

Lexington Technology Park Meeting Notes

01/04/2018 – 6pm, Carnegie Library of Homewood

- Who is on the Review Committee?
 - 2 representatives designated by the Point Breeze North Development Corporation
 - 1 representative designated by the Homewood Collaborative
 - 1 representative from Rep. Gainey's office
 - 1 representative from Councilman Burgess' office
 - 1 representative from the Mayor's Office
 - 1 representative from the Department of City Planning
 - Various URA staff members
- Is the URA in the process to remove the residential restriction from the N. Homewood parcel?
 - It will be up to the redeveloper(s) to obtain all approvals necessary
- Why was the Collaborative selected as the representative on the Review Committee?
 - The Collaborative represents a total of nine organizations in Homewood and serves over 3,000 residents in Homewood.
- There are more than nine groups in Homewood. Can someone from each group sit on the Review Committee?
 - No, the Collaborative will designate one person to sit on the Review Committee.
 - There will be additional public meetings held and opportunity for public comment throughout the process.
- Who makes up the Homewood Collaborative?
 - Homewood Children's Village
 - Operation Better Block
 - Building United of Southwestern Pennsylvania
 - Community Empowerment Association
 - Homewood Brushton-Business Association
 - YMCA
 - YWCA
 - Save Race Street Committee
 - Homewood Ministerium
- What is the role of the Review Committee?
 - The role of the Review Committee is to review the proposals received and make a recommendation to the URA Board of Directors.
- Monthly public meetings are requested to give updates to the community.
 - The URA will take this comment under consideration.
- Will the RFP include affordable housing?
 - It will include a preference for mixed-income housing as well as incorporate summaries of the public comments received.
- What does Act 2 mean?
 - The Act 2 Program (formerly known as the Land Recycling Program) encourages the voluntary cleanup and reuse of contaminated commercial and industrial sites administered through the Pennsylvania Department of Environmental Protection (DEP).

The Lexington Technology Park was historically used for industrial purposes. The URA has completed the remediation required for its current use to DEP standards. Due to the industrial history of the site, there is a deed restriction that prohibits housing on the site.

- The URA has petitioned Department of Environmental Protection (DEP) requesting that the western-most portion of the site, between North Homewood Avenue and North Lexington Street, be removed from the non-residential use only deed restriction. DEP has responded positively to the petition, and has informed the URA that this area will need to be subdivided from the property and a Uniform Environmental Covenant recorded for the eastern portion of the site in order to divorce the property from the Act 2 deed restriction.
- The Developer will be required to secure the subdivision for the property. Any subdivision must ensure adequate public access to all areas of the site.
- How long/often will the review committee meet?
 - The review committee will meet on an as needed basis over a period of a few months.