

Lexington Tech RFQ – Pre Release Meeting

February 5, 2025

ura

Urban
Redevelopment
Authority
of Pittsburgh



Housekeeping



**Participants
are muted**



**Comments
& questions**



Agenda

1. Welcome

2. Meeting Purpose

3. Site Overview

4. Overview of RFQ

5. RFQ Requirements

6. RFQ Timeline



Why are we here?

The URA is releasing an RFQ on February 24 for residential redevelopment of the remaining parcels located at Lexington Technology Park.



RFP vs. RFQ: Why an RFQ?

Request for Proposals (RFP) – a request for developers or development teams to submit a proposal to purchase and redevelop publicly-owned property

- Looking to compare projects, budgets, and timelines
- More information is needed to respond to an RFP
- Select the most qualified developer and the best project
- Selected developer is awarded Exclusive Negotiations

Request for Qualifications (RFQ) – a request for developers or development teams to submit their qualifications to be considered for a project

- Lowers barriers for respondents by looking for matching vision and ability to deliver
- More room for the project to vary
- Qualified developers may be asked to respond to a closed RFQ

About The Site

- Lexington Technology Park is approximately 4.52 acres
- The site currently has a large parking field along N. Homewood Ave. and two vacant single-family residences located at 7930 and 7228 McPherson Blvd.
- The current zoning classification for the site is Urban Industrial (UI).
- The project site has received Act 2 clearance from the Pennsylvania Department of Environmental Protection (DEP) and is ready for the development of residential housing.





What is the URA looking for?

- Potential development plans should include:
 - multi-family housing and single family housing
 - affordable housing and the integration of market-rate housing
 - site amenities
 - particular attention should be given to maintain existing mature trees, address pedestrian connections to the busway and the barrier wall along N Homewood Ave.
 - alignment with Community Vision as outlined in the community vision statement
- Developers should have experience utilizing public financing tools such as Low-Income Housing Tax Credits (LIHTC).

RFQ Requirements



Summary Sheet



Table of Contents



Statement of Developer Interest



Development Team Profile



Statement of Qualifications



3 years of Financial Statements

Technical assistance is available to help prepare the required documents

Who will make the decision?

- When the URA releases a Request for Qualifications (RFQ), a Review Committee is typically formed to help evaluate the proposals we receive and make a recommendation for consideration by the URA Board.
- In general, the Review Committee consists of community representatives, elected officials, a representative from the Department of City Planning, and URA staff members from various areas of expertise.

Review Committee Responsibilities include:

- Review the proposals received from the RFQ;
- Meet with the review committee to develop a short list of proposals (typically 1-2 meetings);
- Attend any community meetings associated with the RFQ process, if required;
- Interview shortlisted Developers, and
- Make a recommendation to the URA Board of Directors.

