

Trademark/Service Mark Statement of Use (15 U.S.C. Section 1051(d))

The table below presents the data as entered.

Input Field	Entered
SERIAL NUMBER	87624038
LAW OFFICE ASSIGNED	LAW OFFICE 122
EXTENSION OF USE	YES
MARK SECTION	
MARK	https://tmng-al.uspto.gov/resting2/api/img/87624038/large
LITERAL ELEMENT	HAZELWOOD GREEN
STANDARD CHARACTERS	YES
USPTO-GENERATED IMAGE	YES
MARK STATEMENT	The mark consists of standard characters, without claim to any particular font style, size or color.
OWNER SECTION	
NAME	Almono, LP
INTERNAL ADDRESS	c/o Intellectual Property
STREET	Reed Smith Centre, 225 Fifth Avenue
CITY	Pittsburgh
STATE	Pennsylvania
ZIP/POSTAL CODE	15222
COUNTRY	United States
ATTORNEY SECTION (current)	
NAME	Matthew P. Frederick
ATTORNEY BAR MEMBERSHIP NUMBER	NOT SPECIFIED
YEAR OF ADMISSION	NOT SPECIFIED
U.S. STATE/ COMMONWEALTH/ TERRITORY	NOT SPECIFIED
FIRM NAME	REED SMITH LLP
INTERNAL ADDRESS	SUITE 3100
STREET	THREE LOGAN SQUARE 1717 ARCH STREET
CITY	PHILADELPHIA
STATE	Pennsylvania
POSTAL CODE	19103
COUNTRY	United States
PHONE	215-241-7992

FAX	215-851-1420
EMAIL	phlipdocketing@reedsmith.com
AUTHORIZED TO COMMUNICATE VIA EMAIL	Yes
DOCKET/REFERENCE NUMBER	17-40062-US
ATTORNEY SECTION (proposed)	
NAME	Matthew P. Frederick
ATTORNEY BAR MEMBERSHIP NUMBER	XXX
YEAR OF ADMISSION	XXXX
U.S. STATE/ COMMONWEALTH/ TERRITORY	XX
FIRM NAME	REED SMITH LLP
INTERNAL ADDRESS	SUITE 3100
STREET	THREE LOGAN SQUARE 1717 ARCH STREET
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FAX	215-851-1420
EMAIL	phlipdocketing@reedsmith.com
AUTHORIZED TO COMMUNICATE VIA EMAIL	Yes
DOCKET/REFERENCE NUMBER	17-40062-US
OTHER APPOINTED ATTORNEY	Ryan P. Cox, Reg. No. 71,444
CORRESPONDENCE SECTION (current)	
NAME	MATTHEW P FREDERICK
FIRM NAME	REED SMITH LLP
INTERNAL ADDRESS	SUITE 3100
STREET	THREE LOGAN SQUARE 1717 ARCH STREET
CITY	PHILADELPHIA
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NAME	Matthew P. Frederick
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FAX	215-851-1420
EMAIL	phlipdocketing@reedsmith.com
AUTHORIZED TO COMMUNICATE VIA EMAIL	Yes
DOCKET/REFERENCE NUMBER	17-40062-US
GOODS AND/OR SERVICES SECTION	
INTERNATIONAL CLASS	036
CURRENT IDENTIFICATION	Real estate services, namely, rental, brokerage, leasing and management of residential property, commercial property, offices and office space; Real estate investment sales services, namely, purchasing and selling of residential property, commercial property, offices and office space for others; Real estate sales services, namely, real estate listing services for residential property, commercial property, offices and office space; Real estate sales services, namely, real estate agency services for residential property, commercial property, offices and office space
GOODS OR SERVICES DELETED FROM THE APPLICATION	brokerage
GOODS OR SERVICES IN USE IN COMMERCE	Real estate services, namely, rental, leasing and management of residential property, commercial property, offices and office space; Real estate investment sales services, namely, purchasing and selling of residential property, commercial property, offices and office space for others; Real estate sales services, namely, real estate listing services for residential property, commercial property, offices and office space; Real estate sales services, namely, real estate agency services for residential property, commercial property, offices and office space
FIRST USE ANYWHERE DATE	10/24/2019
FIRST USE IN COMMERCE DATE	10/24/2019
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SPECIMEN DESCRIPTION	page from Owner's website and developer request for qualifications
INTERNATIONAL CLASS	037
CURRENT IDENTIFICATION	Real estate development
GOODS OR SERVICES	KEEP ALL LISTED
FIRST USE ANYWHERE DATE	10/13/2017
FIRST USE IN COMMERCE DATE	10/13/2017
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ORIGINAL PDF FILE	SPN1-1744721010-20191029221155331883 . HAZELWOOD GREEN - IC_37_-_.pdf

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SPECIMEN DESCRIPTION	pages from Owner's website
REQUEST TO DIVIDE	NO
PAYMENT SECTION	
NUMBER OF CLASSES IN USE	2
SUBTOTAL AMOUNT [ALLEGATION OF USE FEE]	200
TOTAL AMOUNT	200
SIGNATURE SECTION	
DECLARATION SIGNATURE	/Rebecca L Flora/
SIGNATORY'S NAME	Rebecca Flora
SIGNATORY'S POSITION	Authorized Agent of Almono, LLC
DATE SIGNED	10/30/2019
SIGNATORY'S PHONE NUMBER	202-552-9323
FILING INFORMATION	
SUBMIT DATE	Wed Oct 30 16:00:55 EDT 2019
TEAS STAMP	USPTO/SOU-XXX.XX.XXX.XX-2 0191030160055475562-87624 038-7001fdcfa13d6ba38f287 e92f14a56cd1fbc98eecd4f5 f44eff54d69355681ece-CC-0 0531366-20191030150417101 996

Trademark/Service Mark Statement of Use
(15 U.S.C. Section 1051(d))

To the Commissioner for Trademarks:

MARK: HAZELWOOD GREEN(Standard Characters, see <https://tmng-al.uspto.gov/resting2/api/img/87624038/large>)

SERIAL NUMBER: 87624038

An Extension of Time form is being filed with the Allegation of Use.

The applicant, Almono, LP, having an address of

c/o Intellectual Property

Reed Smith Centre, 225 Fifth Avenue

Pittsburgh, Pennsylvania 15222

United States

is submitting the following allegation of use information:

For International Class 036:

Current identification: Real estate services, namely, rental, brokerage, leasing and management of residential property, commercial property, offices and office space; Real estate investment sales services, namely, purchasing and selling of residential property, commercial property, offices and office space for others; Real estate sales services, namely, real estate listing services for residential property, commercial property, offices and office space; Real estate sales services, namely, real estate agency services for residential property, commercial property, offices and office space

This **allegation of use** does **NOT** cover the following goods/services listed in either the application or Notice of Allowance or as subsequently modified for this specific class; these goods/services are **permanently deleted**: brokerage

The mark is in use in commerce on or in connection with the following goods/services listed in either the application or Notice of Allowance or as subsequently modified for this specific class: Real estate services, namely, rental, leasing and management of residential property, commercial property, offices and office space; Real estate investment sales services, namely, purchasing and selling of residential property, commercial property, offices and office space for others; Real estate sales services, namely, real estate listing services for residential property, commercial property, offices and office space; Real estate sales services, namely, real estate agency services for residential property, commercial property, offices and office space

The mark was first used by the applicant, or the applicant's related company, licensee, or predecessor in interest at least as early as 10/24/2019, and first used in commerce at least as early as 10/24/2019, and is now in use in such commerce. The applicant is submitting one specimen for the class showing the mark as used in commerce on or in connection with any item in the class, consisting of a(n) page from Owner's website and developer request for qualifications.

Original PDF file:

[SPN0-1744721010-20191029221155331883 . HAZELWOOD GREEN - IC 36.pdf](#)

Converted PDF file(s) (2 pages)

[Specimen File1](#)

[Specimen File2](#)

Original PDF file:

[SPN0-1744721010-20191029221155331883 . HG Developer RFQ copy.pdf](#)

Converted PDF file(s) (30 pages)

[Specimen File1](#)

[Specimen File2](#)

[Specimen File3](#)

[Specimen File4](#)

[Specimen File5](#)

[Specimen File6](#)

[Specimen File7](#)

[Specimen File8](#)

[Specimen File9](#)

[Specimen File10](#)

[Specimen File11](#)
[Specimen File12](#)
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[Specimen File24](#)
[Specimen File25](#)
[Specimen File26](#)
[Specimen File27](#)
[Specimen File28](#)
[Specimen File29](#)
[Specimen File30](#)

For International Class 037:

Current identification: Real estate development

The mark is in use in commerce on or in connection with all of the goods/services, or to indicate membership in the collective organization listed in the application or Notice of Allowance or as subsequently modified for this specific class.

The mark was first used by the applicant, or the applicant's related company, licensee, or predecessor in interest at least as early as 10/13/2017, and first used in commerce at least as early as 10/13/2017, and is now in use in such commerce. The applicant is submitting one specimen for the class showing the mark as used in commerce on or in connection with any item in the class, consisting of a(n) pages from Owner's website.

Original PDF file:

[SPN1-1744721010-20191029221155331883 . HAZELWOOD GREEN - IC 37 - 1.pdf](#)

Converted PDF file(s) (3 pages)

[Specimen File1](#)

[Specimen File2](#)

[Specimen File3](#)

Original PDF file:

[SPN1-1744721010-20191029221155331883 . HAZELWOOD GREEN - IC 37 - 2.pdf](#)

Converted PDF file(s) (3 pages)

[Specimen File1](#)

[Specimen File2](#)

[Specimen File3](#)

The applicant is not filing a Request to Divide with this Allegation of Use form.

The applicant's current attorney information: Matthew P. Frederick. Matthew P. Frederick of REED SMITH LLP, is located at

SUITE 3100
THREE LOGAN SQUARE 1717 ARCH STREET
PHILADELPHIA, Pennsylvania 19103
United States

The docket/reference number is 17-40062-US.

The phone number is 215-241-7992.

The fax number is 215-851-1420.

The email address is phlipdocketing@reedsmith.com

The applicants proposed attorney information: Matthew P. Frederick. Other appointed attorneys are Ryan P. Cox, Reg. No. 71,444. Matthew P. Frederick of REED SMITH LLP, is a member of the XX bar, admitted to the bar in XXXX, bar membership no. XXX, and the attorney(s) is located at

SUITE 3100
THREE LOGAN SQUARE 1717 ARCH STREET
PHILADELPHIA, Pennsylvania 19103
United States

The docket/reference number is 17-40062-US.

The phone number is 215-241-7992.

The fax number is 215-851-1420.

The email address is phlipdocketing@reedsmith.com

Matthew P. Frederick submitted the following statement: The attorney of record is an active member in good standing of the bar of the highest court of a U.S. state, the District of Columbia, or any U.S. Commonwealth or territory.

The applicant's current correspondence information: MATTHEW P FREDERICK. MATTHEW P FREDERICK of REED SMITH LLP, is located at

SUITE 3100
THREE LOGAN SQUARE 1717 ARCH STREET
PHILADELPHIA, Pennsylvania 19103
United States

The docket/reference number is 17-40062-US.

The phone number is 215-241-7992.

The fax number is 215-851-1420.

The email address is phlipdocketing@reedsmith.com

The applicants proposed correspondence information: Matthew P. Frederick. Matthew P. Frederick of REED SMITH LLP, is located at

SUITE 3100
THREE LOGAN SQUARE 1717 ARCH STREET
PHILADELPHIA, Pennsylvania 19103
United States

The docket/reference number is 17-40062-US.

The phone number is 215-241-7992.

The fax number is 215-851-1420.

The email address is phlipdocketing@reedsmith.com

A fee payment in the amount of \$200 will be submitted with the form, representing payment for the allegation of use for 2 classes.

Declaration

- The signatory believes that the applicant is the owner of the mark sought to be registered.
For a trademark or service mark application, the mark is in use in commerce on or in connection with all the goods/services in the application or notice of allowance, or as subsequently modified.
For a collective trademark, collective service mark, collective membership mark application, the applicant is exercising legitimate

control over the use of the mark in commerce by members on or in connection with all the goods/services/collective membership organization in the application or notice of allowance, or as subsequently modified.

For a certification mark application, the applicant is exercising legitimate control over the use of the mark in commerce by authorized users on or in connection with the all goods/services in the application or notice of allowance, or as subsequently modified, and the applicant is not engaged in the production or marketing of the goods/services to which the mark is applied, except to advertise or promote recognition of the certification program or of the goods/services that meet the certification standards of the applicant.

- The specimen(s) shows the mark as used on or in connection with the goods/services/collective membership organization in commerce.
- To the best of the signatory's knowledge and belief, no other persons, except, if applicable, authorized users, members, and/or concurrent users, have the right to use the mark in commerce, either in the identical form or in such near resemblance as to be likely, when used on or in connection with the goods/services/collective membership organization of such other persons, to cause confusion or mistake, or to deceive.
- To the best of the signatory's knowledge, information, and belief, formed after an inquiry reasonable under the circumstances, the allegations and other factual contentions made above have evidentiary support.
- The signatory being warned that willful false statements and the like are punishable by fine or imprisonment, or both, under 18 U.S.C. § 1001, and that such willful false statements and the like may jeopardize the validity of the application or submission or any registration resulting therefrom, declares that all statements made of his/her own knowledge are true and all statements made on information and belief are believed to be true.

