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**URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH REQUEST  
FOR PROPOSALS (RFP)  
ECONOMIC DEVELOPMENT AND URBAN DESIGN  
CONSULTANTS IN SUPPORT OF THE GREATER HILL  
DISTRICT MASTER PLAN UPDATE AND ADOPTION**

**Issue Date: July 10<sup>th</sup>, 2020**  
**Proposal Due Date: August 25<sup>th</sup>, 2020**

## 1.1 Objective

The Urban Redevelopment Authority of Pittsburgh (“URA”) requests proposals from firms to conduct economic development and urban design work in support of updating and adopting the **Greater Hill District Master Plan** (GHDMP). This process will work to update and adopt the community’s Greater Hill District Master Plan (2011) to meet the standards of the City’s Neighborhood Plan Guide and be formally adopted by the Planning Commission.

These services will be contracted through the URA, but will be managed by the City of Pittsburgh Department of City Planning (“DCP”) in partnership with a Steering Committee. The consultants hired will work collaboratively with other neighborhood planning consultants contracted for other topics (e.g., transportation) to provide technical support to DCP and partner agencies.

### Submission Requirements:

Due Date: August 25<sup>th</sup>, 2020 by 5:00 p.m. ET

Delivery: Nick Fedorek, Manager of Planning and Development  
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A virtual pre-proposal meeting for all firms wishing to submit a proposal will be held on July 14<sup>th</sup>, 2020. Please email Nick Fedorek at [nfedorek@ura.org](mailto:nfedorek@ura.org) to receive the link to the virtual meeting.

The meeting will begin promptly at 12:00 p.m. and will feature a brief overview followed by a Question and Answer Session. Attendance at this meeting is voluntary. Any single attendee may not represent more than one contractor.

## 1.2 Background

The URA is a legal entity separate and distinct from the City and works closely with the City in fulfilling its redevelopment mission. Additional information regarding the URA may be found on the URA’s website at [www.ura.org](http://www.ura.org).

The Department of City Planning (DCP) establishes and sustains an orderly and consistent approach to land use in the City of Pittsburgh that incorporates equity, sustainability, and resilience in all projects. To achieve this end, DCP works with communities, civic organizations and public entities to develop policy, projects, and programs at the neighborhood and citywide scale and implements these policies through regulations, public commissions, and review of land development plans, master plans, and projects for compliance with those policies and regulations. The overarching goal is to sustain and enhance a thriving city of neighborhoods for the people who live, work, learn, and visit here. DCP works to integrate completed and evolving citywide strategies—the OnePGH resilience strategy, the Climate Action Plan, and the People, Planet, Place, and Performance (p4) model—into everyday practice, policy, code, and comprehensive planning goals.

The Neighborhood Planning Program at DCP empowers Pittsburgh communities to develop a shared vision for their future and identify strategies to collectively realize that vision. DCP is focusing on Oakland and the Hill District for its next phase of neighborhood plans. A major focus of these projects will be to identify opportunities for economic development and to improve access to the innovation economy by increasing linkages between the Hill District and adjacent communities like Oakland and Downtown.

This project will focus on the Hill District and be advised by a steering committee—co-chaired by City Councilman Daniel Lavelle and the Hill Community Development Corporation’s President and CEO, Marimba Milliones—that represents a broad range of community interests.

The Department of City Planning will also be developing a Hill District Parks Master Plan, either concurrently or shortly following this process to update and adopt the Greater Hill District Master Plan. It is expected that these two processes will be coordinated to the greatest extent possible in order to make the most efficient use of community input and professional recommendations. For example, topics such as open space, parks, recreation, urban forest, and stormwater management will be covered broadly in the neighborhood planning process, and it should be anticipated that details regarding any proposals for existing or potential park spaces will be discussed in more depth during the parks master planning process. Similarly, consultants on the park master plan will be expected to review any relevant recommendations and public input from the neighborhood planning process as a basis for park planning direction. To that end, careful collaboration between staff and consultants should occur throughout both processes to ensure a cohesive open space plan and to avoid redundant planning.

