

November 21, 2022

Kimberly D. Clark-Baskin  
City Clerk  
The City of Pittsburgh  
414 Grant St,  
Pittsburgh, PA 15219

Re: Planning Module for Lower Hill Development – Official Plan Revision  
2104 EDU or 841,547 GPD  
DEP Code No. 02001-13-005  
City of Pittsburgh  
Allegheny County

Dear Kimberly D. Clark-Baskin:

On behalf of our client, Buccini/Pollin Group (BPG) and Pittsburgh Arena Real Estate Redevelopment LP (PAR), the Sports and Exhibition Authority (SEA) and the Urban Redevelopment Authority of Pittsburgh (URA), Michael Baker International along with our partner Cosmos Technology is pleased to present this Official Plan Revision to the Pennsylvania Department of Environmental Protection (DEP) Sewage Facilities Planning Module (SFPM) required by the Pennsylvania Sewage Facilities Act for the Lower Hill Redevelopment. The original SFPM for the Lower Hill Redevelopment was approved by the DEP in 2013.

Since the time of the SFPM approval, the SEA, URA, PAR and BPG have advanced the Lower Hill Redevelopment. The construction of public streets within the Lower Hill Redevelopment created seven new city blocks, designated as Blocks A through G. Individual parcels have been established on each of these blocks, with some blocks containing more than one parcel. The parcels created on each block were first identified in a Preliminary Land Development Plan approved by the Planning Commission in 2014 and specific zoning for the district, SP-11 Lower Hill, adopted by City Council in 2015. The Lower Hill Redevelopment was subdivided in September 2015 formally creating the initial blocks and parcels. As development within the Lower Hill Redevelopment progresses, parcels within the blocks may be reconfigured and further subdivided to meet development goals. In 2021, the first phase of the development began with the subdivision of Block G and the groundbreaking for the FNB Financial Center.

The 2013 SFPM provided a breakdown of water, sanitary and stormwater flows for the entire Lower Hill Redevelopment. The arrangement of lots and parcels at the time of the SFPM approval were preliminary in nature. Because of this, the flow calculations were categorized by the planned blocks (Blocks A-G). While the lot and parcel arrangement was preliminary, the development assumptions used for flow calculations in the 2013 SFPM still hold true. The overall goals and plan for the Lower Hill Redevelopment largely remain the same today as they were in

**I N T E R N A T I O N A L**

Kimberly D. Clark-Baskin

November 21, 2022

Page 2

2013. The development scenarios used to develop projected flows in the 2013 SFPM have not changed.

Through the permitting process for the FNB Financial Center, it became apparent that current regulations and the Resolution, Resolution 219, associated with the SFPM would not allow for the re-assignment of flows between newly established or sub-divided parcels. As such, all of the flows associated with the Lower Hill Redevelopment were assigned to the parcel G1 containing the FNB Financial Center.

With this Official Plan Revision, flows calculated in the 2013 SFPM have been assigned to current parcels within each block of the development. The flow assignment table contained within this SFPM revision recognizes the current subdivision into the existing blocks and parcels and will allow for the tracking of flows as development continues and the sub-division of the current parcels takes place. The total flow quantity that has been allocated for the Lower Hill Redevelopment does not change with this revision.

The following items have been updated with this revision to the 2013 SFPM:

- Updated Components 3, 4A and 4C,
- Figures and mapping to reflect the current state of the development,
- A flow assignment table for the tracking of water, sanitary and stormwater flows,
- Updated Project Narrative,
- Updated PNDI, and
- Updated sewage and stormwater calculations broken down by parcel.

Sincerely,

**MICHAEL BAKER INTERNATIONAL, INC.**



Toby Partridge, P.E.

Technical Manager

Cc: Matthew Corace, BPGS Construction  
Craig Dunham, Dunham reGroup  
Howard Wein, Esquire, Buchanan Ingersoll & Rooney PC  
Benjamin Smith, City of Pittsburgh