Signature: /Rebecca L Flora/ Date Signed: 10/30/2019
Signatory's Name: Rebecca Flora
Signatory's Position: Authorized Agent of Almono, LLC
Signatory's Phone: 202-552-9323

Mailing Address:
REED SMITH LLP
SUITE 3100
THREE LOGAN SQUARE 1717 ARCH STREET
PHILADELPHIA, Pennsylvania 19103

RAM Sale Number: 87624038
RAM Accounting Date: 10/30/2019

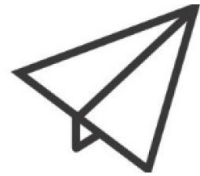
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Document title: Get in Touch — Hazelwood Green
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Page loaded at (UTC): Tue, 29 Oct 2019 14:41:23 GMT
Capture timestamp (UTC): Tue, 29 Oct 2019 14:41:34 GMT
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Collection server IP: 54.174.78.137
Browser engine: Chrome/70.0.3538.77
Operating system: Microsoft Windows NT 10.0.14393.0 (10.0.14393.0)
PDF length: 2
Capture ID: acc2d08b-e770-41a9-a909-3f79eeb02f36
User: rs-karmellino

CONTACT

Get in Touch.

Hello there, thank you for your interest in the project. At this time, we are not set-up to manage phone inquiries. However, we do our best to respond quickly to inquiries submitted via the form below. Please contact us if you are interested in property leasing or purchase opportunities, or if you have other questions about the site.



HAVE A QUESTION? SEND US A MESSAGE

SUBSCRIBE TO THE HAZELWOOD GREEN QUARTERLY

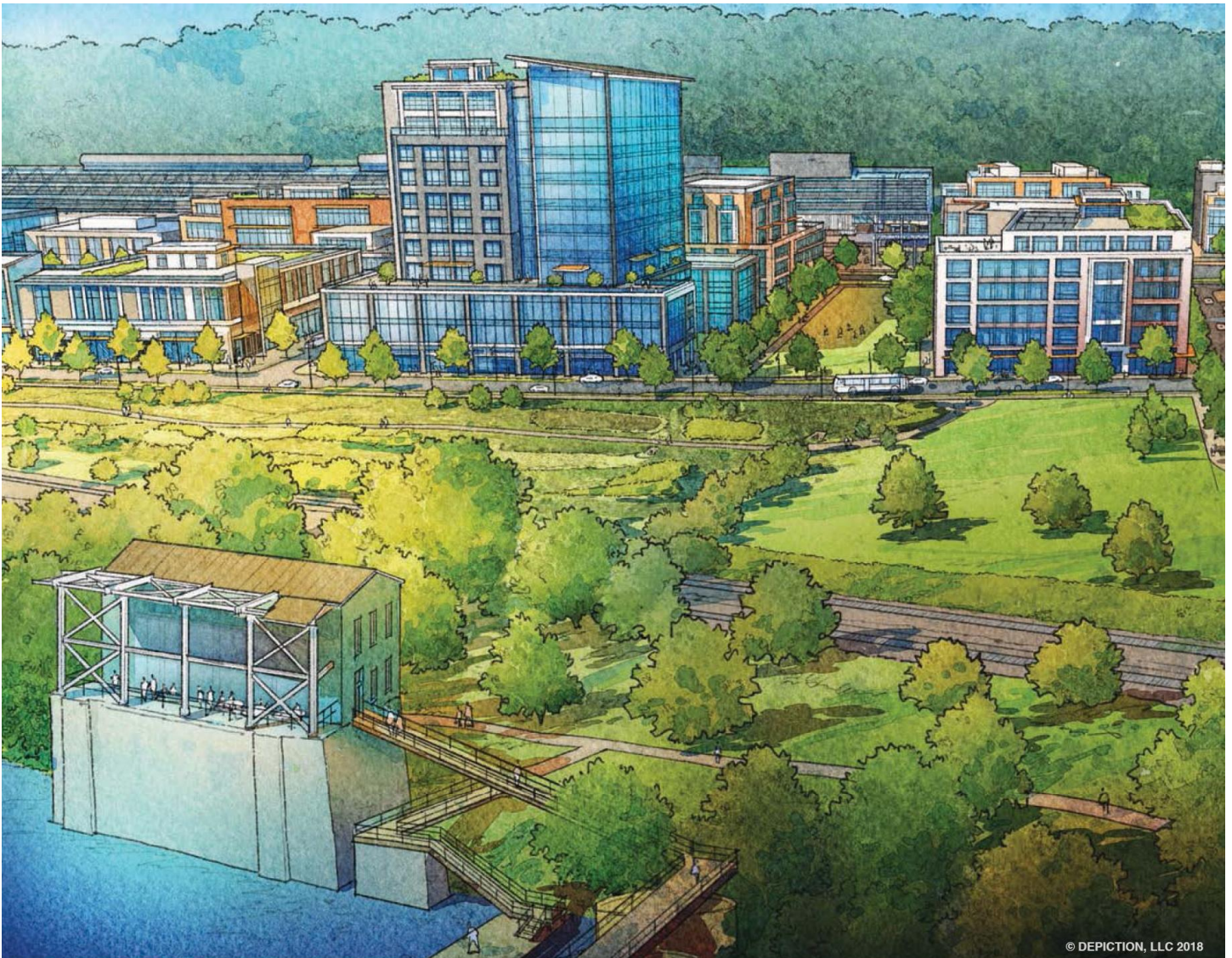
FOLLOW @HAZELWOODGREEN ON SOCIAL MEDIA.



SUBSCRIBE TO STAY UP WITH HAZELWOOD GREEN NEWS, OR FOLLOW @HAZELWOODGREEN



SIGN ME UP!



Above: Envisioning the Mill District, looking East with the Pump House in the foreground and Mill 19 in the background :: Image Credit: © Depiction, LLC 2018

Developer Request for Qualifications: **HAZELWOOD GREEN MILL DISTRICT**

PITTSBURGH, PENNSYLVANIA

Hazelwood Green is a 178-acre, river redevelopment project located within the Hazelwood neighborhood, and along the Monongahela River in Pittsburgh, PA. Almono LLC is seeking developers for Hazelwood Green's first phase of development - the Mill District that includes 27 developable acres. Developers that share the values and vision reflected in this RFQ are invited to respond.

**FORGE NEW IDEAS FOR SUSTAINABLE
DEVELOPMENT AT HAZELWOOD GREEN.**
A mixed-use development opportunity in Pittsburgh, PA

September 27, 2018
RFQ ISSUED

November 19, 2018 by 5pm EST
RESPONSES DUE

RFQ@hazelwoodgreen.com
CONTACT EMAIL

OUTLINE OF CONTENTS

- 00 – Letter of Invitation
- 01 – Purpose & Scope
- 02 – Project Ownership
- 03 – Vision, Values, & Principles
- 04 – Mill District Development
- 05 – Site Context & Conditions
- 06 – Market Opportunity
- 07 – Financial Considerations
- 08 – Submission Instructions
- 09 – General Provisions

AUTHORIZED CONTACTS

EMAIL: RFQ@hazelwoodgreen.com

REBECCA FLORA, AICP, LEED AP BD+C / ND
RFQ Manager
Almono LLC Authorized Agent
Hazelwood Green Project Director
ReMake Group, LLC

KATRINA FLORA, AICP
RFQ Project Specialist
ReMake Group, LLC

All inquiries should be submitted in writing and sent to the RFQ email address. Respondents are asked to not contact the Almono members directly.

SCHEDULE

- SEPT. 27TH: *RFQ Release*
- OCT. 22ND: *Site Tour Request Deadline*
- OCT. 25TH Noon to 4pm: *Site Tour #1*
- OCT. 26TH 9am to 1pm: *Site Tour #2*
- OCT. 30TH: *Last Day to Submit Questions*
- NOV. 1ST: *Response to Questions*
- NOV. 2ND: *Notice of Intent to Submit*
- NOV. 5TH 2pm to 4pm EST: *Project Overview Webinar**
- NOVEMBER 19TH 5PM EST: SUBMISSIONS DUE**
- NOVEMBER/DECEMBER: *Review Process*
- JANUARY: *Interviews / Questions*
- FEBRUARY: *Notifications to Short Listed Developers & Issuance of RFP*

**Those who have notified us of an intent to submit will receive the webinar link and call in number.*



Above: 2018 PLDP Vision for Hazelwood Green :: Image Credit: ©Depiction, LLC 2018

Letter of Invitation

September 27, 2018

RE: DEVELOPER REQUEST FOR QUALIFICATIONS: HAZELWOOD GREEN – MILL DISTRICT

With 178 acres of prime riverfront property, [Hazelwood Green](#) in Pittsburgh offers a rare opportunity for development in the midst of a thriving city. A former steel mill site located along the Monongahela River, with sweeping views of Hays Woods and the downtown Pittsburgh skyline, it is envisioned to become a world-class model for sustainable development.

Hazelwood Green reflects the quintessential Pittsburgh story of reclamation and reinvention as it prepares to add a new chapter to Pittsburgh's long history of global leadership in innovation. **Together, its proximity to world-renowned universities and the city's urban core, a riverfront location that presents a wealth of natural resources and linkages to the city's extensive trail system, and an urban planning framework designed to flex with the changing needs of today's – and tomorrow's – workforce, have forged a new paradigm for regenerative development.**

Momentum and interest in the site are building rapidly. The Advanced Robotics for Manufacturing Institute (ARM) and Carnegie Mellon University's Manufacturing Futures Initiative (MFI) are in the midst of construction to locate within the historic shell of the RIDC-owned Mill 19 building, located in the site's Mill District, with a completion date anticipated in 2019. These anchor tenants were supported with significant public and private investment, including a \$20 million grant from the Richard King Mellon Foundation to launch MFI in the Mill 19 building, partially due to the opportunity for their catalytic impact on the neighborhood.

The Hazelwood Green development site is also unique in that its ownership, Almono LP, is a partnership of three Pittsburgh-based foundations – Richard King Mellon Foundation, Heinz Endowments, and the Benedum Foundation. These foundations joined forces in 2002 to purchase and land bank Pittsburgh's last remaining tract of significant riverfront property until the time was right to fully leverage this well-situated asset. Almono LLC, the general partner of Almono LP, has advanced the overall site planning and preparation over the past few years. Now, the time is right to further Pittsburgh's growing economy through the development of Hazelwood Green as a hub for innovation to forge new ideas in practice, technology and policy. Concurrently, the ownership group is also making significant investments to advance the innovation economy regionally and revitalize the Hazelwood neighborhood.

In September 2017, the [Capturing the Next Economy: Pittsburgh's Rise as a Global Innovation City](#) report released by the Brookings Institution and Project for Public Spaces highlighted Pittsburgh's resilience and ability to rebound from an 18% unemployment rate in the 1980s. However, the report also noted that the city's future success or failure is dependent on the speed and scale of action by public, private, and civic leaders to develop a robust platform of jobs at all skill levels through the investment in transportation, workforce development, infrastructure, and neighborhood revitalization. **Hazelwood Green is positioned to be such a platform for success!**

Our elected leaders, Pittsburgh Mayor William Peduto and County Executive Rich Fitzgerald, are among many public and private partners, from elected officials to university and corporate presidents, that have joined with the Almono partners to advance the vision for Hazelwood Green and its role in the growth of Pittsburgh's innovation economy. **The site has also been recognized at the federal level, having been designated as a Federal Opportunity Zone**, providing an opportunity for tax incentivized investment.

On behalf of the site owners, Almono LP, we are excited to have reached a significant turning point in the site's evolution, to build on the current momentum, and to further advance our vision for Hazelwood Green through development of the first phase area – the Mill District. Please assess the opportunity presented in this Request for Qualifications (RFQ) and if it aligns with your developer interests and experience, consider joining with us in this transformational project by responding to this RFQ by November 19, 2018.

We look forward to hearing from you!



REBECCA L. FLORA, AICP, LEED BD+C/ND
Almono LLC Authorized Agent
Hazelwood Green Project Director



01 – Purpose & Scope

Hazelwood Green (HG) is a 178-acre site located along the Monongahela River and within the Greater Hazelwood neighborhood of Pittsburgh, Pennsylvania. Development of this unique site and opportunity is framed and guided by the Preliminary Land Development Plan (PLDP) approved on September 11, 2018, by Pittsburgh Planning Commission as part of the amendment to the Special Planned (SP-10) District for the site. The approved PLDP document is available online, and should be considered a companion document to this RFQ. The SP-10 Zoning Text amendment necessary for alignment with the new PLDP will be considered by City Council for approval in October.

This RFQ is intended to solicit interest and identify qualified developers who share the HG vision and have proven experience implementing projects that advance sustainable development practices in an urban environment with positive outcomes for the surrounding communities. The development area for this RFQ is the Mill District portion of the HG site, which is owned by Almono LP and includes approximately 27 acres of developable area. The entire Mill District has a median target of 2.8 million square feet of mixed-use development that includes 1,050 dwelling units. The Mill District is considered the phase 1 development area of the HG site. Other districts on the site – River and Flats – will be developed as market demand increases through the successful development of the Mill District. Developers of the Mill District will be provided an opportunity to participate in future development of other districts based on performance within the Mill District. *FIGURE 1* provides a delineation of the Districts and Blocks that are referenced throughout this RFQ.