#### Other Neighborhood Planning Initiatives

Pittsburgh's Hill District is composed of the following city-designated neighborhoods: Crawford Roberts, Bedford Dwellings, Middle Hill, Terrace Village, Upper Hill, and the Lower Hill portion of the Central Business District. Many previous planning projects and studies have been undertaken in this geographic area. Working with the project's staff and steering committee, the selected consultant(s) will need to familiarize themselves with all relevant studies, plans, initiatives, and projects, both ongoing and completed, in the Hill District area and throughout the city and region. Existing plans for the Hill District include, but are not limited to:

1. Greater Hill District Master Plan (GHDMP)
2. Centre Ave Corridor Redevelopment and Design Plan
3. Hill District Green Print
4. Herron Avenue Revitalization Planning Strategy
5. Choice Neighborhood Plan (Bedford Connects Transformation Plan)
6. Schenley Heights Toolkit
7. Hill District Vacant Property Study
8. Upper Hill Plan

The GHDMP was completed in September 2011 and is broken down into four components: Foundations of the Plan which represent core neighborhood values; Program Initiatives that identify policies and programs to help achieve community goals; Urban Design Proposals are projects to improve the physical environment and leverage development; and Appendices which includes the Greater Hill District Development Principles, Non-Displacement Strategies and Strategies for Reclaiming the Lower Hill.

The GHDMP includes Program Initiatives to realize five community goals:

- Building upon the African American cultural legacy;
- Creating family-friendly housing without displacement;
- Fostering economic empowerment and commercial development;
- Making the Hill District a green and well-designed community; and
- Mobility, Transportation, and Parking.

Urban Design Proposals include recommendations for development in eight areas:

1. Lower Hill
2. Centre View
3. Crawford Corridor
4. Kirkpatrick Street Recreational Corridor
5. Herron Avenue
6. Bedford Avenue Corridor
7. Upper Hill
8. Uptown Opportunities

The GHDMP also outlined next steps that required further analysis and/or future studies. These include:

- Community Arts Plan
- Education/Lifelong Learning Plan
- Historic Preservation
- Neighborhood Safety and Crime Reduction
- Zoning Review
- Transportation and Access Study (includes Parking)

The GHDMMP identifies Development Principles that are referenced throughout this RFP and are described with more detail in Appendix A of the Master Plan. The five Development Principles are:

1. Address/Right Historical Wrongs
2. Promote Economic Justice
3. Reflect Neighborhood-Driven Civic Design
4. Promote a Green and Healthy Environment
5. Utilize Neighborhood Strengths and Assets

Related Non-Displacement Strategies and Strategies for Reclaiming the Lower Hill can be found in the Appendix to this document. Relevant Greater Hill District Master Plan Projects can be found in Appendix A.

The Centre Avenue Corridor Redevelopment and Design (CARD) Plan, completed in June 2015, was drafted as an embodiment of the aspirations for the business district and identified three nodes along Centre Avenue that would each hold its own character: Centre of Culture, Centre of Opportunity and Centre of Cultivation. It advocates for mixed-use development with actively programmed commercial businesses on the ground floors. Since the completion of the CARD plan, each node has been activated by multiple projects. The “New Granada Square” project will anchor Centre Avenue and include multi-purpose event space, housing, and offices. The “Nafasi on Centre” project will contribute to the Centre of Opportunity node near the intersection of Centre Avenue and Kirkpatrick Street, and the “MOKA Art Gallery” will contribute to the Centre of Cultivation node near the intersection of Centre Avenue and Soho Street.

Central to the CARD plan are the following priorities:

- Revitalizing Centre Avenue as the neighborhood’s primary cultural, retail, and institutional node as well as a strong residential neighborhood;
- Creating opportunities for minority and local developers; and
- Identifying opportunities for wealth-building for residents.

All plans and their associated digital links are listed in the Appendix to this document, and can also be found on the City of Pittsburgh’s Department of City Planning website: <https://pittsburghpa.gov/dcp/hill-resources>.

### **1.3 Scope of Work**

The Department of City Planning and its partners are looking for respondents to support the process of updating and adopting the Greater Hill District Master Plan (2011). The GHDMMP establishes strong policy and programs, identifies next steps (inclusive of studies), and outlines potential project implementation. Recently, DCP developed the Neighborhood Planning Guide to set a standard for neighborhood plans that are intended to be formally adopted by the City Planning Commission. The planning process will work to update components of the Greater Hill District Master Plan where needed, fill in gaps that may exist (e.g., infrastructure and mobility), and work to implement the policies contained in that document through innovative strategies. The planning process and all outputs will be evaluated through a racial equity lens.

