**City of Pittsburgh**

**2926 Smallman Street Land Development**

**2920 & 2930 Smallman Street, Pittsburgh, PA 15201**

**Sewer Facilities Planning Module Questionnaire**

1**) What was the previous permitted use for this property?**

Previously, the property was a compressed natural gas station (CNG EQT). (Note that as a compressed natural gas station, there were never any underground tanks associated with the use.)

**2) What is the proposed use for the property?**

The proposed use of the property is a seven-story mixed-used building with associated off-street parking, utilities, and amenity spaces. The first floor will be a restaurant, while floors two through seven will be 89 residential apartments, ranging from studios to two-bedroom. The property is accessed from Mulberry Way.

**3) How is green stormwater mitigation being integrated into the proposed project?**

The development will meet all requirements for the City of Pittsburgh, as well as the Allegheny County Conservation District. As the existing site is currently mostly impervious pavement, proposed landscape spaces and proposed green roof areas will not cause increase to impervious pavement on site. Additionally, pervious pavers are proposed for the on-grade pedestrian and patio areas in order to mitigate runoff rates and volumes, while improving water quality. In addition, a small underground stormwater facility is proposed to attenuate any excess volumes and rates prior to discharge from the site. The development will upgrade and maintain all existing stormwater connections and is additionally cleaning the PWSA combined sewer line in Mulberry Way.

**4) Will the development result in a net positive or net negative change in stormwater flow?**

As the project is developing existing paved areas, and meeting all local, state and federal volume, rate and water quality requirements for runoff, the development will result in a net negative change in stormwater flow.