This RFQ process will be followed in early 2019 by an invitation to short-listed developers considered to be best qualified to submit a proposal for development through a subsequent RFP process. Almono LLC, acting as the General Partner of Almono LP, reserves the right to reject all submissions and/or to move directly toward negotiations with a selected developer(s) rather than initiate an RFP process. Developers are asked to individually or through team formation, respond to the entire designated Mill District area of this RFQ. While proposals for the entire designated area are preferred, Almono LLC will consider proposals for subdistricts within the Mill District, if a unique team and approach is presented.



Above: Illustration of Lytle Street in the Mill District :: Image Credit: © Depiction, LLC 2018

FIGURE 1 Hazelwood Green Districts & Land Uses

* Note, the Light Industrial & Production and the Residential: Low areas comprise the only locations where that Land Use may be the sole land use on the Block (refer to Section 3.3. of the PLDP).

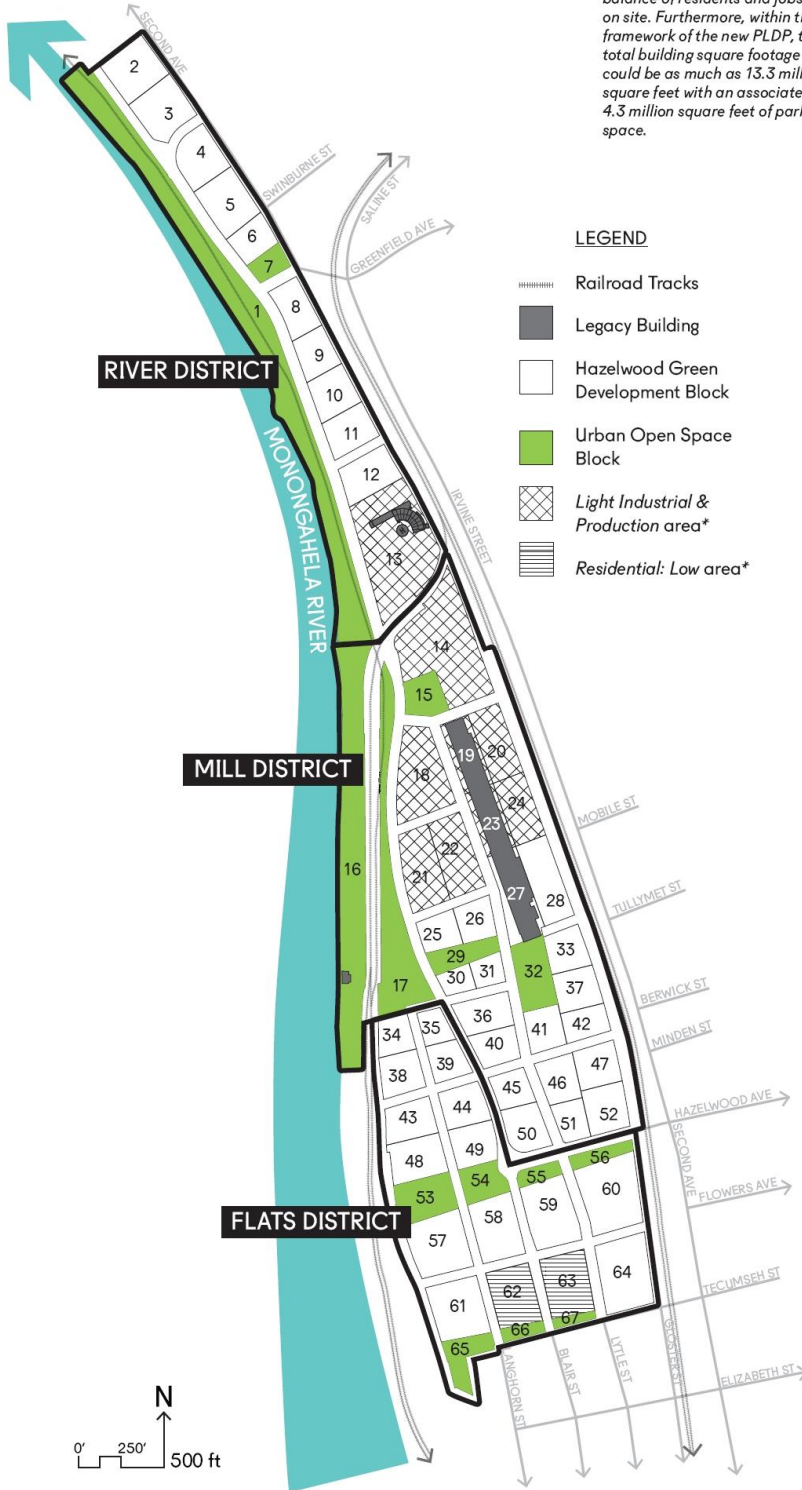


FIGURE 2 Hazelwood Green Districts & Land Uses

Note, this program reflects development targets with the intent to maintain a healthy balance of residents and jobs on site. Furthermore, within the framework of the new PLDP, the total building square footage could be as much as 13.3 million square feet with an associated 4.3 million square feet of parking space.

LEGEND

- Railroad Tracks
- Legacy Building
- Hazelwood Green Development Block
- Urban Open Space Block
- Light Industrial & Production area*
- Residential: Low area*

HAZELWOOD GREEN	
Gross Land Area	178 acres
Urban Open Space	30.6 acres
Development Land	98.2 acres
Total Building Area	7,996,000 sf
Non-Residential	4,359,000 sf
Residential	3,637,000 sf
Dwelling Units	3,500 du
Residential Density	27,330 ppl/mi ²
Job Density	46,740 ppl/mi ²
Jobs/Housing Ratio	3.3
Total Parking	3,090,800 sf
Shared Parking	8,830 spaces

RIVER DISTRICT	
Gross Land Area	42.3 acres
Urban Open Space	10.6 acres
Development Land	22.8 acres
Total Building Area	2,728,000 sf
Non-Residential	1,590,000 sf
Residential	1,138,000 sf
Dwelling Units	1,130 du
Residential Density	36,300 ppl/mi ²
Job Density	73,400 ppl/mi ²
Jobs/Housing Ratio	4.4
Total Parking Area	915,800 sf
Shared Parking	2,620 spaces

MILL DISTRICT	
Gross Land Area	76.6 acres
Urban Open Space	13.8 acres
Development Land	44.3 acres
Total Building Area	2,749,800 sf
Non-Residential	1,749,800 sf
Residential	1,000,000 sf
Dwelling Units	1,050 du
Residential Density	18,370 ppl/mi ²
Job Density	36,330 ppl/mi ²
Jobs/Housing Ratio	4.6
Total Parking	1,067,200 sf
Shared Parking	3,050 spaces

FLATS DISTRICT	
Gross Land Area	47.6 acres
Urban Open Space	6.2 acres
Development Land	31.1 acres
Total Building Area	2,518,000 sf
Non-Residential	1,019,000 sf
Residential	1,499,000 sf
Dwelling Units	1,360 du
Residential Density	40,400 ppl/mi ²
Job Density	36,400 ppl/mi ²
Jobs/Housing Ratio	2.7
Total Parking	842,400 sf
Shared Parking	2,400 spaces

02 – Project Ownership

The ownership structure of the HG site is unique in that it is a partnership of charitable foundations dedicated to the economic development of the Greater Pittsburgh, Pennsylvania, region. LP (land owner) and LLC (general partner) entities were created for the purposes of purchasing the land in 2002 and conducting horizontal site preparation activity. The ownership and decision-making are as follows:

- » **ALMONO LP** is made up of three charitable foundation owners: Claude Worthington Benedum Foundation ([Benedum](#)); The Heinz Endowments ([Heinz](#)); and the Richard King Mellon Foundation ([RKMF](#)). The directors of these organizations serve as the primary decision-makers.
- » **ALMONO LLC** is the General Partner of the LP and its Members include three foundation directors. The Members meet bi-weekly and approve project budgets, strategic direction, and operations. This RFQ process is being managed by Almono LLC and will be the entity referenced throughout.
- » **AUTHORIZED AGENT AND HG PROJECT DIRECTOR:** Rebecca Flora, owner of [ReMake Group LLC](#), was retained in November 2016 by Almono LLC to serve as their Authorized Agent and to direct the overall Hazelwood Green (HG) project implementation and day-to-day operations, along with providing technical expertise on specialized activities. Recommendations for approvals are brought by the Authorized Agent to Almono LLC at bi-weekly meetings.

From 2002 to 2016, the Regional Industrial Development Corporation of Southwest Pennsylvania (RIDC) served as the sole member of Almono LLC, the general partner (GP) of Almono LP. During this time, RIDC directed the demolition of remaining mill structures, site preparation, and construction of the first access road (Blair Street) and infrastructure. Environmental remediation leading to PA DEP Act 2 clearance was also achieved during this timeframe. In November 2016, RIDC transitioned from the GP role to focus on the vertical development of 12.6 acres of the site, including the Mill 19 building (Blocks 19, 23, and 27) and vacant Blocks 20, 24, and 28, now owned by RIDC. Almono LP owns the remaining 165.5-acres of gross land area.



Above: Aerial view of the site looking north towards Oakland, March 2017 :: Credit: Environmental Planning and Design

03 – Vision, Principles & Values

The Hazelwood Green Vision and Principles are reflective of the owner's values, and frame the site's design, development, and plans for a new community of users. Progress toward achievement of the Vision and Principles will be measured using triple-bottom-line metrics to drive sustainable development.

VISION

The Hazelwood Green development site is envisioned as a place where people thrive, new ideas are forged, and the ecological condition is regenerated.

It is a living laboratory – a platform for experimentation that advances Pittsburgh's evolving innovation economy for a full spectrum of workers.

It serves as a transformative model for sustainable community development that is adaptable and resilient to fast-changing markets and natural conditions that are reshaping our society.

PRINCIPLES

The Vision for Hazelwood Green is advanced through a set of four Principles that create a design and development framework to achieve multiple benefits from every implementation decision and strategy. Incremental and continual progress toward achievement of the Vision will be measured with standards and metrics that align with the Principles as summarized in *Section 1.3 of the PLDP*. Fundamental to the Vision and Principles is the commitment to excellence in design throughout all aspects of the site.

PRINCIPLE 1 – ADVANCE HUMAN WELL-BEING

Human well-being is often measured by happiness, which is influenced by individual physical and emotional health. The built environment plays a huge role in our daily lives and is responsible for many factors impacting an individual's health, quality of life, and thus, community well-being. Hazelwood Green intends to:

- » Create healthy, safe physical environments.
- » Provide job opportunities for workers at a range of levels.
- » Foster a welcoming environment for diverse human interaction and enjoyment.

PRINCIPLE 2 – INSPIRE INNOVATION

Innovation is conducted in places where people and ideas come together, and where buildings and spaces inspire and enable a range of uses, open dialogue, and encourage interactions. Innovation requires the continual evolution of best practices and flexibility in policies. Innovation drives transformation of markets and economic growth. Hazelwood Green intends to:

- » Attract new investment to the region, city, and neighborhood.
- » Advance transformative models.
- » Create a built form that reflects excellence in design.

PRINCIPLE 3 – REGENERATE THE ECOLOGY

Healthy ecosystems are a sign of healthy economic and human systems. The site's ecology must be healed from past damage and avoid creating new impacts that future generations must absorb. In doing so, Hazelwood Green will be a model for living within its ecological footprint. Hazelwood Green intends to:

- » Manage rainwater on-site as a resource.
- » Attain net positive building energy performance site-wide.
- » Restore a healthy ecosystem on-site.

PRINCIPLE 4 – CREATE RESILIENT PLACES

Places that bounce forward more rapidly from sudden shocks have multiple mobility options, on-site and renewable energy systems, diverse economies, and strong social networks. Communities with reduced ongoing, chronic stresses also recover more easily from shocks created by humans or nature. Hazelwood Green intends to:

- » Provide multi-modal transportation options that are a part of a well-connected system.
- » Create on-site renewable energy and other low-impact utility infrastructure.
- » Generate diverse economic and social value.

VALUE CREATION

Development of the HG site is expected to create triple-bottom-line returns that are measured through the standards and performance metrics included in the PLDP. Specific areas of value creation that will be considered in evaluation of RFQ submissions and in discussions with developers include:

- » **ECONOMIC:** Support growth of the region's innovation economy through the attraction and retention of companies that will benefit from the proximity of the site to the Oakland university district. Provide financial returns to Almono LP that reflect fair market values along with a balanced response to other measures of value creation.
- » **SOCIAL:** Provide economic opportunity to disadvantaged populations and vendors through training, hiring, and contracting, along with participation in existing social benefit programs and networks. Work to buffer existing low-income residents from displacement or other negative effects of gentrification through growth of equity.
- » **ENVIRONMENTAL:** Commit to high-level environmental sustainability standards referenced in the 2018 PLDP. Participate in district energy, water and transportation systems to advance net-positive goals for the built infrastructure on site.
- » **PLACE:** Commit to excellence in urban design through multiple methods such as reconnecting the site physically with its neighborhood and work to knit it back together as one with the site. Provide public spaces and amenities that are welcoming to all.