The tasks described below are intended to be completed in collaboration with other consultants supporting the project. For example, elements in the Economic Development Study, such as the soft site and development capacity analysis, will require involvement from the urban design consultants as well as the mobility consultants.

Consultants responding to this RFP will complete three interrelated studies in support of the planning process: an Economic Development Study, an Urban Design Study, and a site-specific site activation plan for the Centre-Heldman Plaza. Each study will be broken up into an agenda setting existing conditions product that will be used by the project's staff team as part of discussions with the Steering Committee and broader community, and final strategy product that grounds the proposals developed during the planning process in data, best practices, and practical steps to achieve the desired outcomes. The latter document will be integrated into the resulting plan at the end stages of the planning process. Proposals should clearly state how each of these elements will be address by either the existing conditions product or the strategy product or both. These studies are described below.

#### **Task 1: Economic Development Study**

The applicant(s) should use their expertise to develop a cohesive product that will establish a firm basis for new and innovative City policy and regulatory approaches. The product should answer questions about the existing conditions including:

- I. What is happening today in the Hill District's real estate market?
- II. What is the Hill District's full build-out development potential under existing conditions?
- III. What is the job creation, tax creation, and build-out development potential at full build-out of the Lower Hill Site, slated for development?

- IV. What trends locally, regionally, and nationally/internationally are likely to shape the Hill District's development over the next five and 10 years?
- V. How can the key corridors of the study areas (i.e., Centre Ave, Herron Ave, Bedford Ave, and Wylie Ave) be redeveloped in ways that complement each other and provide for the needs of the community as well as attract users from throughout the city?
- VI. How do corridors in adjacent areas (e.g., Fifth Ave and Forbes Ave, Baum Ave, Penn Ave, and Liberty Ave) contribute to the vitality of the study area?
- VII. How can the Hill District maximize benefits from past and present cultural heritage/wealth?
- VIII. What is the role of access and transit in future development of the study area, particularly connections to surrounding employment areas?
- IX. What opportunities and challenges do proposed developments in and around the study area present to realizing community objectives as stated by existing plans or through the current planning process?
- X. What economic development programs in other cities might support stated community objectives if applied here?
- XI. What is the study area's role in Pittsburgh's broader economic growth, particularly in meeting city and regional equitable development goals?
- XII. What programs, policies, or other strategies are needed to support the realization of the existing Greater Hill District Master Plan's Development Principles and Non-Displacement Strategies?
- XIII. How can we encourage and support community ownership (e.g., by non-profit and faith-based organizations) with new development?
- XIV. How do we encourage and support local resident ownership?

To answer these questions, the consultant will need to undertake research on at least the following topics:

1. To avoid duplication with recent efforts, fully review past plans and recent studies for the area and conduct interviews with those who have led recent planning efforts before collecting new data using Urban Footprint. The project team will be expected to use Urban Footprint as the basis for this project. Additionally, Esri Business Analyst Online, Retail MarketPlace Profile and data related to housing affordability should also be reviewed;
2. Determine current and future demand, lease rates and overall mix for residential, commercial, R&D, institutional, retail, cultural, etc. including comparison to other competitive areas of Pittsburgh;

3. Space availability (residential, commercial, R&D, institutional, retail, etc.). Profile tenants and their needs for both residential and non-residential spaces;
4. The types, conditions, potential uses/formats, heights, site coverage, setbacks, building materials/façades, building amenities of existing buildings and new construction;
5. Conduct soft site analysis and estimate potential development capacity of the study area based on existing and proposed Zoning concepts, including:
  - i. Supporting the planning team in developing strategies for commercial and residential corridors within the Hill District that are conducive for transit-oriented development.
  - ii. Analyzing community-supported strategies for property owned by public agencies (i.e. owned by the City of Pittsburgh, Urban Redevelopment Authority, or Housing Authority of the City of Pittsburgh), including the assembly of parcels into new sites for large-scale projects;
6. Detail recent site assembly activities and issues by private development interests;
7. Characterize public vs. private property ownership and property tax revenues under existing conditions as well as potential build out of the study area;
8. Create redevelopment scenarios for parcels adjacent to Herron Avenue that highlight different potential uses, scale of development, and relationships to activity in other parts of the neighborhood;
9. Work with consultants for the Department of Mobility and Infrastructure to characterize the state of business supportive services such as the transportation system and transit services, freight and loading access, data and energy infrastructure, etc. and identify how existing conditions may impact growth and development;
10. Research existing economic development programs including the potential for a Transit Revitalization Investment District (TRID) and the potential role of Opportunity Zones in the desired redevelopment of the study area;
11. Make recommendations for addressing residential and commercial growth needs in the next five and 10 years through regulations, incentives, and other programs across the range of topics included in the above existing conditions research;
12. Provide economic development, workforce development, and residential and commercial affordability case studies to show successful approaches in other cities consistent with ongoing efforts in Pittsburgh. This should