RFQ Timeline

February 24

RFQ Released on Ion Wave
Technologies

April 28

Qualifications due date

May

Developer shortlist for proposals
announced

July 28

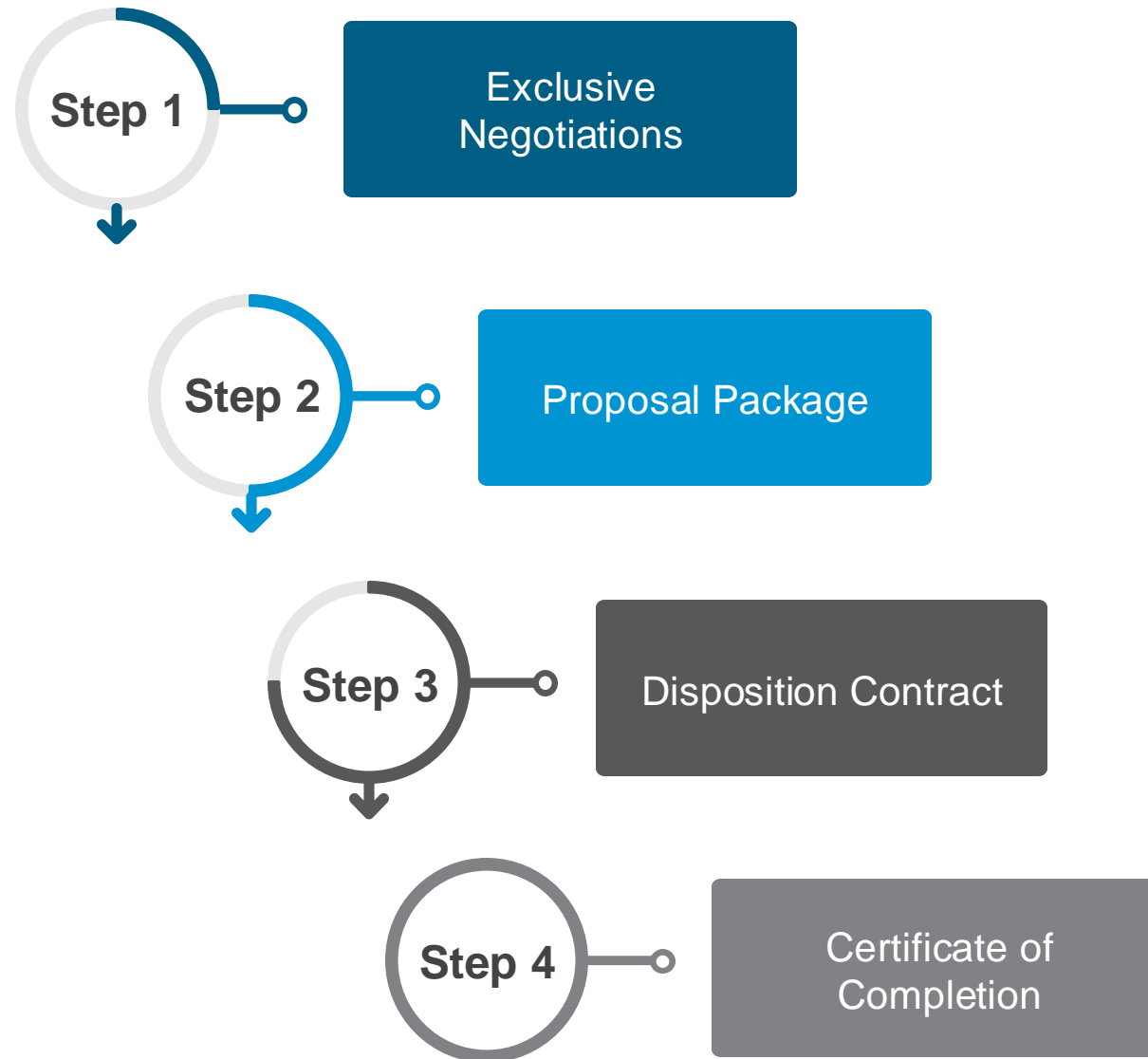
Development Proposals due

August

Community Presentation of
Developer shortlist

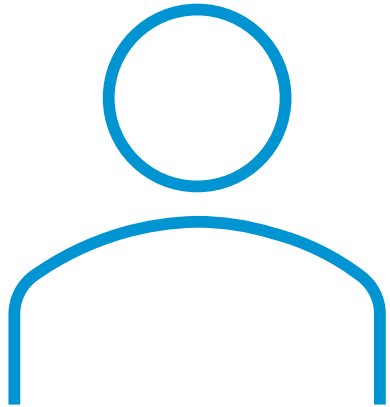
Our Land Disposition Process

The URA's land disposition process is guided by Pennsylvania's Urban Redevelopment Law and our overall commitment to creating jobs, expanding the City's tax base, and enhancing Pittsburgh's neighborhoods.

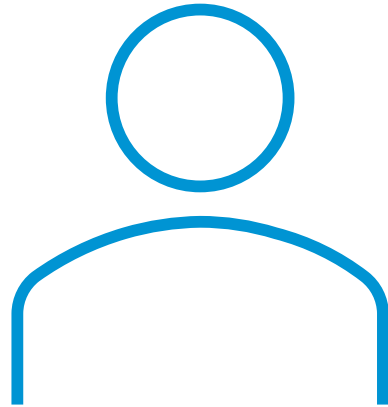


Community Feedback Received

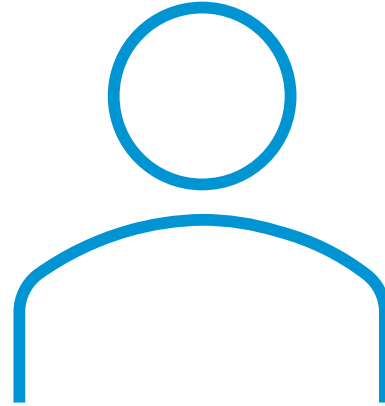
Continuous use
of unofficial dog
park



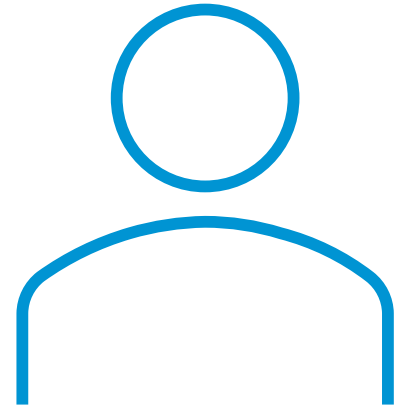
Community
garden



Developers with
ADA experience



Selling the two
vacant
structures on
the parcel



Questions?



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