CERTIFY



MEASURE



ASPIRE



04 – Mill District Development

The PLDP identifies three distinct districts: the Mill District, the Flats District, and the River District (refer to *FIGURE 1*). Each District is a unique urban place framed by the differences in adjacent uses, and existing site conditions and boundary lines. The built form established in the PLDP for each District is intended to further shape variety and visual interest across the site. The public realm elements of each District are intended to work together with site conditions and the built form to support a walkable community with site-wide opportunities for social interaction and economic vitality.

TARGET MARKETS & USES

The Mill District in the central portion of the site is Hazelwood Green's first phase of development. The development in and around the Mill 19 building should reflect the rich heritage of the steel production that once took place on the site, while celebrating a new role in the innovation economy through the tenants that occupy the space. The adjacent Urban Open Space (the Plaza), to the south of Mill 19, will act as the central, civic heart of the District and the site (refer to *Section 3.2.2 of the PLDP*). All permitted land uses identified in the PLDP, except Residential: Low as a primary use, are allowed within the Mill District without any prescriptive location for each Block. However, active uses (as defined by the SP-10 Zoning Text) are required in the Blocks surrounding the Plaza, such that building activity can spill out during different seasons and hours to create a vibrant street life. The northern end of the District lends itself to production-oriented, light industrial uses and Blocks 14, 18, 21, 22 of this RFQ site area are the only Blocks where this may be the sole use. Particularly, due to its location and size, Block 14 (refer to *FIGURE 1*) has been identified as a preferred Block for future district energy, wastewater treatment, or other district utility infrastructure and is currently excluded from the RFQ and the developable area of 27 acres. However, the placement of elements of this infrastructure can also be distributed throughout the site. *FIGURE 2* provides a summary of median development targets for each District.

BLOCK & BUILDING FORM

The layout of Development Blocks ("Blocks"), streets, and Shared Ways at Hazelwood Green is intended to form a tight network of connected public rights-of-way and public easements. This pattern of human-scale streets and blocks provides people with a variety of engaging routes to choose from and encourages pedestrian accessibility and movement. As illustrated in *FIGURE 3*, Hazelwood Green has 67 Blocks, of which 14 Blocks are designated Urban Open Spaces. There are 53 Blocks designated for building development: 47 Blocks that are owned by Almono LP and six Blocks that are owned by RIDC (Blocks: 19, 20, 23, 24, 27, and 28). The Development Blocks range in size from 0.68 acres (29,500 sf) to 6.25 acres (272,300 sf), but average 1.86 acres (81,200 sf). The Blocks within the Mill District that are included in this RFQ are highlighted and include a total of 27 acres. The acreage for each individual Block is identified in *FIGURE 4*. These Blocks were established in sizes that allow for flexibility, minimize easement-related constraints, and support a wide range of uses.

For the purposes of phasing development projects, and with the exception of Blocks designated for Urban Open Space, Blocks may be divided or combined, provided that they can still meet PLDP requirements and intent. As detailed in the SP-10 Zoning Text, the division and/or combination of Blocks occurs (and must be approved) during the FLDP process, concurrent with an updated subdivision plan. Blocks shall not be merged such that any Primary or Secondary Street (as identified in *FIGURE 5*) is eliminated without a Shared Way provided as a substitute for public access and connectivity.

BLOCK CHARACTERISTICS

The total land area included in this RFQ is 27 acres within the Developable Block areas, including Shared Ways. The Mill District, as with the whole site, is intended to support a robust mix of uses totaling as much as 2.8 million square feet (msf) of development, with a target mix of 1.7 msf of non-residential, and 1.0 msf (or approximately 1,050 dwelling units) of residential. The Mill 19 building serves a key anchor, particularly with its first tenant, the [Advanced Robotics for Manufacturing \(ARM\) Institute](#), which is expected to generate other tenant interest due in part to its CMU affiliation and national membership. The following provides a summary of Blocks by groups with similar features and markets to consider.

- » **ACTIVATION:** Blocks 26, 31, 36, 40, 41 45, 46, 50, 51, 52 all require first floor activation (along with 31 and 26) and are intended to contribute to creation of a pedestrian friendly (Main Street type) corridor through the District (refer to *Section 4.3.3 in the PLDP*).
- » **LIGHT INDUSTRIAL & PRODUCTION:** Blocks 14, 18, 21, 22 are the only Blocks in this District and RFQ where Light Industrial & Production may be the sole use (but not the required use) making them most conducive to companies with high bay and smaller scale production requirements (refer to *FIGURE 1*).
 - Block 18 is serving as a temporary parking lot that will be redeveloped in the future as structured parking comes online. Due to the investment in the temporary lot, this Block would ideally be developed at a later stage.
 - Block 14 is a standalone Block that is currently excluded from the RFQ primarily due to its future potential for siting of district energy and water infrastructure.
- » **PUBLIC SPACE INTEGRATION:** Blocks 25, 26, 30 31 are smaller Blocks in the closest proximity to the ARM Institute making this area an ideal target area for companies associated with ARM. There is also an opportunity to integrate the Urban Open Space of Block 29 into the development that may create an ideal residential or office user amenity. Development of this area should keep in mind that public utilities run under Block 29.
- » **ACCESS:** Blocks 33, 37, 42, and 47 are the only Blocks without direct access to public roads and infrastructure and as such, are considered the last stage area to be developed in the Mill District. The importance of these Blocks will be realized and value improved as the Plaza becomes a core amenity of the site and future plans for improvements to Second Avenue are realized.

SUSTAINABILITY & INNOVATION

Sustainability is a fundamental value that frames the site's design, development, and future utilization. Progress toward achievement of the Principles will be primarily measured using metrics contained within sustainability standards created for this type and scale of development. Almono LLC will seek [LEED-ND](#) plan certification in early 2019, which will lay the groundwork for certification of buildings either through LEED or an equivalent third-party system. Other standards recognized in the PLDP include [Pittsburgh's p4 Performance Measures](#), [Living Community Challenge](#), and [Pittsburgh 2030 District](#). Each standard referenced in the PLDP brings varying levels of rigor, market understanding, and contextual application to the site's vision as a whole. Specific metrics from each standard are utilized throughout the PLDP to measure performance and enhance sustainability outcomes for the site, and its contributions to city and regional goals. The HG site is intended to serve as a model of best practices and a platform for innovation in practice, technology and policy. The precedents established in the Mill District will be carried forth and built on for future phases of development.

FIGURE 3 Hazelwood Green's Development Blocks & Shared Ways

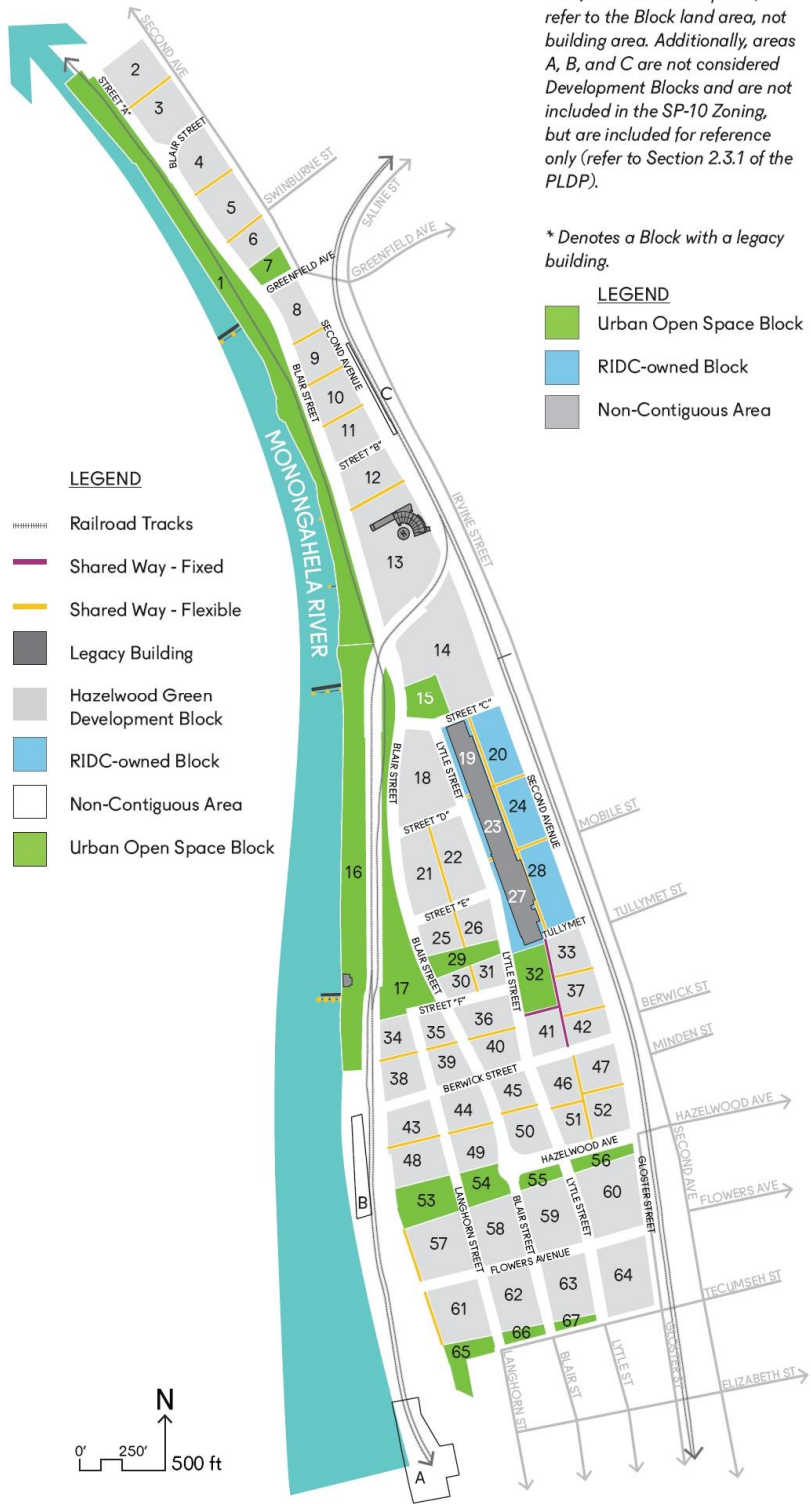


FIGURE 4 Development Block Areas & District

Note, the acres and square feet refer to the Block land area, not building area. Additionally, areas A, B, and C are not considered Development Blocks and are not included in the SP-10 Zoning, but are included for reference only (refer to Section 2.3.1 of the PLDP).

* Denotes a Block with a legacy building.

- LEGEND**
- Urban Open Space Block
 - RIDC-owned Block
 - Non-Contiguous Area

BLOCK	ACRES	SQ FEET	DISTRICT
1	9.86	429,600	RIVER
2	2.01	87,605	RIVER
3	2.06	89,568	RIVER
4	1.77	77,193	RIVER
5	2.05	89,498	RIVER
6	1.17	51,070	RIVER
7	0.72	31,431	RIVER
8	1.42	61,782	RIVER
9	1.29	56,355	RIVER
10	1.50	65,497	RIVER
11	1.52	66,141	RIVER
12	1.76	76,798	RIVER
13*	6.25	272,308	RIVER
14	5.88	256,135	MILL
15	1.21	52,635	MILL
16*	4.45	193,662	MILL
17	5.04	219,536	MILL
18	3.22	140,444	MILL
19*	1.92	83,494	MILL
20	2.08	90,758	MILL
21	2.38	103,523	MILL
22	2.31	100,583	MILL
23*	1.49	65,075	MILL
24	1.61	69,935	MILL
25	1.11	48,456	MILL
26	1.17	51,169	MILL
27*	2.44	106,231	MILL
28	2.22	96,582	MILL
29	1.13	49,403	MILL
30	0.68	29,476	MILL
31	0.75	32,560	MILL
32	1.95	85,063	MILL
33	1.31	57,197	MILL
34	1.08	46,996	FLATS
35	0.78	34,165	FLATS
36	1.51	65,724	MILL
37	1.41	61,293	MILL
38	1.36	59,311	FLATS
39	1.09	47,457	FLATS
40	1.23	53,770	MILL
41	1.25	54,341	MILL
42	1.09	47,614	MILL
43	1.48	64,302	FLATS
44	1.43	62,180	FLATS
45	1.07	46,772	MILL
46	1.40	60,842	MILL
47	1.39	60,361	MILL
48	1.81	78,847	FLATS
49	1.46	63,797	FLATS
50	1.45	63,135	MILL
51	1.03	44,948	MILL
52	1.52	66,426	MILL
53	1.89	82,381	FLATS
54	1.19	51,953	FLATS
55	0.54	23,696	FLATS
56	0.67	28,997	FLATS
57	2.94	127,892	FLATS
58	2.40	104,420	FLATS
59	2.65	115,288	FLATS
60	3.26	141,965	FLATS
61	2.22	96,648	FLATS
62	1.98	86,088	FLATS
63	2.24	97,789	FLATS
64	2.89	125,715	FLATS
65	1.21	52,662	FLATS
66	0.43	18,816	FLATS
67	0.31	13,319	FLATS
A	2.94	128,152	NA
B	1.05	45,920	NA
C	0.27	11,632	NA

05 – Site Context & Conditions

REGION & LOCAL CONTEXT

Hazelwood Green (site) is a 178-acre area along the Monongahela River in the neighborhood of Hazelwood, approximately 15 minutes from Downtown and 10 minutes from Oakland (Pittsburgh's university district). The site is relatively flat, with the exception of the river edge (a slope and elevation change of roughly 20 to 40 feet). Additionally, a steep slope – part of the "Hazelwood Greenway" – runs north-south, adjacent to most of the site, providing a generally lush, wooded backdrop for a majority of the site. This slope is roughly 300 feet higher than the site and largely uninhabited. The site is part of the Greater Hazelwood neighborhood of Pittsburgh, Pennsylvania, and adjacent to the city's South Side and Oakland neighborhoods, the Pittsburgh Technology Center (PTC), and the neighborhood of Greenfield (refer to *FIGURE 5*).