include recommendations for increasing homeownership for current and displaced Hill District residents; and

13. Identify regulations and strategies that can achieve development goals contained in existing plans, particularly the Greater Hill District Master Plan's Development Principles and Non-Displacement Strategies.

## **Task 2: Urban Design Study**

The Urban Design Study will lay the groundwork for understanding building typologies and subareas with distinct urban forms. This will be used in the planning process and in potential Zoning Code projects such as the creation of new temporary land use regulations (e.g., Interim Planning Overlay District) or permanent zoning following the planning process. The resulting product should answer questions including:

- I. What is the historic and current urban character of the Hill District and its distinct subdistricts/neighborhoods?
- II. How do recent and planned building projects contribute to this character?
- III. What is the design vernacular of the study area and how can new development introduce materials and design aesthetics that complement this heritage?
- IV. How can future development enhance characteristics recognized nationally and internationally as supportive of healthy, walkable, and sustainable communities?
- V. How can new infrastructure and buildings help to improve accessibility and walkability, particularly in highly sloped areas?
- VI. How can the public realm (e.g., parks, plazas, sidewalks, streets, and alleys) be designed to contribute to City and community goals for sustainability, livability, and equity?

To answer these questions, the consultant will need to undertake research on at least the following topics:

1. What portions of blocks are built (i.e. covered by buildings) or unbuilt and how does this compare to other areas of the city? Characterize the unbuilt areas (e.g., permeable, vegetated, parking, etc.);
2. Identify distinct design sub-districts based on characteristics identified by the project team (e.g., common construction eras, building typologies, etc.) and also identify buildings with designs that are architecturally important due to the architect, style, era, or another

historic reason;

3. Study how building form, height, age, and massing relate to their current uses;
4. Characterize existing open spaces (including vacant lots) and analyze how development engages and activates these spaces (or not), and review recommendations from prior plans for the neighborhood and the City's Open Space PGH Plan (2012) to propose future open space opportunities of varying sizes and types;
5. Identify existing or develop new materials that help build understanding among all parties (residents, property owners, neighborhood groups, merchants, institutions, and other agencies) about building and public realm design concepts;
6. Characterize the following streets, in terms of their street mix (e.g., sidewalk, furnishing zone, lane widths, access points for loading, parking, or other transportation uses, etc.), street width to building height ratios, ground floor character/uses, and streetscape amenities (e.g., trees, furniture, bus shelters, bike racks and bike share, etc.): Centre Avenue, Herron Avenue, Bedford Avenue, Wylie Avenue, Oak Hill Drive, Dinwiddie Street, Chauncey Street, and Webster Avenue;
7. Make recommendations for regulations, programs, and other strategies that address and overcome topographical challenges to improve accessibility and encourage aging in place while incorporating stormwater management through green infrastructure. Utilize recommendations from the Green Print Plan for inspiration and guidance on infrastructure solutions;
8. Make recommendations for regulations, incentives, and other programs that will enable future development to enhance characteristics that are nationally and internationally recognized as being supportive of healthy, walkable, and sustainable neighborhoods and is consistent with the community's vision for the future of the Hill District; and
9. Recommend best practices in managing interfaces between buildings and the public realm and interfaces between different users of the public realm (e.g., sidewalk cafes, pedestrians, bicyclists, cars, etc.). Also recommend strategies for integrating design features and materials that are either innovative or represent the Hill District's distinct identity/heritage.

