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URA BOARD SET TO VOTE TO ISSUE RFP FOR LEXINGTON TECHNOLOGY PARK

PITTSBURGH, PA (July 11, 2017) The Board of Directors of the Urban Redevelopment Authority of Pittsburgh (URA) is set to vote at its regular meeting on Thursday to issue a Requests for Proposals (RFP) for the sale and redevelopment of property at Lexington Technology Park, located in North Point Breeze. The goal is to seek developers to purchase the property and complete a mixed-use development.

The URA has owned Lexington Technology Park since its donation from Rockwell in 1996 and has made significant improvements. However, given the buildings' age and condition, significant additional improvements will be needed in the near future. With the surrounding development progress, market conditions are present to develop the parking lot fronting North Homewood Avenue with housing or mixed use connected to both the North Point Breeze and Homewood neighborhoods, and to sell Buildings 1 and 2 along with the parking lot accessed by Meade Street for re-positioning and rehabilitation.

"This is an exciting opportunity for a part of the city that is poised for regrowth and investment," said Board Chair Kevin Acklin.

Among the parcels existing for prospective housing development are Block 175-A, Lots 111, 113, and 122 (part), located at North Homewood Avenue, 7228 McPherson Boulevard, and 7230 McPherson Boulevard, respectively. This portion of the property is currently used as parking and contains approximately 4.0 acres. In addition, two residential dwellings of 4,400 square feet and 2,264 square feet are included. The property would need to be rezoned from Urban Industrial (UI) to support housing or mixed-use development.

The commercial segment of the development will generally consist of Buildings 1 and 2, along with the parking lot accessed by Meade Street. This portion of the property is located at 400 North Lexington Street and comprises Block 175-A, Lots 122 (part), 155, and 165, with approximately 12.07 total acres. The zoning classification is UI. The two buildings located on the site contain gross building/warehouse space of 375,573 square feet.

After issuing the RFP, the URA expects to return to the Board before year-end to seek authorization to enter into exclusive negotiations with the prospective redeveloper.

The URA Board of Directors meets at 2 p.m. on Thursday, July 13 at the URA offices on 200 Ross Street, Downtown.

[The Urban Redevelopment Authority of Pittsburgh](#) (URA) is the City of Pittsburgh's economic development agency, committed to creating jobs, expanding the City's tax base and improving the vitality of businesses and neighborhoods. The URA achieves this mission by assembling, preparing and conveying sites for major mixed-use developments; and by providing a portfolio of programs that include financing for business location, relocation and expansion, housing construction and rehabilitation, and home purchases and improvements.