ENTITLEMENTS

The Hazelwood Green PLDP provides a vision, framework, and standards to create a visually inviting place that supports a socially vibrant and diverse community of workers, residents, and visitors. In the City of Pittsburgh, a PLDP is submitted in support of a proposal to create a Specially Planned (SP) District according to [Section 909.01](#) of the City of Pittsburgh Zoning Code. The PLDP accompanies the SP Zoning Text for the district, which defines the specific zoning requirements for the site.

In 2013, the City adopted a PLDP and SP-10 Zoning Text that designated the Hazelwood Green site (formerly known as Almono) as Specially Planned District 10 (SP-10). As the SP-10 District for the site is already established, the [2018 PLDP](#) recently approved by Pittsburgh Planning Commission, conditioned on finalization and acceptance of the Transportation Impact Study (TIS) by the City, will officially replace the 2013 PLDP. The new PLDP and TIS accompany an amendment of the SP-10 Zoning Text that will be considered by City Council in October 2018. The full public approval process for amendment to the SP-10 documents is expected to be completed in November 2018. Each future development on the site is required to seek approval for a Final Land Development Plan (FLDP) for the proposed project. The FLDP will be evaluated by the City of Pittsburgh based on what is set forth in the PLDP and the SP-10 Zoning Text. Additionally, a Traffic Demand Management plan (TDM) will include monitoring of traffic generation and success of various alternative strategies included in the TIS. The PLDP shall be used as the primary document for government officials, developers, design teams, site users, and adjacent community members to understand the vision, intent, and plan for Hazelwood Green.

Below: View of a stormwater retention area and participants during a Green Building Alliance bicycle tour of the site, July 2017 :: Credit: Bradd Celidonia, Courtesy of GBA



LEGEND

Almono LLC :: Developer RFQ: Hazelwood Green Mill District :: September 27, 2018

- Multi-Use Trail
- Light Rail
- Airport Route
- East Busway
- Bus Route 93
- Bus Routes 56 / 57 / 58
- Planned Oakland East Busway (in design)
- Major Institutions
- Hazelwood Green
- Existing & Operating Docks
- Potential Ferry Dock
- ➔ Potential Light Rail Extension
- Potential Aerial Gondola Station
- - - Potential Aerial Gondola Route

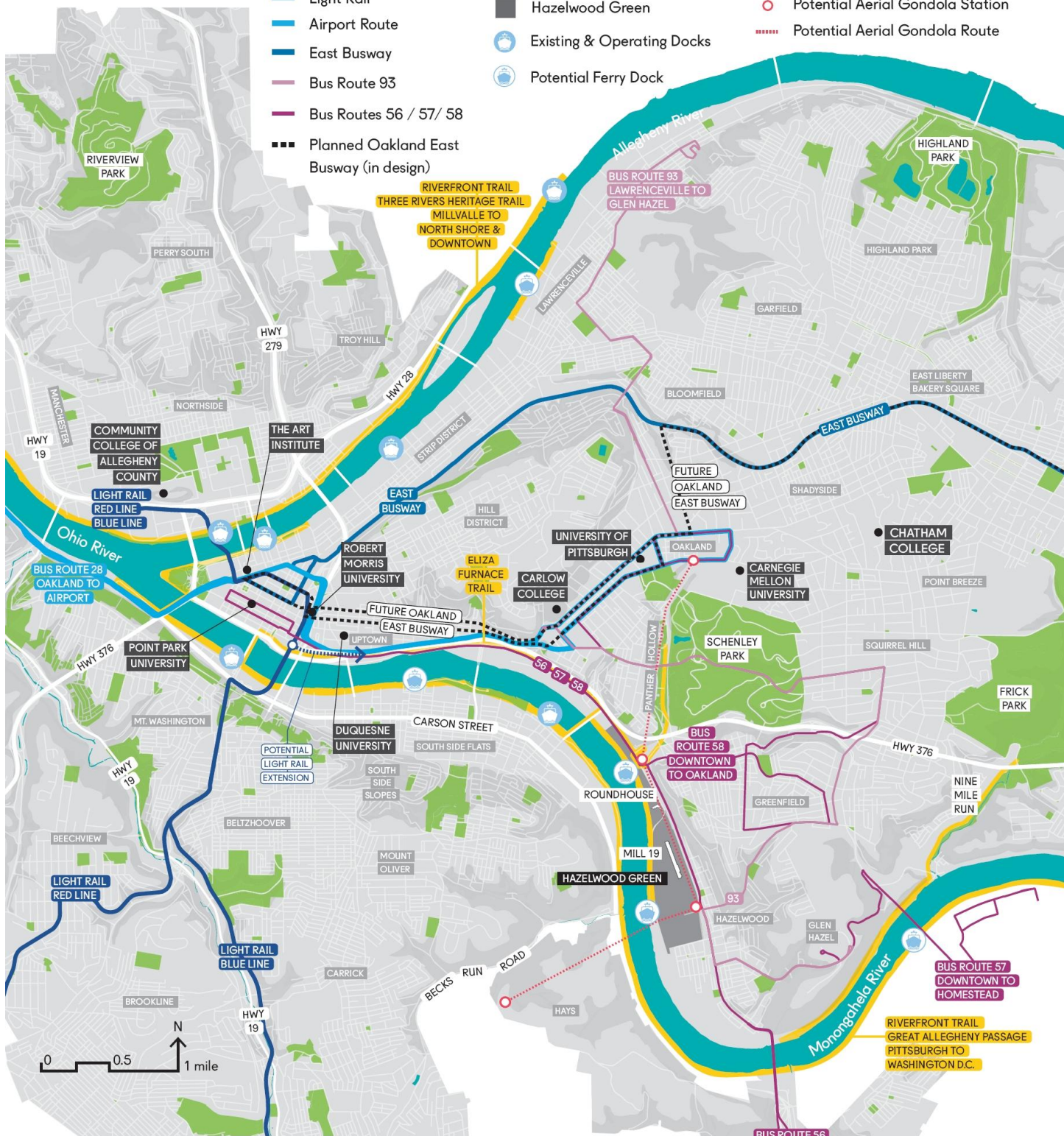


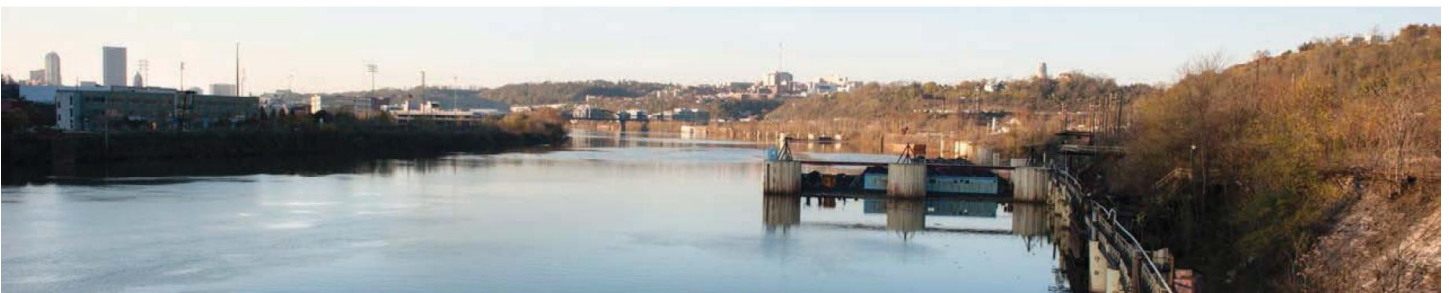
FIGURE 5 Existing & Potential Multi-Modal Connections to Hazelwood Green
 Note: This figure is not intended to reflect Pittsburgh's complete multi-modal network, but rather the systems most relevant to Hazelwood Green and its development.

EXISTING SITE CONDITIONS

The site was purchased in 2002 by Almono LP; however, the most significant site improvements began in 2012. By mid-2019, all improvements will be completed to make over two-thirds of Development Blocks on site directly accessible to new public streets and ready for development. In addition to site acquisition costs, a total investment of \$51 million in public and private loans, along with \$14 million in grant funds have been committed to the site for the improvements that are summarized below. This summary does not include the added investment being made into RIDC's Mill 19 building and its role as an iconic space for the first anchor tenants on the site.

- » **REMEDIATION.** The site is a brownfield project undergoing redevelopment and remediation in accordance with Pennsylvania's Land Recycling and Environmental Remediation Standards Act (PA Act 2), a voluntary land recycling program that provides uniform and streamlined standards intended to facilitate the recycling of existing industrial sites. PA Act 2 clearance for all land uses has been received with environmental requirements related to earth movement and construction onsite, as well as restrictions on infiltration of rainwater within Area B (refer to *Section 2 of the PLDP*).
- » **GRADING.** Hazelwood Green as a whole has been filled and raised with nearly 800,000 cubic yards of fill, with the top four feet clear of obstructions on Development Blocks. Some Blocks in the Mill District are rough graded.
- » **STREETS.** Blair Street and Hazelwood Avenue will open in early 2019, following completion of a protective canopy under the CSX Spur rail overpass. The opening of this combined 1.4-mile street will provide new entries to the site from Second Avenue. Construction on Lytle Street, Street "C," and Street "F" began in Fall 2018 with opening expected in Spring 2019. All streets have been designed to City standards for future public dedication. Green infrastructure is integrated, and separate cycle paths are provided along Blair Street, Hazelwood Avenue, Lytle Street, and Street "C."
- » **UTILITIES.** Pathways for utilities are in place within all new streets, and build-out will occur as level of service is determined. The site is served by public water and sewer, Duquesne Light Company provides electrical service, and natural gas lines have been installed by Peoples. There is ample service capacity and conduits are in place for new telecommunication lines. Specific capacity levels and contacts will be provided in the RFP stage of the process, as needed.
- » **STORMWATER.** Green infrastructure has been installed in conjunction with the Blair Street and Lytle Street infrastructure projects to retain all rainwater on site. Lytle Street will also include three blocks of 100% green infrastructure to be used for monitoring and testing of performance. Private easements have been retained in street rights-of-way for the future installation of purple pipe for water reclamation purposes.

Below: View of the Monongahela from Hazelwood Green, 2012 :: Image Credit: Martha Rial, Courtesy of The Heinz Endowments



- » **BUILDINGS.** Three structures remain on the site with the intent for restoration and redevelopment. These include the Roundhouse (built in 1887 – 22,619 SF), the Mill 19 building (built in 1943 – 180,000 SF) and the Pump House (built in 1870 – 3,405 SF). Renovation of the Mill 19 structural frame is underway by RIDC with the first phase of new construction due to be completed by May 2019. Stabilization of the Roundhouse building by Almono LLC is scheduled to be completed in early 2019, with the potential for interim uses.
- » **PARKING.** One temporary parking lot with 325 spaces is being constructed in 2018, and an additional temporary parking lot with 347 spaces is planned for 2019. Approximately 530 on-street parking spaces will also be available to accommodate early stages of development.
- » **PUBLIC PLAZA.** Design started in May 2018 for the first public open space, a 2-acre Plaza. Construction will start in early 2019, with an expected opening date later that year. This is the first of a total of 30 acres of Urban Open Space (17% of total area) to be developed on the site, including the existing retention areas.
- » **TEMPORARY USE.** The UATC LLC (Uber) operates a test track with auxiliary facilities on 42 acres of the Flats District under a 5-year license agreement with Almono LP. The initial term of the agreement will expire in 2021.

FUTURE ON-SITE IMPROVEMENTS

While much has been done to prepare the site for development, secure anchor tenants, and revitalize the Hazelwood neighborhood, there are additional activities that are necessary to realize the full build-out potential of the entire HG site. Off-site improvements required for full build-out are also being examined through a Long-Range Transportation Plan currently in development.