Proposals should show how the consultants will fit their work into the planning process identified in the Neighborhood Plan Guide in ways that result in collaborations with the staff team and stakeholders to add value to the planning process. Proposals should

clearly identify proposed research methods (e.g., data services, interviews, site surveys, etc.) and assume that basic publicly available data can be provided by City departments—including DCP, the Department of Mobility and Infrastructure, the Housing Authority of the City of Pittsburgh, and the Department of Innovation and Performance—and the URA.

In order to ensure consistency with other ongoing efforts—including the Comprehensive Plan and Oakland Plan, consultants will be expected to use the Urban Footprint system for existing conditions and strategy development. Budgets should show the expenses associated with access to this system if firms do not already have access to this system. Project tasks should be informed by existing plans and initiatives at the city, neighborhood, and institutional levels, as well as the wealth of data and studies available for the Hill District and surrounding areas. In particular, consultants should review research and legislation relevant to racism as a public health crisis, including the City's September 2019 report "Pittsburgh's Inequality Across Gender and Race."

Deliverables for both studies:

- Existing conditions products: These materials can be presented in any format(s) the consultant determines to be most affective (e.g., presentations, documents, web content, or a combination thereof). This product will provide a foundation of information that the project team will use throughout the planning process and should identify key problem statements resulting from the research.
- Strategy products: The nature of these materials are more likely to be documents or detailed presentations that can be incorporated into the completed plan and plan website. These products ground the proposals developed during the planning process in data, best practices, and propose practical steps to achieve the desired outcomes. The latter document will be integrated into the resulting plan at the end stages of the planning process.
- Electronic submission of all materials and background information necessary to accomplish the above deliverables as well as any intermediate workshops or events. At a minimum this will include InDesign and Illustrator files for all documents, GIS data, CAD files (if needed), datasets in Excel or other format, and all renderings in high quality individual files (before and after).

### **Task 3: Centre-Heldman Plaza Site Activation Plan - *Costs not to exceed \$50,000 of overall budget***

As part of the update to the Hill District Master Plan, the URA is seeking consultants to undertake a long-term site activation plan for the Centre-Heldman site in the Middle Hill neighborhood. This scope of work should draw upon the 2015 Centre Avenue Corridor Redevelopment and Design Plan. This work is expected to be coordinated with the above two tasks and the larger planning process.

The objectives of this task are to:

- Study potential redevelopment options for the Centre-Heldman commercial site, with an emphasis on feasibility;
- Develop a financial sustainability model for future redevelopment options;
- Investigate the cost-benefit analysis of site redesign options;
- Establish guiding questions to help prioritize community needs and maximize community benefits;
- Plan and undertake a robust, meaningful community engagement process to solicit community input; and
- Develop a set of recommendations for consideration by the URA and community stakeholders.

### General Information

In 1994, the URA acquired the land that now holds the Centre Heldman Plaza. In 2011, the URA sold the land to Centre Heldman Plaza, LLC (a subsidiary of the Hill House Economic Development Corporation) for the purposes of redeveloping the site into a grocery-centric commercial destination. On March 20, 2019, the Shop n' Save located on the site closed. The property entered into foreclosure shortly thereafter. On November 14, 2019, the URA Board cast a series of votes to gain site control of the property in order to protect the future of this community asset.

### Deliverable: Strategic Site Activation Plan

The strategic plan for the site must include, at minimum, the following criteria:

- Overall existing market conditions;
- Site-specific market analysis;
- Financial feasibility modeling;
- Context of the Centre Avenue commercial corridor;
- Key commercial opportunities and challenges; and
- Community objectives and vision.

## **Existing Planning Coordination**

The consultant(s) will communicate and coordinate with leaders and stakeholders responsible for current planning and development efforts. The consultant(s) will also keep abreast of a community-based housing strategy being developed by the URA and the Hill District Community Development Corporation (CDC).

## **1.4 Budget**

*The budget for all tasks is \$250,000, however, the costs assigned to Task 3 should not exceed \$50,000 of the overall budget.*

## **1.5 Selection Criteria**

Qualifications will be evaluated using the criteria below:

### **1. Mandatory Elements**

- a. The respondent, including any and all team members, must have no conflict of interest with regards to any other work performed for the URA or related entity.
- b. The respondent must adhere to the instructions contained in this RFQ in preparing the submitted proposal.

