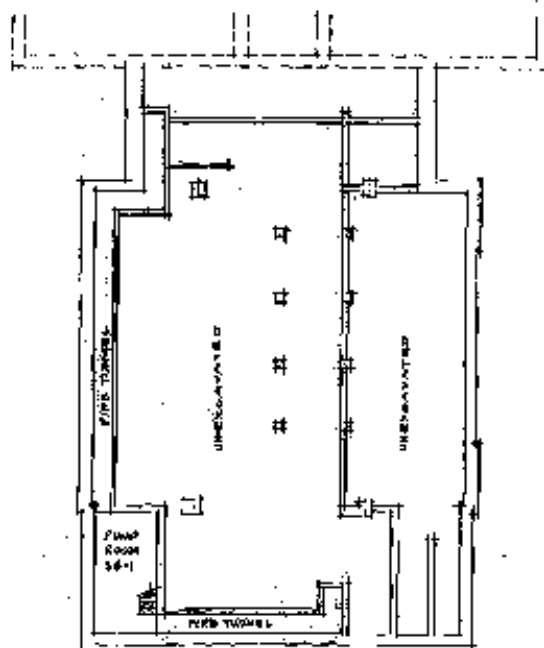


8a Arena Street



8b Airport Park



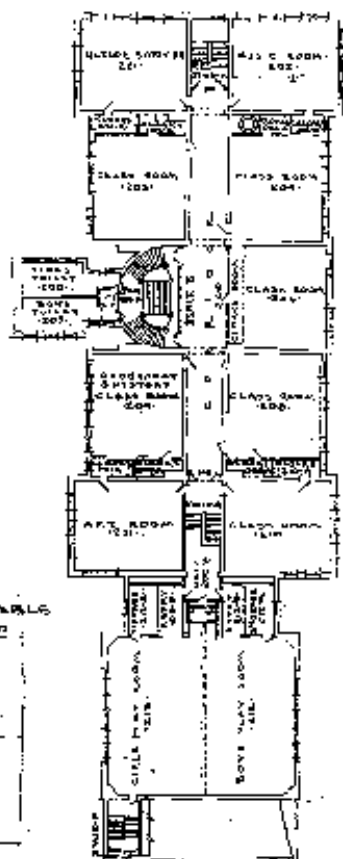


FOUNDATION PLAN

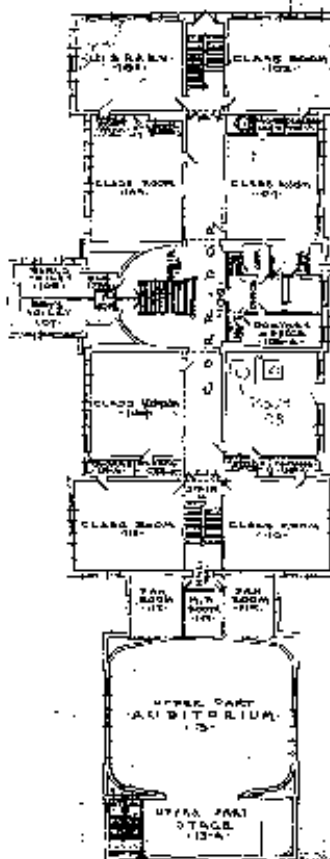
DATE MARCH 17, 1992

SCALE
SHEET NO.

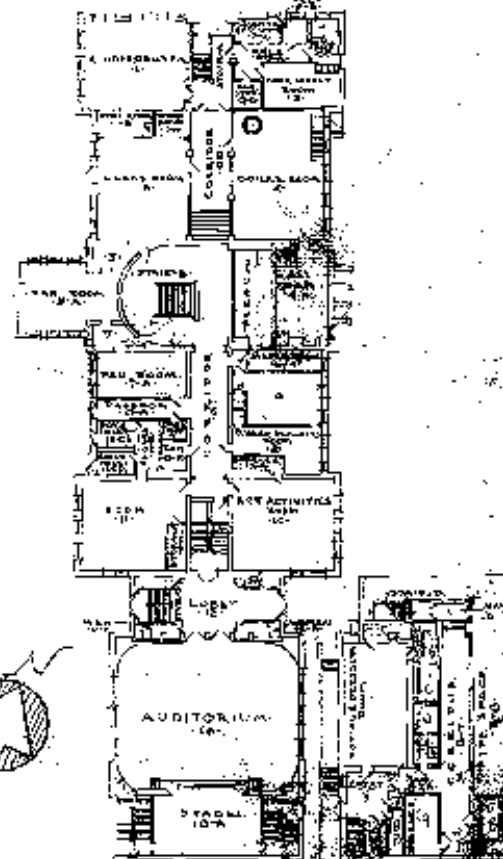
61 CED STREET
PHIL., PA. 19109



SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT PLAN SUB-BASEMENT

APPROVED

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