- » **PARKING INFRASTRUCTURE** will require 8,830 parking spaces at full build-out, with the mixed-use and shared parking model that assumes site-wide maximum parking ratio of 2 spaces per 1,000 SF (and 0.85 spaces per unit), and implementation of a robust transit system. Temporary lots are being utilized in the early stages to allow time for multi-modal alternatives to be implemented and to accommodate higher parking demands of early tenants. Any future garages will be built with adaptive infrastructure to accommodate alternative uses in the future as parking demand declines.
- » **PUBLIC SPACES** will support the continued creation of places and amenities on the site that are critical to attract the desired target market and will provide benefits to the neighborhood. A total of 30 acres has been identified as Urban Open Spaces of varying types for public use. A central element of these spaces and the site is the 1.2-mile Riverfront Park and Trail that is planned to connect the site with other regional trails that serve as both commuting routes and recreational amenities. Plans for the riverfront also include strengthening the site's relationship to the water's edge, both for commercial and recreational activation, and possible water-based transportation options such as ferries.
- » **ENERGY & WATER DISTRICT SYSTEMS** will be installed to create sustainable and resilient utility services for the site that also work to achieve the project's net zero goals. Prospective integrated energy service providers (IESP) have been identified through a solicitation process. A longer-term strategy includes the potential piloting of a community energy plan that would be integrated into plans for the site.
- » **PUBLIC STREETS** planned within the Flats District will reconnect the site to its neighborhood and create a strong urban grid. Public streets remaining to be built in the River District are fewer due the narrow shape of the district.

06 – Market Opportunity

Hazelwood Green is located at a nexus of opportunity given its proximity to the economic engine of universities located within the greater Oakland neighborhoods and its adjacency to the existing Greater Hazelwood neighborhood, which contains a strong urban fabric primed for reinvestment (refer to *FIGURE 6*). The site serves as a place where research and industry will co-locate, startups will have room for growth, and the resulting investments will create employment opportunities for all skill levels. Economic growth will be further supported through the provision of nearby housing options, business district amenities, and immediate connections to natural amenities that exist on the site and within the neighborhood. A synergistic relationship between the site and its neighborhood is imperative to the success of both.

MARKET INTEREST

Interest in the site has risen dramatically over the past year, not the least of which is due to the decision to locate the Advanced Robotics for Manufacturing Institute (ARM) and CMU's Manufacturing Futures Initiative (MFI) in the first phase (94,000 SF) of RIDC's Mill 19 building. These anchor tenants were supported with significant public and private investment, including a \$20 million grant from the Richard King Mellon Foundation to launch MFI in the Mill 19 building, partially due to the opportunity for their catalytic impact on the neighborhood. RIDC is currently in discussions with additional technology-based tenants for Phase B (70,000 SF) of the Mill 19 building and actively marketing Phase C. At full build-out, the Mill 19 building structure is expected to house 260,000 SF of new construction under its historic steel frame.

Other interests in the site have come from a combination of startup companies that are ready to migrate to larger space, and larger companies currently in suburban locations that require an urban location to attract talent. Almono LLC is working directly with multiple companies to determine if a speculative building should be advanced in 2019, ahead of this developer selection process, to address fast-growing market needs and leverage the Opportunity Zone investment funds available in 2018.

National and global development interests are also increasing as Pittsburgh continues to be seen as a good investment opportunity. The Hazelwood Green project team also works closely with [InnovatePGH](#) to participate in growth of this sector and accelerate Pittsburgh's status as a global innovation city. Ideally, a portion of workers that are attracted to the site will also be provided with residential options on-site to create a true walkable community. Factors that are most directly influencing market interest include:

- » **UNIVERSITY INNOVATION.** There are a total of 35 colleges and universities in the Pittsburgh region, with 41,000 degrees awarded annually, and 165,000+ students enrolled annually. According to Bruce Katz, former centennial scholar at the Brookings Institute, *"Few cities are home to such a naturally occurring innovation district as Pittsburgh's Oakland neighborhood – the 1.7 square-mile district constitutes one-third of the entire state of Pennsylvania's university research and development output."* Oakland is home to Pittsburgh's largest university powerhouses, the University of Pittsburgh and Carnegie Mellon University, with statistics to back up their impact.
- » **BUSINESS INVESTMENT.** Multiple companies have expressed interest in locating on the site, with the proximity to the universities being the number one factor, along with the overall vision for the site. As the largest seed stage investor in Southwestern Pennsylvania and one of the most active in the country, [Innovation Works's](#) growth

The Best City for Jobs in 2017

GLASSDOOR

The Best U.S. Metro for Millennials

APARTMENT LIST

Top 10 City Living in the Future

CNN MONEY

Among Best Cities for New College Grads

SMART ASSET

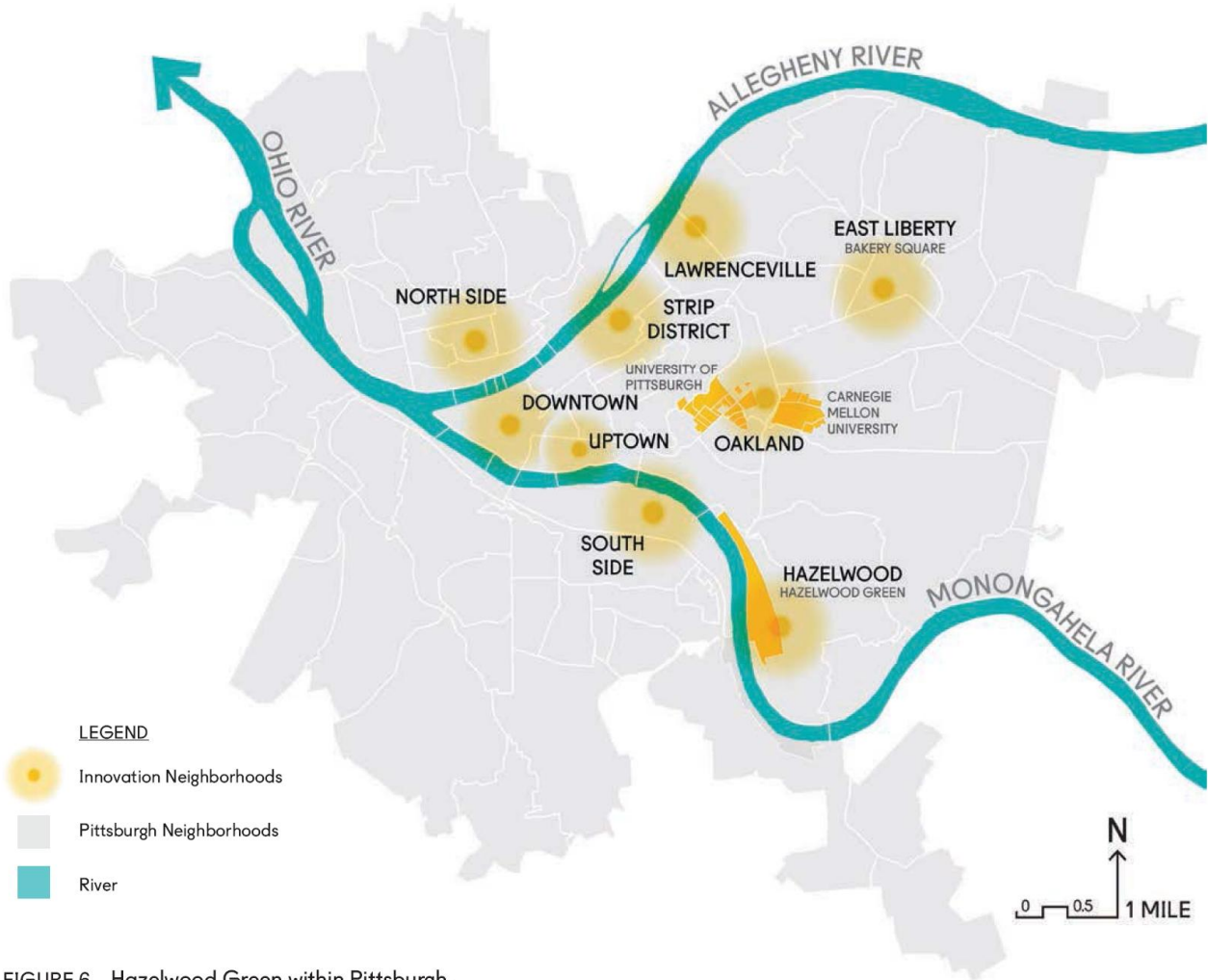


FIGURE 6 Hazelwood Green within Pittsburgh.

in investment activity is a clear indicator of local interest and demand within the technology sector. Well-known technology companies are also locating in Pittsburgh for its readily available university talent, affordability, government receptivity, and its wealth of natural and cultural resources. However, available land and area for growth within proximity to Oakland is becoming limited, which will likely push interest toward Hazelwood Green as the technology market continues to grow in Pittsburgh.

HAZELWOOD NEIGHBORHOOD REVITALIZATION

The redevelopment of Hazelwood Green is being done in conjunction with the revitalization of its Greater Hazelwood neighborhood, which is expected to benefit from the catalytic effect of the site's regeneration. The Hazelwood Green project team works closely with neighborhood leaders through active participation in community meetings and open communications to stay informed of current issues, and identify needs and opportunities. The new PLDP reinforces this relationship through the physical reconnection and naming of the street grid, reflection of the neighborhood's heritage, and creation of public spaces.

After decades of decline primarily due to the closing of the LTV steel mill, neighborhood residents are both energized by early signs of resurgence and anxious about whether they will be part of the new opportunities that are catalyzed by Hazelwood Green's redevelopment. To further stabilize the neighborhood and ready its residents to reap the direct wealth-building benefits generated, the Almono members, as individual foundations, have invested over \$21 million in the neighborhood. Investments have included: a new K-8 charter school, public library, family support, programs to support home ownership and workforce development, and business district revitalization, among others.

In Fall 2017, the Hazelwood community began a process to develop its first-ever Neighborhood Plan - *Greater Hazelwood: Our Hands. Our Plan*. The planning process is being managed by the Department of City Planning and steered by a neighborhood-based planning committee that includes representatives from local mission-based organizations: Greater Hazelwood Community Collaborative (GHCC), [Hazelwood Initiative \(HI\)](#), [Center of Life \(COL\)](#), [Propel Schools](#), [Carnegie Library of Hazelwood](#), and Glen Hazel Community Resident Association, among others. These and several other mission-based organizations are committed to community and economic development, education, youth programs, and other work that advances an equitable and inclusive vision for the neighborhood's future. The Hazelwood Green project team is also working with neighborhood organizations to prepare a housing strategy that will determine specific areas of need and development strategies that will best address affordable housing needs both within the core neighborhood and on the site.

Below: Gathering for the site's renaming at the Big Tent Event include (left to right): Senator Jay Costa, City Councilman Corey O'Connor, Reverend Tim Smith, George Thomas, Pittsburgh Mayor Bill Peduto, Allegheny County Executive Rich Fitzgerald, and Project Director Rebecca Flora, October 2017
:: Image Credit: Annie O'Neill



07 – Financial Considerations

Over \$60 million has been invested in planning and site improvements at Hazelwood Green to-date. These funds include a combination of public and private loan funds, grants and project-related investments from Almono LLC foundation members, with expected future returns on investment. Additionally, the Almono members have invested annual operating capital of \$25 million over 15 years since acquisition of the site in 2002. This total investment has resulted in a site that is ready for development, with 75% of the parcels directly adjacent to public infrastructure. A portion of past and future investments will be eligible for reimbursement through the \$80 million Tax Increment Financing (TIF) approved for the project to be available through 2037. The site is also part of Tract 5629, a [Qualified Opportunity Zone](#) created under the federal tax bill passed on December 22, 2017. The [Tax Cuts and Jobs Act \(TCJA\)](#) is a tool for promoting long-term investment in low-income communities. Investments made by individuals through special funds in these zones would be allowed to defer or eliminate federal taxes on capital gains.

This section is informational only for the RFQ stage of the developer selection process. The RFP document will provide more detail and specifics around the developer expectations and the offering.

PHASING & KEY PERFORMANCE INDICATORS

Almono LLC will consider a phased purchase or lease of Blocks within the Mill District. Performance indicators will be established within the RFP document, which will establish purchase and/or lease terms that are tied to performance and the Vision, Principles, and Values.

BLOCK PREPARATION FOR DEVELOPMENT

The Mill District includes the following investments that contribute to development within each Block. Those items that will be completed by Almono LLC by the end of 2019 are noted, along with those items that are proposed to be the responsibility of the developer, and those that may be jointly pursued. Almono LLC is open to discussion of these items and encourages a preliminary response in the submission.

- » **PUBLIC STREETS** (Refer to *Section 5.2 of the PLDP* for the street types and specifications)
 - **PRIMARY.** Almono LLC will complete Blair Street, Hazelwood Avenue, and Street “C” (8,100 linear feet) and dedicate to the City in early 2019.
 - **SECONDARY.** Almono LLC will complete Lytle Street and Street “F” (3,060 linear feet) and dedicate to the City by the end of 2019.
 - **NEIGHBORHOOD.** Berwick Street, Tullymet Street, Street “D,” and Street “E” (2,460 linear feet) will be the responsibility of the developer to construct for dedication to the City as development progresses. Opportunities may exist for cost sharing of investments with Almono LLC, based on availability of TIF reimbursement funds once development progresses.
- » **SHARED WAYS.** These are public easements along Blocks that shall be curbside shared streets ranging from 24 feet to 40 feet in width. They are to be built by the developer and privately owned and maintained. Exact locations are flexible with the exception of Fixed Shared Ways on Blocks adjacent to the Plaza (refer to *Sections 4.1.1 and 5.2.4 of the PLDP*).
- » **URBAN OPEN SPACE.** The Plaza (Block 32) is in design and will be constructed by Almono to meet Urban Open Space requirements of the City. Urban Open Space Block 29 will be the responsibility of the developer to meet the City’s Urban Open Space requirements. Urban Open Space Block 15 is completed and any future enhancements would be done

in conjunction with an energy district provider and/or future development of Block 14. Urban Open Space Blocks 16 and 17 are part of the Riverfront Trail and Park that will be a joint investment along with advocacy for other funding support for this regional asset.