### **2. Technical Qualifications**

- a. Experience and Expertise:
  - i. The firm's past experience on comparable issues
  - ii. The qualifications of the firm's professional personnel to be assigned to engage with the URA
  - iii. Fee information
- b. Minority and Women-Owned Business Enterprise (MWBE) participation

The URA has a long history of diversity and inclusion within all its programs and activities. The URA encourages the full participation of minority and women business owners and professionals in this effort. The URA requires that all respondents demonstrate a good faith effort to obtain minority and women-owned business enterprise participation in work performed in connection with URA projects. The URA acknowledges the City's goal of eighteen percent (18%) minority and seven percent (7%) women participation. The Greater Hill District Master Plan Goals are 30 percent (30%) minority and 15 percent (15%) women participation. The GHDMF stated goals will be taken into consideration during the review process. The successful applicant will be required to submit an MWBE plan as part of the project approval process.

Any questions about MWBE requirements should be asked on the Public Purchase platform.

## **1.5 Submission Requirements**

Each submission should include the following:

1. Title Page – include all firms on the team, contacts names, and contact information
2. Table of Contents
3. Qualifications – Provide a brief narrative that explains why your firm/team is well qualified to perform this work, including prior relevant experience.
4. Project Approach – Provide a detailed scope of work along with a proposed project schedule that explains how your firm/team intends to address the required work elements as identified in this RFP. Please be clear and concise.
5. References – Provide three (3) references from other entities or clients that each firm has performed similar work for. Include the reference's name, title, direct telephone number, and email address.
6. Firm Profiles – Provide a brief profiles of all firm on the team.
7. MWBE Narrative – State as succinctly as possible how your firm will incorporate Minority and Women-Owned Business Enterprise participation on the contract. The URA requires that all applicants demonstrate a good faith effort to obtain minority and women-owned business participation in work performed in connection with URA initiatives. The URA acknowledges and adheres to the

city's goal of 18% minority and 7% women participation. MWBE participation can be satisfied by:

- Ownership/partnership of firm
- Use of minorities and/or women as part of consultant team
- Subcontracting with firms owned and controlled by minorities and/or women.

8. Pricing Methodology – Describe your preferred fee structure and current rates.

9. Other Information – Please provide any other information which you believe is pertinent to the URA's consideration of your firm.

\*\*\*Sections Three (3-Qualifications), Four (4- Project Approach), Seven (7- MWBE Narrative and Eight (8-Price-Methodology); should total no more than twenty (20) pages of written text. The entire proposal with attachments and addendums should include no more than fifty (50) total pages.

## **1.6 Selection Process**

Submission of a response indicates acceptance by the firm of the conditions contained in this RFP, unless clearly and specifically noted in the response submitted and confirmed in the contract between the URA and the firm selected. The URA will not reimburse firms for any expenses incurred in preparing responses to this RFP.

All questions regarding this Request for Proposals should be submitted, and will be answered, through the Public Purchase platform. Both the question and corresponding answer will be visible and available to anyone registered on the site who reviews this opportunity.

If you need additional assistance with Public Purchase, please contact Public Purchase directly at [support@publicpurchase.com](mailto:support@publicpurchase.com) or use the Public Purchase Live Chat during business hours. It can be found in the upper left corner of the web site.

The URA Board of Directors will select firm(s) and/or project teams after reviewing the recommendations of the co-chairs, staff, and other stakeholders. The URA reserves the right to reject any or all qualifications submitted. The URA reserves the right to reject any proposal for failure to comply with the requirements of this RFP. The URA further reserves the right, in its sole discretion, to waive any such defect(s) or failure(s).

Due to the URA's mandate and a citywide push to expand economic opportunity throughout the City, the URA is expanding its work with small- and medium-sized

businesses to provide opportunities to as many firms as possible. Small- and medium-sized businesses are encouraged to apply, teaming with other firms as appropriate.

