



REQUEST FOR INTEREST

Larimer Scattered Sites

**Larimer, Pittsburgh, PA
15206**

Issue Date: June 22, 2026

Proposal Due Date: August 24, 2026, at [5:00 PM EST]

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH
REQUEST FOR INTEREST ("RFI")

Issued on June 22, 2026

Exhibit A

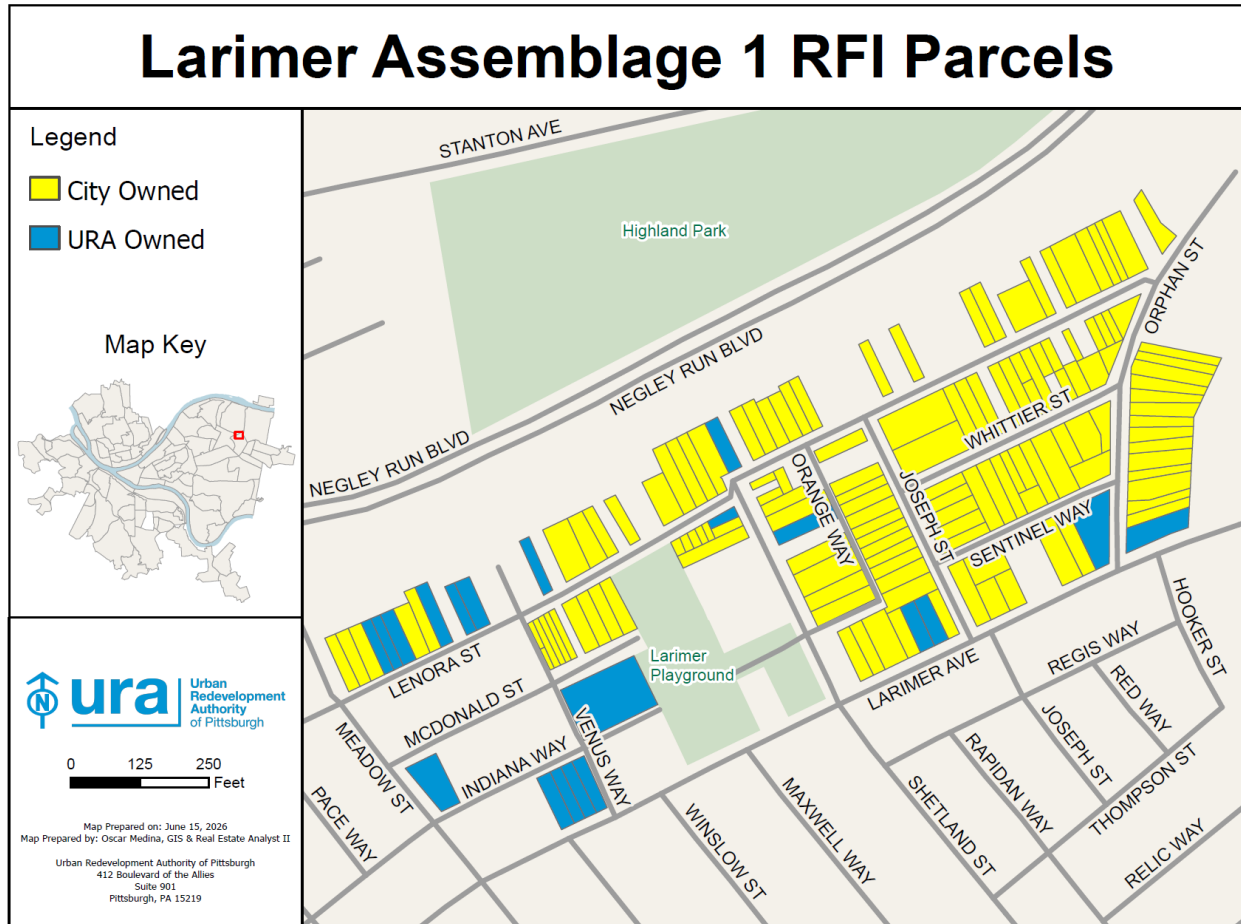
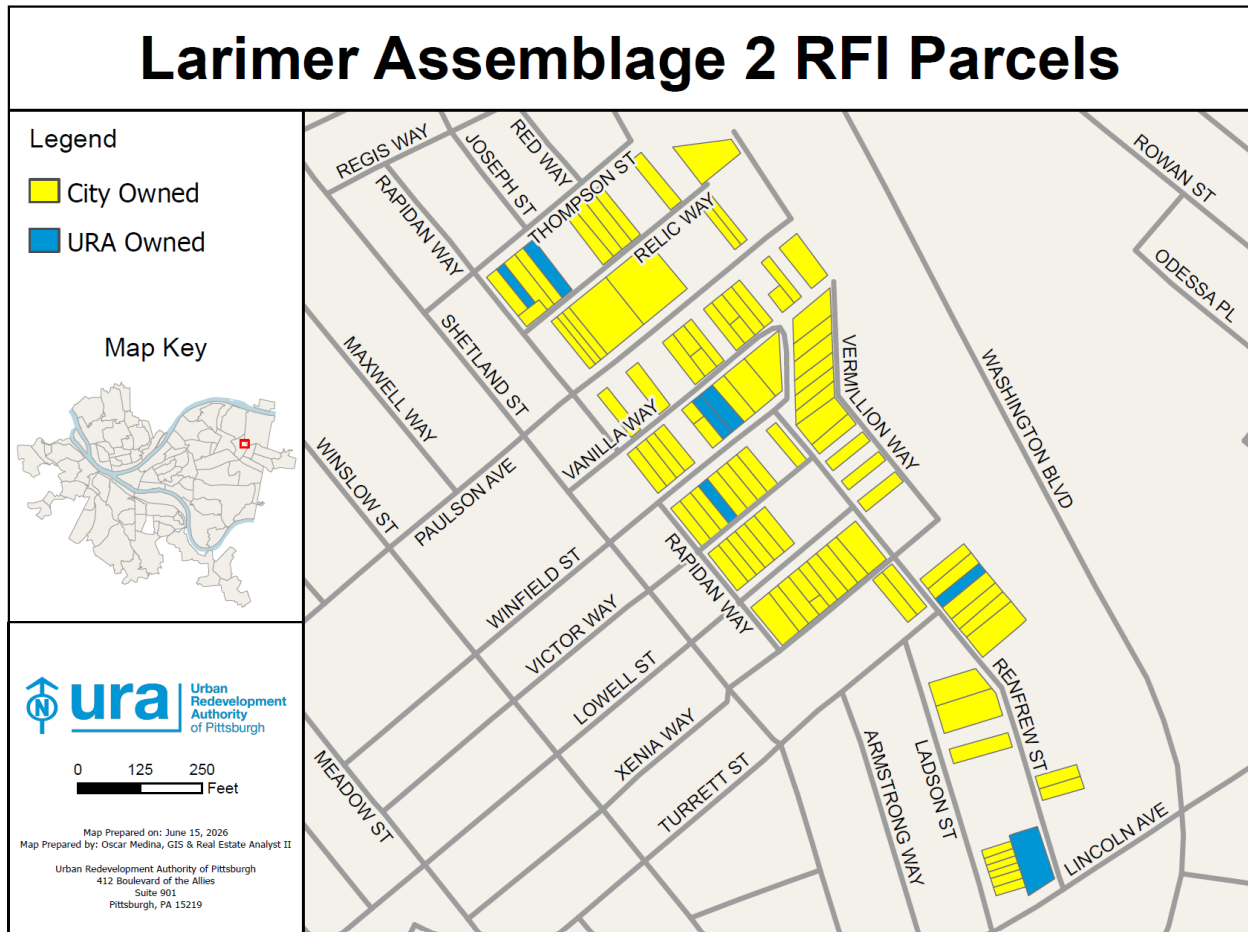