- » **GRADING OF BLOCKS.** All Blocks must meet the grades of existing, adjacent streets, the master grading plan, and the PLDP. Blocks will require a 12" clean fill cap for pervious areas during the final land development, as per the environmental covenants. There is no clean fill available on site, any needed clean fill would be the responsibility of the Block developer.
- » **PARKING & TRANSPORTATION STRATEGY.** The developer will be expected to participate with Almono LLC in the development and implementation of a Traffic Demand Management strategy (TDM) for the RFQ area of the site.
- » **ENERGY & WATER DISTRICT.** A central component of the Vision for Hazelwood Green is the implementation of a comprehensive energy strategy that will serve as a national model for district energy integration. The owners conducted a Request for Expression of Interest (RFEI) process in 2017 and Phase I RFP in 2018, resulting in a shortlisted group of Integrated Energy Services Providers (IESP) who would be responsible for creating a business model that allows for phasing of energy infrastructure in alignment with development to deliver district energy on the site. The overall strategy requires efficiency first, followed by on-site renewable sources before utilizing off-site renewable sources. Until an adequate critical mass of buildings (demand) are in place, off-site renewable solutions may be required to meet immediate needs until these can be transferred to on-site solutions. District energy on-site could include a combination of strategies such as: generation, biomass, geoexchange, geothermal, solar, wind, microgrid, and electrical storage at the building and site-wide scale. The developer RFP will include a short list of qualified IESP that developers will be encouraged to consider for inclusion in their RFP submissions.

Below: Panorama looking across the Monongahela River towards Downtown Pittsburgh, October 2015 :: Image Credit: [Dlu, Wikipedia Commons: http://bit.ly/2Jlqh7G](http://bit.ly/2Jlqh7G)



DEVELOPMENT ROLES

Development of the Hazelwood Green site involves a collaborative effort from multiple entities that are both directly engaged with development and occupancy of the site, and other strategic partners and alliances that are critical to success. The following identifies those entities and frames their roles, which may evolve as additional developers are engaged on the site.

ALMONO LLC. Almono LLC as the general partner of Almono LP, the site owner, will continue to play a critical role in the success of the project by providing: (1) regulatory approval support, (2) land assets, and (3) the ability to hold the land to enhance project feasibility. The details of the roles of the developer and Almono LLC will be further defined in the Request for Proposals and later in the executed developer agreements for the disposition and development of the property.

DEVELOPER ROLE. The developer will have a material impact on the success of the development program by providing market-based experience and by financing some of the front-end costs that are necessary to advance the development. The developer will implement the plan through the financing and delivery of remaining site improvements within the district and the vertical development of buildings. The developer may construct buildings directly and/or successfully market prepared sites to other builders and companies that are in alignment with the Vision, PLDP, and target markets for the site.

RIDC. As the owner of 12.6 acres of land including the Mill 19 building within the District, RIDC is considered a critical player in the overall success of the District's development. This may require inclusion of the RIDC in District planning and development for system-wide aspects of the site such as: transportation, Urban Open Space, parking, and energy. The developer will be expected to work collaboratively with RIDC to achieve the best outcomes for the overall site's development.

GOVERNMENT. Almono LLC has an excellent relationship with City, County and State government leaders. This relationship should be fostered by the developer and leveraged to ensure the existing TIF is fully realized within its 20-year timeframe.

NON-PROFIT ORGANIZATIONS & INSTITUTIONAL ALLIANCES. Almono LLC also works closely with Carnegie Mellon University and the University of Pittsburgh, along with other institutions. Almono LLC works closely with Hazelwood neighborhood organizations and other entities to support positive social, economic and environmental outcomes of the site.

Below: Panorama looking across the Monongahela River towards Downtown Pittsburgh, October 2015 :: Image Credit: [Dlu, Wikipedia Commons: http://bit.ly/2Jlqh7G](http://bit.ly/2Jlqh7G)



08 – Submission Instructions

LIMITATIONS

Almono LLC expects to undertake a two-stage evaluation in making its final developer selection. The first would be Almono LLC's evaluation of responses to this RFQ to identify a short list of developers that are deemed best qualified. The second would be the issuance of an RFQ to the short list of developers and submission of proposals for review by Almono LLC. Notwithstanding the foregoing, Almono LLC reserves the right to adjust the process as the Project evolves during the selection timeframe.

Almono LLC reserves and may exercise one or more of the following rights and options in its sole discretion with respect to this RFQ to:

- a. Reject any or all proposals;
- b. Supplement, amend or otherwise modify this RFQ;
- c. Cancel this RFQ with or without the substitution of another request for qualifications;
- d. Issue additional or subsequent requests for qualifications;
- e. Conduct investigations with respect to the qualifications of any provider;
- f. Schedule supplemental interviews as needed; and/or,
- g. Waive any non-material deviation from this RFQ.

Almono LLC reserves the right to not proceed with the developer selection process, at its discretion, based on the responses to this RFQ and other factors.

SELECTION PROCESS

Almono LLC is seeking the most highly qualified developers who are best aligned with the Vision for the HG site. This RFQ process will be led by the RFQ Manager and conducted in an objective manner to ensure all submissions are equally considered. Almono LLC may seek additional input and recommendations from an independent and objective group of Advisors with expertise in real estate development and the various aspects of the selection criteria. Advisors will be carefully screened to ensure there are no potential conflicts of interest in their advisement and they will be asked to sign a Non-Disclosure Agreement (NDA) for access to RFQ submission materials. The RFQ Manager and any Advisors will provide input to the Almono LLC members, who will have sole authority to make any final selection or to elect to make no selection.

QUALIFIED RESPONDENTS

The selection of the short list of developers to receive an RFP will be based on responses to this RFQ and may also include information provided through follow-up discussions, interviews and references, as needed to fully qualify respondents. Almono LLC fully intends to proceed with an RFP step of the process in the first quarter of 2019 to further define the development approach and structure, but reserves the right not to proceed or issue further requests for proposals at Almono LLC's sole discretion.

PROPOSAL FORMAT AND CONTENT

Respondents must follow the format set out in this RFQ and provide all information requested to ease review and to ensure a fair and complete evaluation of proposals. All submissions should be in electronic PDF format not exceeding 20 MB. Each Respondent's submission package should include: cover/title page, cover letter from the key decision-maker of the lead company that documents its submission, and a table of contents that aligns with the content of Parts 1-7 detailed further below. The cover, letter and table of contents will not be included in the total page count.

Submissions should not be more than 40 pages, standard letter sized. Exceptions to letter size will be made only for figures required to demonstrate specific examples, which will be included in the total page count. Appendices may be included as a separate PDF submission, or through a web link, for additional reference materials only and it should be assumed that the appendices are supplemental materials that may not be read in detail by the reviewers.

PART 1: EXECUTIVE SUMMARY. The response should include an executive summary of no more than 4 pages that describes the respondent's overall qualifications and approach to the project, and creates a case for why the respondent is the best choice.

PART 2: APPROACH. Provide an overall description of how you would undertake development of the Mill District or contribute to its overall development through a subsection of the District for a particular use that may align with the Block characteristics or use types. This section is not intended to be a duplicate of the Executive Summary; it should provide Almono LLC with a clear understanding of how the developer would advance development for the Mill District in a timely manner that aligns with the PLDP. Inclusion of high-level work plans or graphics to show the project ordering to address early, mid- and late-stage activities may be utilized. Almono LLC is seeking to gain confidence of the respondent's understanding of the opportunities (and complexities) of this project and how they would set forth with an approach to harness the possibilities it presents. A few items to consider include, among others:

- » Phasing of development in the District.
- » Leveraging of the ARM Institute and MFI for innovation economy type users that may require high bay production space.
- » Economic incentives and programs to be pursued.
- » Ability to adapt to fast-changing markets through innovative design, construction and other methods.
- » Collaboration with the Hazelwood neighborhood.
- » Integration of sustainability measures.
- » Provision of amenities to activate the site and provide base services.
- » Transportation demand management.
- » Utilization of district energy and water systems.

Developers should also reflect on the Vision, Principles and Values, address these elements within this part, and integrate them throughout their submission.

PART 3: COMPANY, TEAM MEMBER & INDIVIDUAL EXPERIENCE. Almono LLC is interested in the expertise of the development company, key individuals that would be assigned to this project, and any core consultant team members that are known at this stage in the RFQ process. Please organize this section to create a clear understanding of who will work on the project, relevant experience, and management and decision-making structure. Relevant project examples should also be included in this section. Detailed team bios and project information should be included in the appendix with summaries only included in the core document. The following should be included, at a minimum and be presented in an easy-to-read manner using tables and figures, as appropriate.

- » **DEVELOPMENT COMPANY OVERVIEW AND INTRODUCTION.** Company information should include the following for the lead developer and for all other primary companies included on the development team:
 - Company background and relevant project experience, including why Hazelwood Green is a good fit for the development company and its team; and,
 - Primary contact name, including telephone number and email. This contact will be the RFQ Manager's point of contact for all communications.
- » **PROJECT TEAM MEMBERS.**
 - Summary of qualifications for each core development team member, description of role, why they were chosen for this project, and identification of overall project lead and decision-maker;
 - Location of primary project team members assigned to the project team; and,
 - Identification of any team members that would be considered a disadvantaged class, that have been part of any proactive hiring and training program, or otherwise.
- » **MANAGEMENT AND COMMUNICATIONS.**
 - Provide a summary of how the various project team members will make decisions, be managed and communicate, particularly those who will not be located in Pittsburgh;
 - Provide summary of how this project team has worked successfully together previously.
- » **ORGANIZATIONAL STRUCTURE.** Provide details on the anticipated organizational structure of the development team and include an organization chart, depicting how the team members will interact within the team, with Almono LLC and its project team, and with other external stakeholders.
- » **PROJECT EXPERIENCE.** Respond to each of the elements included below with a description and specific examples of experience in each area. Priority areas to include are:
 - Experience with urban infill and brownfield projects that are of this type and scale.
 - Experience with financing projects of this scale and market environment.
 - Experience working with adjacent neighborhoods that are underserved and positioned to be greatly enhanced or impacted by development of this scale.

- Experience working with multiple government entities to achieve project approvals, meet regulatory requirements and efficiently advance the project.
- Experience working on sustainable development projects and extent to which they have utilized and certified projects using the standards referenced in the PLDP.
- » **PROJECT REFERENCES.** Provide at least three references from development projects underway or completed. References are preferred to include a government or affiliated entity, large tenant or site users, and a neighborhood or community-related organization. The following information must be included for each reference:
 - Name, address, email address and telephone number of reference who may be contacted for verification of all information submitted by the developer;
 - Dates of the primary development activity (no references should be provided for projects more than 10 years old, without clear justification and relevance provided);
 - Provide a brief, written description of the specific activity or area of interaction between the developer and the reference.

PART 4: INNOVATION. As indicated in the Hazelwood Green vision statement, Almono LLC is seeking an innovative developer who will explore new ideas and work to transform markets, policy and advance best practices. The Respondent should describe how they will accomplish this aspect of the project and provide examples of how this has been done on past projects, and/or the unique opportunity this project presents and how they will leverage that opportunity. Provide more specific details on how you would advance innovation on this project with examples of past accomplishments in this regard. Cross-reference to your project examples and approach, where appropriate. A few areas to consider, among others:

- » Partnerships with private entities, universities, nonprofits, government, etc.
- » Inclusion and creation of opportunities for disadvantaged individuals and companies.
- » Leveraging benefit for neighborhoods in areas such as: local workforce training and hiring, affordable housing, business development, etc.
- » Advancing next generation, leading-edge best practices.
- » Utilization of district energy and water systems.
- » Interim solutions to reduction of single occupancy vehicles to grow demand for alternative mobility solutions.

Respondents are also encouraged to examine the p4 Performance Measures that include an Innovation Measure for consideration in responding to this aspect of the submission.

PART 5: FINANCIAL CAPACITY & APPROACH. This RFQ response should provide evidence of financial capacity and a proposed financial approach. The RFP will include a request for specific business terms and proposal. The reviewers will be looking for evidence that the short-list of developers have the financial ability to undertake this project. Please also include evidence of financial capability in the form of audited financial statements for the last two fiscal years as an appendix that is separate from core submission.

This portion of your response should be submitted in narrative and table and/or diagram format to express your overall approach to the financial aspect of this project. Baseline assumptions should be included of what would be required by the developer and of Almono LLC to make this project financially feasible, and the level of investment (or aspects) proposed by the respondent. Please refer to the Financial Considerations section of this RFQ to further shape a response.

