

Lexington Technology Park Meeting Notes

02/15/2018– 6pm, Construction Junction

- There was confusion voiced about the ability of Lexington Technology Park Review Committee Member's ability to share the draft Lexington Technology Park RFP with board members or community members. The URA needs to be clear on the what Lexington Technology Park Review Committee Members can or cannot share.
- Why can't the Draft Lexington Technology Park be shared publicly or with community organization board members?
 - The Draft Lexington Technology RFP is confidential document until it is ready to be released publicly. To ensure a competitive process, we cannot share the Draft RFP broadly and risk potential developers seeing it prior to public release. This would give those developers an unfair advantage.
- Can the URA share past RFP's so that the community can get an understanding of a typical RFP?
 - Yes, there are several RFPs on the URA website – www.ura.org.
- 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
- Can you provide the names of the representatives to ensure transparency?
 - The URA does not release the names of the representatives without permission.
 - The Mayor's office, Councilman Burgess' Office, and Rep. Gainey's office will be represented by staff. The Department of City Planning will be represented by the neighborhood planner.
 - Point Breeze North Development Corporation (PBNDP) shared their community representatives – Jeff Wetzel and Blyden O'Terry
 - Contact Homewood Community Development Collaborative for more information on their community representative.
- PBNDP members are working on a Community Position Statement based on the notes from PBNDP community meetings. A meeting to develop this statement is scheduled for February 26th. Can the URA delay the release of the RFP?
 - The URA will take this comment under consideration.

- Will the community be able to meet with potential Developers to discuss their proposals?
 - Yes, the URA will host a public meeting with the shortlisted developers. The shortlisted developers will each give a brief presentation and take comments and questions. There will be several ways for community stakeholders to provide comments including: general Q&A, comment cards, and Google Form.

- Will the dates for future Lexington Technology Park meetings be posted on the Website?
 - Yes, they will be posted on the Lexington Technology Park Website, <http://pittsburghpa.gov/lexington-tech-park/index.html>

- 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.
 - An Executive Summary of Lexington Technology Park's Environmental Status can be viewed on the Lexington Technology Park Website - <http://pittsburghpa.gov/lexington-tech-park/index.html>

- Can the N. Lexington Parcel include housing development?
 - 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.

- Can the N. Lexington Parcel include food based retail or any retail development?
 - Retail, even grocery retail, falls under the definition of 'non-residential'. This would be an acceptable future use for the property.

- Is there any public funding involved in this project?
 - At this time there is no public funding pledged to the project.

- Can Superfund funding be used to remove contaminants?
 - The Developer will be responsible for funding the project.

- Can the URA put any restriction/guidelines on the future Developer on construction, such as hours of work?
 - There may be restriction and guidelines for construction under the City's permitting process. Contact the Department of Permits, Licenses, & Inspections (PLI) with any questions.
 - The Developer will be responsible for obtaining all appropriate zoning and permit approvals.

- Will there be construction job opportunities for residents?
 - The URA is committed to diversity and inclusion within all its programs and activities.
 - The URA has a goal of 18% MBE participation and 7% WBE participation
 - Diamonte Walker, the MWBE program officer will be involved in the Lexington Technology Park project from the start.

- What is an Expression of Community Input?
 - One of the required elements of a Redevelopment Proposal Package is a written expression of community input, i.e., a letter from an established community group providing their commentary on the prospective Redeveloper's plans.

- Can more than one community group provide an Expression of Community Input?
 - Sure

- Will there be a traffic impact study?
 - There will be a traffic impact study if required through the planning and zoning process.

- Has the URA reached out to the Port Authority about this project? Will access to Homewood Station be prioritized?
 - Yes. The Port Authority was involved in the Bridging the Busway Study, the Homewood TOD Study, and we continue to reach out to them.

- The rail line is adjacent to the Lexington Technology Park Site. The Developer will need to coordinate with the rail owner.