Exhibit B



1. OBJECTIVE

The Urban Redevelopment Authority of Pittsburgh (the “URA”) is requesting one or more developers and/or development teams (each a “Redeveloper” or “Respondent”) to submit interest and project concepts for the purchase and redevelopment of all or part of multiple scattered site assemblages (the “Property”) for the purpose of high-quality housing development located in the Larimer neighborhood of the City of Pittsburgh. Potential development teams should be able to demonstrate capacity and depth of experience to raise private capital.

2. PROJECT DESCRIPTION AND BACKGROUND

The first non-contiguous site is 153 parcels containing 9.21 acres or 401,423 square feet, located between Negley Run Boulevard and Meadow Street and Larimer Avenue and Orphan Street (see Exhibit “A” and Exhibit “C”). The available parcels are a mix of vacant

lots and vacant structures that are currently owned by the City of Pittsburgh and the URA. The parcels are currently zoned in the following categories: Two-Unit Residential, Multi-Unit Residential, and Single-Unit Detached Residential.

The second non-contiguous site is 101 parcels containing 6.94 acres or 302,182 square feet, located between Thompson Street and Rapidan Way and Vermillion Way and Lincoln Avenue (see Exhibit “B” and Exhibit “D”). The parcels are currently zoned as Single-Unit Attached Residential and Single-Unit Detached Residential.

Click [here](#) for more information on zoning regulations.

3. **SALES PRICE**

Each parcel will be available for sale at approximately \$7,500, which includes the cost to quiet the title of the property.

4. **NEIGHBORHOOD MARKET CONDITIONS**

Larimer is a historic and strategically positioned neighborhood located in the eastern section of the City of Pittsburgh, Pennsylvania. Bordered by East Liberty to the west, Highland Park and Lincoln-Lemington-Belmar to the north, Homewood and Point Breeze North to the east, and Point Breeze and Shadyside to the south, Larimer occupies a highly desirable location within Pittsburgh’s rapidly evolving East End. The neighborhood sits adjacent to several of the City’s strongest residential and commercial markets while maintaining significant opportunities for redevelopment, neighborhood stabilization, and equitable growth.

Larimer benefits from its proximity to major employment, education, healthcare, and commercial centers including Bakery Square, Carnegie Mellon University, University of Pittsburgh, and the UPMC medical corridor. Its accessibility to these major destinations and the East Liberty neighborhood, combined with available land assemblage opportunities, positions Larimer as one of the East End’s most compelling neighborhoods for residential and mixed-income development. The neighborhood possesses strong market edges due to its adjacency to appreciating neighborhoods and institutional investment corridors. Residential demand throughout the East End continues to increase as nearby neighborhoods experience rising housing costs and limited development opportunities. Larimer offers developers the rare opportunity to assemble larger residential footprints in close proximity to some of Pittsburgh’s most active economic engines while participating in a neighborhood with deep community roots and a clear redevelopment vision.

Larimer is highly walkable and connected to major transportation infrastructure. Residents benefit from access to Pittsburgh Regional Transit routes along Larimer Avenue, East Liberty Boulevard, Negley Avenue, and nearby busway connections providing direct access to regional employment centers including Downtown Pittsburgh and Oakland. The neighborhood also maintains convenient access to Washington Boulevard, Route 28, and Interstate 376, supporting regional mobility for residents and employers alike.

The neighborhood is anchored by important educational, recreational, and community institutions, including the Urban Academy of Greater Pittsburgh, one of the city's longest-standing and highest-performing public charter schools serving predominantly African American students. Additional neighborhood assets include Larimer Park, Liberty Green Park, nearby access to Highland Park and Frick Park, and a growing ecosystem of community organizations and development partners working to support equitable neighborhood revitalization.

Larimer has benefited from substantial public and private investment over the past decade, including infrastructure improvements, stormwater management initiatives, housing development, and community planning efforts. Organizations such as the URA, the Larimer Consensus Group, and other community stakeholders have worked collaboratively to establish a framework for inclusive redevelopment that prioritizes long-term residents while encouraging thoughtful new investment.

Larimer's development trajectory aligns with broader citywide priorities related to equitable growth, attainable homeownership, mixed-income housing, sustainability, and neighborhood stabilization. The neighborhood stands at the intersection of historic legacy and emerging opportunity, offering developers the ability to participate in transformative community-centered investment within one of Pittsburgh's most strategically located neighborhoods.

5. **PROPERTY TOURS**

To schedule a site tour, contact Maya Fews, Project Manager, at mfews@ura.org or at 412-255-6647.

6. **URA INFORMATION**

Established and existing under the Pennsylvania Urban Redevelopment Law, 35 P.S. §§ 1701, et seq., the URA is the City of Pittsburgh's ("City") economic development enterprise. The URA is committed to building a prosperous and equitable economy for all of Pittsburgh. It helps to bridge public and private interests to invest in meaningful equitable developments that promote housing affordability, economic mobility, entrepreneurship, and neighborhood revitalization. The URA's work creates and sustains quality jobs, thriving neighborhoods, healthy communities and sustainable businesses for the benefit of all Pittsburghers. Incorporated in 1946 as one of the first redevelopment authorities in the United States, the URA achieves its mission by assembling, preparing,

and conveying sites for major mixed-use developments and by providing a portfolio of programs that include financing for business location, relocation, and expansion; housing construction and rehabilitation; and home purchases and improvements. The URA conducts these activities using unique powers granted by the Pennsylvania Urban Redevelopment Law to deploy and attach conditions to the use of public subsidies and the disposition of publicly owned land.

The URA is a legal entity separate and distinct from the City. The URA 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.

