

LEXINGTON TECHNOLOGY PARK TOUR – Q&A SUMMARY

APRIL 3, 2018

Q: Has the deed restriction been removed yet for the residential portion of the property?

A: No, not yet, please see reference from the RFP here:

“The URA has petitioned Department of Environmental Protection (DEP) requesting that the western-most portion of the site, between N. Homewood Ave. and N. Lexington St., be removed from the non-residential use only deed restriction. This petition letter is provided as **Supplementary Document 3**. 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.”

Q: Why are developers required to submit 11 paper copies of their Request for Proposals (RFP's)?

A: The 11 paper copies are distributed to the Review Committee and other staff for review. At the time of submission, please make sure to submit 1 electronic copy in PDF format on either a flash drive or CD, along with the 11 paper copies of your proposal. Also, please note that proposals should be submitted electronically through Public Purchase as well.

Q: What is entailed in a Transit Oriented Development (TOD)?

A: Transit Oriented Development is a place that balances transportation assets and a mix of land uses. The RFP references the Port Authority of Allegheny County's TOD guidelines. Both the Bridging the Busway Plan and the Homewood TOD Study, also referenced in the RFP, make planning recommendations for the Lexington Technology Park site through the lens of TOD.

Please see the Port Authority's TOD Guidelines here:

<http://www.portauthority.org/paac/portals/0/TOD/TODguidelines.pdf>

Q: The detached garage in back of the residences on McPherson Boulevard, is it included in the sale of the property?

A: Yes.

Q: Is the alley by the rail line part of the property?

A: The developer is responsible for getting a new survey from a professional land surveyor to make that determination.

Q: How long have the residences included in the RFP been vacant?

A: 5-6 years.

**LEXINGTON TECHNOLOGY PARK TOUR
TUESDAY, APRIL 3, 2018 12:00 PM**

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