

## Lexington Technology Park Meeting Notes

07/19/2018– 6pm, Construction Junction

- How are comments from the June 14<sup>th</sup> Public Meeting with the Developer Shortlist taken into consideration?
  - The Review Committee has access to these comments and is discussing these comments as it meets to make a recommendation(s) to the URA Board for Exclusive Negotiations.
  - Following approval by the URA Board of Directors, developer(s) will be back to meet with the community to discuss the project.
  
- At what point does the URA receive sales proceeds?
  - The URA receives sales proceeds at closing.
  
- At the June 14<sup>th</sup> public meeting and through the comments, there were a lot of people responding based on the conceptual drawings alone.
  
- The price for the land was listed in the RFP. Can that price change?
  - Yes, the listed price was based on an appraisal.
  - Occasionally, the URA will modify the sales price for land based on different considerations, including affordable housing projects.
  
- After the URA enters into Exclusive Negotiations is it just one developer?
  - The URA reserves the right to select multiple respondents for portions of the property or to select a sole respondent for the entire property, depending on the development proposed by the respondents.
  - The URA could enter into Exclusive Negotiations with one developer for the North Homewood Parcel and one developer for the North Lexington Parcel or could choose to enter into Exclusive Negotiations with one developer for the entire site.
  
- What happens if the URA is in Exclusive Negotiations with the developer and the community finds the proposed project unacceptable?
  - The URA encourages developers to meet with community groups as early on in the process as possible. For this project, the URA required that each shortlisted developer present a plan for engagement with the community. The Developer(s) will be required to meet with the community to discuss the project as it progresses.
  - Before the Developer can proceed with the second required Board Action the recognized community group will provide a Letter of Community Input.

- The URA Board will have the opportunity to consider this Letter of Community Input prior to proceeding to the second Board Action.
- What happens if the URA Board does not proceed with a Developer(s)?
  - The URA will reevaluate its options at that time.
- The Point Breeze North Community statement included a preference for no big box architecture. There is still a broad gap between this preference and the conceptual drawings shown at the June 14<sup>th</sup> Public Meeting.
- How were the notes from the Point Breeze North Property Committee made incorporated into the Lexington Technology Park Review Committee’s discussion?
  - These notes were read and discussed at the following Review Committee meeting.
- Why was the comment period following the June 14<sup>th</sup> Public Meeting only a week?
  - The URA set an end date so the comments could be gathered and posted on the Lexington Technology Park website.
  - There are still opportunities to share comments including monthly community update meetings, email to URA Staff, or email to Point Breeze North Review Committee representatives.
- Where can you find the comments?
  - All of meeting notes and comments along with the presentations are posted on the Lexington Technology Park Website, on the Community Outreach page: <http://pittsburghpa.gov/lexington-tech-park/com-outreach.html>
- If the URA Board authorizes Exclusive Negotiation with multiple developers will they be required to work together?
  - Yes.
- We heard comments that people were not happy with any of the commercial proposals. What happens next?
  - The Lexington Technology Park Review Committee is still meeting.
- Can the comments from the Point Breeze North Property Committee be shared with the public?
  - Yes, North Point Breeze Development Corporation will work to put them on their website.
- Has it ever happened that the URA Board does not accept any proposals?
  - Yes, it has happened in the URA’s history.

- Will there be any improvements to Homewood Station and the Martin Luther King Jr. East Busway? It is at capacity now during rush hour. Could this project help with improvements?
  - The Port Authority of Allegheny County is aware of this project and has attended some of these community update meetings.
- Non-profit developers are required to pay property taxes on affordable housing projects.
- A couple of the Shortlisted Developers showed housing on the N. Lexington Parcel. Is this possible, how will they do it?
  - Lexington Technology Park is currently an Act 2 site. A summary of the property's environmental status can be found on the Lexington Technology Park Website on the Background on LTP page.
  - 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. 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.
  - If a Developer is proposing housing on the N. Lexington Parcel it will be up to that developer to secure any and all approvals by the DEP and remediate the site to residential standards.
- Which Shortlisted Developers proposed housing on the N. Lexington Parcel?
  - Ralph A. Falbo/Beacon and Lexington Partners of Pittsburgh.
- What is the timeline for these projects if selected?
  - The timeline will depend on which projects are selected and securing financing. It is too early for us to really speculate on a timeframe.
- Were there any proposals that do not require any public subsidy?
  - Yes, 7301 Penn Avenue LLC. However, this is a preliminary budget and budgets can change as Developers better understand the project costs.
- Is access to transit incorporated into the project budgets?
  - We requested that the Shortlisted Developers include sources and uses for any public infrastructure improvements they are proposing.
- The question about how much you weigh community input wasn't directly answered. Is there a possibility that planning or developer expert opinion will be weighted over what the community wants?

- I don't feel reassured that the U.R.A will consider community input- for example- that they could choose a developer that the community unanimously rejects is there anything you could say that would assuage this worry?