7. **TENTATIVE SCHEDULE**

A tentative schedule for the selection process is below. This schedule is subject to change at the URA's sole discretion. If there is a schedule change, it will be posted as an addendum on IonWave Technologies, the URA's online bidding platform. Redevelopers must be able to meet the deadlines in the schedule below.

URA Regular Board Meeting Announcement about release of RFI	June 11, 2026
RFI Issue Date	June 22, 2026
Property Tours	July 2026 To schedule a site tour, contact Maya Fews, Project Manager, at mfews@ura.org or at 412-255-6647.
Response Due Date	August 24, 2026, by 5:00 PM
Developer Short List Notification	September 30, 2026

8. **STAKEHOLDER OVERVIEW**

The Properties are represented by City of Pittsburgh Council District 9. Please see the City of Pittsburgh Council District map to determine current representatives. To view the map, [click here](#).

Interested Redevelopers/Respondents are encouraged to meet with Larimer Consensus Group (LCG), the neighborhood's volunteer-led community group representing residents, prior to submitting a response to discuss how the proposed project relates to community plans. To learn more, refer to Exhibit "E" here for the community plan.

9. **PROJECT SCOPE AND SUBMISSION REQUIREMENTS**

Each Redeveloper submission via IonWave should include the following:

- a. RFI Summary Sheet
 - i. This is the cover page and should include the Developer's name, contact person, and contact information.
 1. Please refer to Exhibit "F"
- b. Table of Contents
- c. Statement of Developer Interest
 - i. Parcel or Parcels in which Redeveloper is interested in developing. Please include lot and block numbers.
 - ii. Provide a statement of interest demonstrating Redeveloper team's capacity and experience on relevant projects.
 - iii. Provide a brief narrative that explains why the Redeveloper's firm is well qualified to work on this project.
- d. Preliminary Development Plan
 - i. Provide a brief overview of your concept for the redevelopment of the Property with a potential sources and uses budget for the interested parcels.
- e. Development Team Profile and Statement of Interest
 - i. Provide a description of the development team, including but not limited to the developer, architect, engineer, etc.
 - ii. State as succinctly as possible your team's experience with promoting opportunities for minority- and women-owned business enterprises (M/WBE) as part of the development team.
 - iii. Provide a list of other public entities, including entities similar to the URA, with which your firm currently is working with or has recently worked with, on projects similar to the project that is the subject of this RFI.
 - iv. Three years of Financial Statements
 1. Income Statement
 2. Balance Sheet

3. Statement of Cash Flow

f. Other Information

- i. Please provide any other information you believe is pertinent to the URA's consideration of your firm.

10. **RESPONSE SUBMISSION**

ALL RESPONSES MUST BE SUBMITTED VIA IONWAVE TECHNOLOGIES, THE URA'S RFI RESPONSE SYSTEM, BY THE RESPONSE DUE DATE AS STATED IN THE RFI TIMELINE, by 5:00 PM, FOR CONSIDERATION. Any late responses or responses received outside of IonWave Technologies (including hard copies) will immediately be disregarded and not considered for selection. The response should be combined into one file in a bookmarked PDF format.

ALL RESPONDENT QUESTIONS WILL ONLY BE ACCEPTED AND ANSWERED THROUGH AN IONWAVE TECHNOLOGIES SUBMISSION. RESPONSES TO ALL QUESTIONS WILL BE MADE PUBLIC.

The URA will not reimburse firms for any expenses incurred in preparing responses to this RFI. If you have any technical issues with using IonWave Technologies, please contact:

Ivy Coleman, URA Program Assistant
412-255-6691
icoleman@ura.org

Any non-technical questions relating to the RFI should be submitted on IonWave or emailed to Maya Fewes, Project Manager, at mfews@ura.org.

11. **SELECTION CRITERIA**

A. Process: The selection of any responsive firm(s) will be made by the URA Board of Directors after receiving recommendations from the URA's staff and/or any applicable selection committee. Such selection will be based on the nature and quality of the responding firm's responses to the Project Scope and Submission Requirements described above. The URA reserves the right to request that any Respondent meet with URA staff and/or a selection committee in a formal interview.

B. Conflicts of Interest: Responsive firms and their team members must have no conflicts of interest with regard to any other work performed by the Respondent for the URA, the City, or any related entity.

C. RFI Compliance: All responsive firms must adhere to the instructions contained in this RFI in preparing the submitted proposal.

