



PITTSBURGH

URA p4 Narrative Requirements

Effective July 1, 2019

The Urban Redevelopment Authority of Pittsburgh (URA) is committed to promoting equitable development practices in all its programs and activities and encourages the incorporation of sustainable principles in its development activities. If project costs are expected to exceed \$2,000,000, the Respondent must submit a p4 Narrative for the project. P4 Performance Measures are a tool that informs alignment of real estate development projects to the City's commitment to sustainable and equitable practices. Appendix E of the "p4 Performance Measures document" describes this evaluation tool and can be found online under the "Resources" heading at www.p4pittsburgh.org/pages/p4-performance-measures. The p4 Narrative will be used to evaluate the Respondent's proposed project within the frame of the 12 measures deemed most important to achieving equitable redevelopment by the City of Pittsburgh. The p4 Narrative should be written on company letterhead, included with the RFP response, and address each measure as noted below. Any measure that is deemed not applicable based on the project's scope can be summarized as not applicable in the Narrative.

Measure	Narrative should explain how the following has been or will be addressed:
Community	Engage the community early to understand needs and align development interests.
Opportunity	Drive economic prosperity through equitable development that generates wealth and ownership positions for disadvantaged populations.
Economy	Leverage and target public investment to strengthen weak local markets and stimulate private investment.
Housing	Provide diverse, affordable, and healthy housing options to prevent displacement and create diverse, stable, and healthy communities.
Land	Reactivate abandoned, derelict, distressed, and inactive lots to return them to productive use, combat blight, and generate revenue.
Public	Activate and extend the public realm to provide quality indoor and outdoor spaces for all to safely use and enjoy.
Connect	Prioritize development that enhances and expands transportation options to improve public access to jobs and community resources.
Rainwater	Manage rainwater to minimize impacts and reuse as a resource.
Air	Provide high quality air to create healthy ecological systems.
Energy	Reduce the built environment's energy consumption and climate impacts by improving building performance and providing renewable resources.
Innovation	Advance and foster new ideas to drive market leadership and stimulate creative solutions to complex urban challenges.
Design	Promote excellence in design that instills local identity, reflects lasting quality, and integrates best practices.

If selected by the URA's Board of Directors as the Redeveloper for this project, the Respondent will be required to submit a detailed p4 Performance Measures Worksheet & Scorecard prior to closing on a loan and/or land transaction. At this time, the p4 Worksheet & Scorecard will be used to gather benchmark data for future use and will not determine project approval.