



**REQUEST FOR INFORMATION
Golden Triangle Reinvestment Fund/Downtown Transit
Revitalization Investment District Project Pipeline**

Issue Date:

May 21, 2026, 2:00 PM EST

Proposal Due Date:

June 26, 2026 5:00 PM EST

1) OBJECTIVE

The Urban Redevelopment Authority of Pittsburgh (“URA”) is currently advancing planning and implementation activities associated with the proposed Golden Triangle Reinvestment Fund/Downtown Transit Revitalization Investment District (“TRID”). The TRID is intended to support strategic infrastructure investment, economic development, office-to-residential conversion, housing production, commercial activation, public realm improvements, and transit-oriented development within Downtown Pittsburgh.

As part of the ongoing implementation planning, the URA is issuing this Request for Information (“RFI”) to better understand the current pipeline of development projects, adaptive reuse opportunities, and street-level retail activation opportunities that may align with future TRID-related investments and financing tools.

This RFI is intended to identify development and retail opportunities that may support the continued revitalization goals of Downtown Pittsburgh and the Golden Triangle Reinvestment Fund/Downtown TRID. The URA seeks information from developers, development teams, property owners, and other interested stakeholders regarding projects that advance office conversion strategies, deliver new housing opportunities, and activate vacant or underutilized ground-floor retail space. Projects may currently be in the planning, predevelopment, financing, or implementation stages. The URA is also seeking information regarding current retail storefront conditions, commercial vacancy, and activation opportunities within the TRID area. Information gathered through this process may help inform future URA programs, financing tools, and implementation strategies that support downtown long-term economic activity.

2) URA INFORMATION

Established and existing under the Pennsylvania Urban Redevelopment Law, 35 P.S. §§ 1701, et seq., and incorporated in 1946 as one of the first redevelopment authorities in the United States, the URA is the City of Pittsburgh’s economic development enterprise. The URA is committed to building a prosperous and equitable economy for all of Pittsburgh. It helps to bridge public and private interests to invest in meaningful equitable developments that promote housing affordability, economic mobility, entrepreneurship, and neighborhood revitalization. The URA’s work creates and sustains quality jobs, thriving neighborhoods, healthy communities and sustainable businesses for the benefit of all Pittsburghers. Additional information regarding the URA may be found on the URA’s website at www.ura.org.

3) RESPONSE SUBMISSIONS

Development Project Information:

A) Respondents with residential, mixed-use, or office-to-residential conversion projects should provide the following information:

- i. Project Name
- ii. Property Address and/or Building Name
- iii. Project Sponsor
- iv. Project Principals and Development Team
- v. Project Narrative:
 - Overall project concept
 - Existing site or building conditions
 - Proposed adaptive reuse or redevelopment strategy
 - Community or economic development impacts
- vi. Project Program:
 - Total number of housing units
 - Unit mix and unit types
 - Affordability levels, if applicable
 - Commercial square footage
 - Commercial uses
 - Total square footage of converted office space
- vii. Available Financial Information:
 - Total Project Costs
 - Based on current cost estimates, what is the project return-on-cost?
 - Formula should be: $\text{Stabilized NOI} \div \text{Project Cost}$ (any subsidies and grants should be deducted from Project Cost)
 - Funding Secured
 - Funding that has been applied for:
 - Planned source of equity & status
 - Construction financing source & status
 - Mezzanine and/or preferred equity source & status
 - Other financing sources & status
 - Entitlement status
 - Building permit status
 - Construction drawing status
 - 70%/ 90%/ 100% drawings
 - Projected construction financing closing date
 - Projected construction start date

B) Respondents with street-level retail spaces, commercial storefront opportunities, or ground-floor commercial vacancies should provide the following information:

- i. Building name
- ii. Property address
- iii. Building owner / principals
- iv. Owner broker

- v. Number of storefronts
- vi. Leasable square feet
- vii. Existing condition
- viii. Recommended Tenant Improvements
 - o Costs & Scope
- ix. Permitted uses
- x. Preferred uses
 - o I.e. Restaurant, retail, etc.
- xi. Preferred lease terms

C) How to Submit Responses

Respondents should submit their response materials using Ion Wave Technologies, the URA's online procurement platform, at <https://ura.ionwave.net/Login.aspx>.

The proposal should be combined into one file in bookmarked PDF format. Do not send hard copies to the URA.

The proposal submission and questions concerning the content of this RFP must be submitted via Ion Wave Technologies only. For assistance with Ion Wave, please contact Ivy Coleman, URA Program Assistant, at 412-255-6691 or icoleman@ura.org.

4) LEGAL INFORMATION

- A. Submissions to this RFI are accepted for informational and planning purposes only. There will be no funding awards issued as a result of this RFI.
- B. All responses, including attachments, supplementary materials, addenda, etc. shall become the property of the URA and will not be returned.
- C. Respondent and team members must disclose any conflict of interest with regard to any other work performed by the Respondent for the URA, the City of Pittsburgh, or any related entity.
- D. The URA is not responsible for proposal preparation costs.