D. Waiver of Defects: The URA shall be the sole judge as to which Respondent(s) best meet the selection criteria. The URA reserves the right to reject any or all Interests submitted. The URA reserves the right to reject any response for failure to comply with the requirements of this RFI. The URA further reserves the right, in its sole discretion, to waive any such defect(s) or failure(s). Submission of a response indicates acceptance by the firm of the conditions contained in this RFI.

E. Nondiscrimination: Each responsive firm agrees not to discriminate, whether in employment, contracting or otherwise, in violation of any federal, state, or local law and/or on the basis of sexual orientation, gender identity and/or gender expression.

12. **DISPOSITION PROCESS**

A. URA Disposition Process – Should the URA Board of Directors select a Redeveloper, such Redeveloper will be required to comply with the URA's Disposition Process. As part of this process, the Redeveloper must show that all funds needed for the fully realized project are available at the time of closing. In order to ensure that the Property will be responsibly redeveloped, the URA will review the Opinion of Probable Cost and construction plans against the evidence of financing to determine if the information presented is reasonable and corresponds. The URA will not close on a Property until all the terms of the Disposition Process are fulfilled. See Exhibit "G" for a Disposition Process Overview.

B. Disposition Contract – The Redeveloper must be willing to enter into a written Disposition Contract with the URA, in a form prescribed by the URA. The Disposition Contract is the binding document that details the Redeveloper's plan to design, finance, purchase, and construct the redevelopment project. Taxes, liability insurance, Property security, historic preservation, and all aspects of owning and redeveloping the Property shall be the full responsibility of the Redeveloper at the time of sale, as specified in the Disposition Contract. The Disposition Contract will include, but is not limited to, the following terms and conditions:

- i. Bonding: Per the Urban Redevelopment Law, projects involving the sale of URA land must have a payment and performance bond for 100% of the contract price. The Redeveloper shall include the cost for the same in its project sources and uses.
- ii. Costs: The Redeveloper shall be responsible for all closing costs, including, but not limited to, realty transfer taxes, recordation fees, as well as a closing fee paid to the URA.

- iii. Reversion Right: per the Urban Redevelopment Law, the URA must retain a reversion right in land that it sells for redevelopment projects, until completion of the same and confirmation that the project was developed in accordance with the stated project plans. This reversion right will not be subordinated to any financier.
- iv. Covenants: per the Urban Redevelopment Law, the URA must attach certain covenants to the land at the time of sale, including anti-discrimination provisions, limitations on major changes to the building for twenty (20) years after sale, and a restriction on change of use for twenty (20) years after sale.
- v. Participation in proceeds of future sales: The Disposition Contract and Deed will entitle the URA to 4% of the net proceeds of the first sale of the Property from the Redeveloper to a future owner and to 2% of the net proceeds of any subsequent sale, in perpetuity.

C. Board Approval – The URA Board of Directors must approve any and all Redevelopers who purchase URA property. Upon URA Board approval, the Redeveloper's purchase of the Property will occur after execution of a Disposition Contract, approval of the final construction documents and issuance of a building permit. The Redeveloper shall be solely responsible for obtaining all approvals necessary to move the Project to a final Board action, including, without limitation, obtaining all financing, entitlements, and permits. The purchase of the property will occur simultaneously with the closing on the Redeveloper's construction financing. The URA reserves the right to select, reject, and/or make no selection through this RFI at its sole discretion.

13. **LEGAL INFORMATION**

- A. 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 Respondent to perform the obligations in their responses.
- B. The URA, in its sole discretion, reserves the right to reject any response when the available evidence or information does not satisfy the URA that the Respondent is qualified to carry out properly the obligations of the response.
- C. The selected Respondent shall be given an opportunity to inspect the Property. If the Respondent is selected and elects to proceed after exercising its due diligence, it shall acquire or take possession of the property in "AS-IS" condition.
- D. The sale of the Property in no way guarantees or warrants grading permits, building permits, zoning variances or financial viability. The URA reserves the right to refuse to sell the Property until the Respondent is able to obtain all necessary permits.

- E. The selected Respondent will be required to demonstrate a good faith effort to incorporate environmentally sustainable features and practices into their development plan.
- F. The URA reserves the right to accept an offer or proposal other than the highest offer and will determine awards at its sole discretion.
- G. The URA shall be the sole judge as to which, if any, Respondent 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.
- H. This form is submitted subject to errors, omissions, and/or withdrawal without notice by the URA at any time.
- I. All responses, including attachments, supplementary materials, addenda, etc. shall become the property of the URA and will not be returned.
- J. Respondents and team members must disclose any conflict of interest with regards to any other work performed by the Respondent for the URA, the City of Pittsburgh, or any related entity.