

Lexington Technology Park Meeting Notes

11/02/2017 – 6-8pm, Construction Junction

- Concerns were raised as to what type of contamination was at the site. Residents asked for more information.
- Questions were raised about the Act 2 process and how it affects this site.
- There is a deed restriction on the site that prohibits residential use – any use change must go through the Department of Environmental Protection (DEP).
- Report summary of environmental history will be included in the RFP. Residents requested the opportunity to review the information prior to the release to the RFP, and wanted a link to the DEP website.
- There was a question about underground lakes, water quality, and mine subsidence in the Dallas Avenue area and if maps will be provided.
- Question as to whether one or two RFPs would be released. Staff clarified there would be one RFP for the entire site. Potential redevelopers will be able to respond to a portion or all of the site in their responses.
- Will North Homewood site be checked for contamination before the RFP is released? The URA commissioned Hatch Chester Engineering to do a summary of environmental history at the site. The site will be conveyed in an “as-is” condition. Any remediation required by the DEP will be the responsibility of the Redeveloper.
- Will commercial and residential co-exist on the same site? – Unknown at this time.
- Have any developers reached out to the URA? We have not formally issued an RFP for the site yet, but various developers have inquired about the site and mentioned ideas including technology and medical uses for the site.
- Will community meetings be held as part of the RFP Process? – Yes
- Who will be on the Review Committee? – Review Committee will be staffed by the URA and include representatives from the Point Breeze North Development Corporation, Homewood-Brushston Business Association, Mayor’s Office, City Planning, and other stakeholders as needed.
- How many people will be on the Review Committee? Typically 8-10 people.
- Will community input be incorporated in the RFP? – Yes, the comments received at the meeting as well as the planning studies to date will be incorporated into the RFP.
- Are the contaminants carcinogenic? – The DEP permits some carcinogens if not in direct contact with people. If contaminated areas are to be disturbed during construction, the DEP will dictate how impacted soils should be addressed.
- Are you going to leave the green space intact at Thomas Blvd? We will take this under consideration.
- Complaints about smoking area – too close to residences. Residents requested to move the smoking area.
- Will North Point Breeze be given its own planning grant? It was not indicated at this time.
- Mixed-use housing and affordable housing are a need.
- Community requested better transit services. Need better maintenance (trash removal) at the Homewood Station. The URA has raised funds to make improvements under the busway.

- Recently 100 families were recently displaced from the East End. What's being done to keep the integrity and diversity of the existing neighborhood?
- Does URA have an environmental impact study, traffic study, etc? The URA has done significant planning to date with the Bridging the Busway and the Homewood TOD Study. Further studies will be the responsibility of the selected Redeveloper. The URA will begin to pilot and implement Mayor Peduto's P4 checklist in 2018.
- What is the process for access to see all proposals? Will all be presented to the community? The URA will pre-screen the proposals to make sure they meet the criteria and to evaluate the confidential financial statements. Summaries of all the responses received will be prepared. The review committee will have access to all of the full proposals. The Review Committee will make a short list of proposals. A public meeting will be held for all short-listed developers to present to the community. The Review Committee will make a recommendation to the URA Board of Directors. Final decision will be made by the URA Board of Directors.
- It is requested that housing and mixed-use proposals should mirror the existing diversity of the community.
- Do you have any idea of the types of jobs that will be created? Transportation is key. Unknown – but this is important to consider.
- How many from Point Breeze North will serve on the Review Committee? This is a diverse community. There should be more than one person on the Review Committee to accurately represent the community. The URA will take this under consideration.
- Can a website be created for this project? Can technology be incorporated into this process? The URA will take this under consideration.
- Community does not want outside development to outprice the current residents.
- Current tenants in Lexington Technology Park want rent to stay affordable like it is now.
- The site around Construction Junction is inaccessible. Would like small strategic things done to help small businesses. This was discussed and recommended in the Homewood TOD Study.
- Can Superfund funding be used to remove contaminants?
- Will barbed wire fence come down and greenspace be kept? Unknown at this point.
- Resident stated that they do not want high density housing.
- The community is expecting to be included in the RFP Process.
- The community does not want to see a "Bakery Square-type" development.
- Community wants to see proposals and ideas in writing.
- Will future meetings be held in North Homewood? The URA will work to coordinate meetings in both neighborhoods.
- Can Homewood be included in the Review Committee? Yes – the URA intends to include representatives from the Homewood-Brushton Business Association on the Review Committee.
- Will remediation be a top priority? Unknown and will depend on reuse.
- The community would like a meeting every other month with Point Breeze North and Homewood – a dialog is necessary. The Bridging the Busway Plan was a combined planning process for Homewood and Point Breeze North that will be included as a supplementary document in the RFP.
- Who makes the final decision on the RFP that is chosen? The conveyance of property to a Redeveloper is a decision made by the URA Board of Directors.

- Will there be rezoning with this project? It depends on the proposal that is submitted. Redeveloper will be responsible for obtaining all appropriate zoning approvals.