## 1.7 Tentative Schedule

A tentative schedule for the proposal selection process is below. Consultants must be available for the following meetings, interviews, and deadlines.

|                                                                                                                    |                                                         |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| RFP Issue Date                                                                                                     | July 10, 2020                                           |
| Virtual pre-proposal information session*                                                                          | July 14, 2020 (Tentative 12-2 PM; Meeting from 12-1 PM) |
| <b>Proposal Due Date</b>                                                                                           | August 25, 2020                                         |
| Shortlisting by Small Committee**                                                                                  | September 14, 2020                                      |
| Presentations by Shortlisted Firms to Hill District Development Review Panel and Scoring to Select Successful Team | September 29-30, 2020                                   |
| URA Board Meeting                                                                                                  | TBD                                                     |

**\* Interested firms will have an opportunity to interact with other short-listed firms at virtual pre-proposal information session.** The session is not mandatory; however, it will provide interested respondents with an opportunity to connect with and, potentially, team with minority and women-owned business enterprise (MWBE) firms that provide professional services. Pre-registration required.

**\*\*Small Committee** consists of the URA Legal Compliance, Manager of Planning and Development, Department of City Planning, Councilman Lavelle's Office, and the Hill Community Development Corporation (CDC)

## 1.8 Legal Information

This form is submitted subject to errors, omissions, and/or withdrawal without notice by the URA at any time.

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

The URA shall have the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of each Applicant to perform the obligations in the response. The URA in its discretion reserves the right to reject any response when the available evidence or information does not satisfy the URA that the Applicant is qualified to carry out properly the obligations of the response.

The URA shall be the sole judge as to which, if any, Applicant best meets the selection criteria. The URA reserves the right to reject any or all responses, to waive any submission requirements contained within this response, and to waive any irregularities in any submitted response.

The URA reserves the right to accept an offer or proposal other than the highest offer and will determine awards at its sole discretion.

Applicant and team members must disclose any conflict of interest with regards to any other work performed by the Applicant for the URA, the City of Pittsburgh, or any related entity.

By responding to this RFP, proposers acknowledge that the URA has no liability to any individual or entity related to this RFP or any proposal and/or the URA's use or nonuse of any such proposal.

## **Appendix A: Relevant Greater Hill District Plans and Resources:**

A list of references plans and resources pertaining to the Greater Hill can be found on the City of Pittsburgh's website using the link below:

<https://pittsburghpa.gov/dcp/hill-resources>

## **Addendum A: Clarification on Submission Eligibility**

Although this RFP is posted publicly, this is a closed RFP. Applicants must already be pre-qualified for Economic Development and/or Urban Design services by the URA in order to be eligible to apply for this RFP.

Applicants that are not pre-qualified by the URA already are ineligible to apply for this RFP unless they are part of a team with a pre-qualified firm on the list below.

The list of pre-qualified firms are:

### **Economic Development**

- BAE Urban Economics, Inc.
- Downtown Redevelopment Services, LLC
- Economic Development Assistance Consortium
- ECONorthwest
- EDR Group
- Fourth Economy Consulting
- HR&A Advisors
- Ninigret Partners LLC
- Place + Main Advisors, LLC
- Thomas P. Miller and Associates, LLC
- Toole Design Group, LLC
- Urban Partners
- 4ward Planning Inc.
- And Access, LLC
- Econsult Solutions, Inc.
- Environmental Design Group, LLC
- Herbert, Rowland & Grubic, Inc.
- Neighborhood Playbook (Yard & Co)
- PGAV
- RKG Associates
- Rita Farrell Consulting
- SB Friedman & Company
- Stantec
- Strategic Economics

### **Urban Design**

- Downtown Redevelopment Services, LLC
- E. Holdings, Inc
- Merritt Chase LLC
- UpStudio Landscapes, LLC
- Buchart Horn, Inc.
- Camiros
- Carter van Dyke Associates
- Design Collective, Inc.
- Egret & Ox Planning, LLC
- Environmental Design Group, LLC
- EvolveEA
- Floura Teeter Landscape Architects
- H3 Studio Inc.
- Mahan Rykiel
- Mithun, Inc.
- MKSK, Inc.
- Neighborhood Playbook (Yard&co)
- Omnes
- over,under
- Pashek+MTR, Ltd
- Rothschild Doyno Collaborative Company
- SmithGroup
- Spackman Mossop Michaels, LLC
- Stantec
- Strada Architecture LLC
- Studio Gang Architects
- Urban Design Associates
- Utile, Inc.
- Wallace Roberts & Todd, LLC
- WXY architecture + urban design