Almono LLC is interested in capacity and innovative approaches to make this a financial win-win for all. Almono LLC is also interested in triple bottom line accounting of value creation. As such, the Respondent's response should clearly state the proposed approach to financing the development and also consider other values that can be provided through commitments to social, environmental and placemaking benefits. As part of the submission, Respondents should describe in detail any assumptions regarding the dependence of financing the Project on attracting federal, state, local, or foundation funds, tax incentives or the like to offset part of the cost of the project. A detailed analysis is not required for this RFQ submission; however, Almono LLC must be given confidence in this submission that the short-listed developers have the experience, capacity and approach to undertake the project.

PART 6: ADDITIONAL INFORMATION. This section is optional and is an opportunity to provide any other information that Almono LLC should consider in evaluating your response that is not included above and would contribute directly to our ability to short list the most qualified developer(s) that are aligned with the Vision, and demonstrate an ability to advance the project in a timely manner. This section should be within the 40-page limit, if included.

PART 7: LEGAL AND CREDIT. In addition to the above submission requirements please include the documentation listed below:

- » Current Moody's or Standard & Poor's credit ratings;
- » Identify litigation with claims by or against your entity exceeding \$500,000 initiated, pending, or concluded within the last two years;
- » Indicate whether respondent has filed for bankruptcy in the last 10 years; and,
- » Describe how respondent will manage government relations and managing Pennsylvania policies and codes;

09 – General Provisions

LIABILITY LIMITATIONS

This RFQ, responses to this RFQ, and any relationship between Almono LLC and respondents to this RFQ arising from or connected or related to this RFQ, are subject to the specific limitations and representations expressed below, as well as the terms contained elsewhere in this RFQ. By responding to this RFQ, respondents will be deemed to have accepted and agreed to the provisions of this Section Nine.

CAPABILITY DETERMINATION

Upon request by Almono LLC, the applicable respondent will affirmatively demonstrate its ability to perform. Almono LLC may consider as non-responsive a respondent that has previously failed to perform properly or to complete, in a timely manner, projects of a similar nature, or if Almono LLC deems the respondent to be unable or unlikely to perform the requirements of the project.

At any time, Almono LLC may request a respondent to provide additional information, references and other documentation and information. Failure of a respondent to furnish requested information may constitute grounds for Almono LLC determining that the respondent was not adequately responsive.

Factors that may be considered in connection with a determination of ability to perform include:

- a. The ability, capacity, organization, facilities, and skill of the respondent to complete the project, within the time to be negotiated through the developer agreement without delay, interruption or interference;
- b. The integrity, reputation, and experience of the respondent and its key personnel;
- c. The quality of performance of previous projects or services. Past unsatisfactory performance, for any reason, is sufficient to justify a finding of inability to perform for this RFQ; and
- d. The sufficiency of respondent's access to financial resources to finance and implement the project.

Almono LLC may require respondents to furnish satisfactory evidence that they are qualified and regularly engaged in development activity for which they are submitting a proposal. Almono LLC's authorized representatives may visit any respondent's place of business with reasonable advance notice during normal business hours as part of Almono LLC's assessment to determine the respondent's ability, capacity, reliability, financial stability and other factors necessary to perform the project. Almono LLC may request that a respondent submit additional information about its reputation, past performance, business and financial capability and other factors that demonstrate the respondent's capacity to complete the project.

LATE PROPOSALS

Responses to this RFQ received after the date and time specified may be considered late and rejected at Almono LLC's discretion.

PROPOSAL WITHDRAWAL

A respondent may withdraw its response to this RFQ by delivering written notice that is electronically delivered to the RFQ Manager of the same to Almono LLC, with acknowledgement of receipt.

PROPRIETARY & CONFIDENTIAL INFORMATION

Almono LLC will have unlimited data rights regarding responses to this RFQ. Unlimited data rights mean that Almono LLC and its representatives, consultants and advisers have the right to use, disclose, reproduce, prepare derivative works, distribute copies to the public, or perform publicly and display publicly any information submitted by any respondent in response to this RFQ or any future request for proposals issued by Almono LLC. However, Almono LLC will not publicly disclose a respondent's confidential information so long as the respondent clearly identifies any such confidential information by marking the same conspicuously with words such as "confidential" or "proprietary" or the like. Almono LLC may publicly disclose any part of a response to this RFQ that is not so marked.

AMENDMENTS

All terms and conditions of this RFQ will remain in effect unless they are specifically and explicitly amended by the RFQ Manager. Notification will be posted on the www.hazelwoodgreen.com web site. After November 2nd, further notifications will be made to developers that provided a notice of intent to submit, via their identified primary point of contact.

PROPOSAL PREPARATION EXPENSES

All costs incurred in the preparation and submission of proposals will be borne by the applicable respondent and will not be incurred in anticipation of receiving any reimbursement or award from Almono LLC.

NATURE OF RFQ

This RFQ is issued solely for information and short-listing purposes and does not constitute a solicitation. Responses to this RFQ are not an offer and cannot be accepted by Almono LLC to form a binding contract. Responses will not be considered as proposals and no award will be made as a result of this RFQ.

Participation in this effort is strictly voluntary with no cost or obligation to be incurred by Almono LLC. This RFQ is not to be construed in any manner to mandate implementation of any of the actions contemplated herein, nor to serve as the basis for any claim whatsoever for reimbursement of costs for efforts expended in preparing a response to this RFQ.

Almono LLC reserves the right, in its sole discretion, without liability, to use any or all the responses to this RFQ in its planning efforts and for other purposes. Almono reserves the right to retain and use at Almono LLC's discretion (subject to confidentiality) all the materials and information, and the ideas, suggestions therein, submitted in response to this RFQ.

PHOTOGRAPHY NEXT PAGE (27)

Top Left: Center of Life's group The KRUNK Movement during the Big Tent Event, October 2017 :: Credit: James Knox Photography

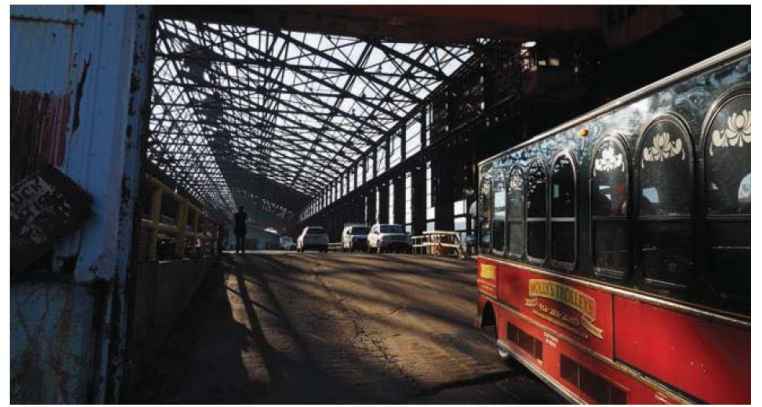
Top Right: Mill 19 for the Future of Manufacturing groundbreaking, November 2017 :: Credit: ReMake Group

Middle Left: Play activities during the Big Tent Event, October 2017 :: Credit: James Knox Photography

Top Right: Interior of Mill 19 for the groundbreaking, November 2017 :: Credit: ReMake Group

Bottom Left: Aerial view of the Pump House and Uber test track looking south towards Hazelwood, March 2018 :: Credit: Environmental Planning and Design

Bottom Right: Attendees during a Green Building Alliance bicycle tour of the site, July 2017 :: Credit: Bradd Celidonia, Courtesy of GBA





© DEPICTION, LLC 2018

Above: Looking East up Hazelwood Ave – a vision for the Mill and Flats Districts :: Image Credit: © Depiction, LLC 2018

“Today, the competitive advantage of the region is no longer its rivers and raw materials, but its high-skilled workers, world-class research institutions, and technology-intense advanced manufacturing. In 2016, for example, the region’s per capita university research and development (R&D) spending was nearly two and a half times the national average.” – *Capturing the Next Economy*, page 5.

www.hazelwoodgreen.com

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Capture timestamp (UTC): Tue, 29 Oct 2019 14:42:29 GMT
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User: rs-karmellino

DEVELOPMENT

The Plan

SP-10 District Preliminary Land Development Plan & Zoning.

On January 8, 2019, the amended SP-10 Zoning Ordinance was passed by City Council. This Zoning Ordinance amendment accompanied the new Preliminary Land Development Plan (PLDP), which was approved on September 11, 2018 by Pittsburgh Planning Commission to replace the plan of record. An updated Traffic Impact Study (TIS) is still being finalized, with approval expected in Winter of 2019.

To realize the [Almono LP vision](#) and achieve the development expectations, the site's [Preliminary Land Development Plan \(the Plan\)](#) provides a core framework with flexible programming and development approaches to make the site adaptive to fast shifting externalities. The PLDP has been designed (and registered with USGBC) to meet [LEED for Neighborhood Development Plan](#) standards, with an expectation to reach Gold certification in 2019.

The new PLDP for the site takes a performance-based approach that accommodates a range of densities and intensity of uses, from approximately 6.0 to 10.7 million sf depending on the program mix. Pursuing LEED-ND Plan Certification is part of Hazelwood Green's baseline for meeting sustainability standards, other aspects that go beyond LEED include the integration of elements of the [Living Community Challenge](#) and [WELL Community Standard](#), along with utilization of Pittsburgh's own [p4 Performance Measures](#) to evaluate development proposals.

Another core element of the Plan is the public realm that threads throughout the site. Approximately 17% of the total acres are reserved for public space, how the public engages and interacts with this space will be important for the success of the project. In such, the mobility to and around the site is focusing on prioritizing pedestrian and bicycle access and safety with consideration of [Vision Zero](#) elements.

CERTIFY



MEASURE



ASPIRE



[SP-10 PLAN \(APPROVED 9/11/2018\) →](#)

[SP-10 ZONING ORDINANCE \(APPROVED 01/08/2019\) →](#)

[PLDP FACT SHEET →](#)

SEE PRESS COVERAGE OF THE PLANNING COMMISSION HEARING & ACTION.

- Pittsburgh Business Times's Tim Schooley: [Pittsburgh Planning Commission approves new plan for Hazelwood Green.](#) [09.11.2018]
- Pittsburgh Post-Gazette's Brian O'Neill: [A game plan to help Hazelwood rebound.](#) [09.13.2018]

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User: rs-karmellino

ABOUT

The Vision

Forging New Ideas.

The Hazelwood Green development site is envisioned as a place where people thrive, new ideas are forged, and the ecological condition is regenerated. It is a living laboratory – a platform for experimentation that advances Pittsburgh's evolving innovation economy for a full spectrum of workers. It serves as a transformative model for sustainable community development that is adaptable and resilient to fast-changing markets and natural conditions that are reshaping our society.

–Almono Limited Partnership



OUR PRINCIPLES FOR DEVELOPMENT

Principle 1: Advance Human Well-Being

Human well-being is often measured by happiness, which is influenced by individual physical and emotional health. The built environment plays a huge role in our daily lives and is responsible for many factors impacting an individual's health, quality of life, and thus, community well-being. Hazelwood Green intends to:

- Create healthy, safe physical environments.
- Provide job opportunities for workers at a range of levels.
- Foster a welcoming environment for diverse human interaction and enjoyment.

Principle 2: Inspire Innovation

Innovation is conducted in places where people and ideas come together, where buildings and spaces inspire and enable a range of uses, open dialogue, and encourage interactions. Innovation requires the continual evolution of best practices and flexibility in policies. Innovation drives transformation of markets and economic growth. Hazelwood Green intends to:

- Attract new investment to the region, city, and neighborhood.
- Advance transformative models.
- Create a built form that

Principle 3: Regenerate the Ecology

Healthy ecosystems are a sign of healthy economic and human systems. The site's ecology must be healed from past damage and avoid creating new impacts that future generations must absorb. In doing so, Hazelwood Green will be a model for living within its ecological footprint. Hazelwood Green intends to:

- Manage all rainwater on-site as a resource.
- Attain net-positive building energy performance site-wide.
- Restore a healthy ecosystem on-site.

Principle 4: Create Resilient Places

Places that bounce forward more rapidly from sudden shocks have multiple mobility options, on-site and renewable energy systems, diverse economies, and strong social networks. Communities with reduced ongoing, chronic stresses also recover more easily from shocks created by humans or nature. Hazelwood Green intends to:

- Provide multi-modal transportation options that are a part of a well-connected system.
- Create on-site renewable energy and other low-impact utility infrastructure

development that is adaptable and resilient to fast-changing markets and natural conditions that are reshaping our society.

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- Create a built form that reflects excellence in design.

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- Provide multi-modal transportation options that are a part of a well-connected system.
- Create on-site renewable energy and other low-impact utility infrastructure.
- Generate diverse economic and social value.

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FEE RECORD SHEET

Serial Number: 87624038



RAM Sale Number: 87624038

Total Fees: \$200

RAM Accounting Date: 20191030

<u>Transaction</u>	<u>Fee Code</u>	<u>Transaction Date</u>	<u>Fee per Class</u>	<u>Number of Classes</u>	<u>Total Fee</u>
Statement of Use (SOU)	7003	20191030	\$100	2	\$200

Transaction Date: 20191030

