



Text File

Introduced: 12/2/2022

Bill No: 2022-1038, **Version:** 1

Committee: Committee on Intergovernmental Affairs

Status: Passed Finally

Resolution amending Resolution No. 219 of 2013, adopting an Official Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for the Lower Hill Redevelopment Project in the Third Ward of the City of Pittsburgh, PA 15219 ("Lower Hill Redevelopment").

WHEREAS, SECTION 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the rules and regulations of the Pennsylvania Department of Environmental Protection (the "Department") adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the City of Pittsburgh to adopt an Official Sewage Facilities Plan (the "Official Plan") providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan where a new subdivision is proposed or whenever it is necessary to determine whether a proposed method of sewage disposal for a new development conforms to a comprehensive program of pollution control and water quality management; and

WHEREAS, in 2013, the City of Pittsburgh Sports and Exhibition Authority ("SEA") proposed the development of certain parcels(s) of land identified as the Lower Hill Redevelopment, bounded by Crawford Street to the east, Washington Place to the west, Bedford Avenue to the north and Centre Avenue to the south, as more described in the 2013 Official plan revision to the Sewage Facilities Planning Module (the "2013 Planning Module") for land development and proposes that project be served by sewer tap-ins to the City of Pittsburgh sewage systems; and

WHEREAS, the 2013 Planning Module, by Resolution No. 219 of 2013 which is attached as **Exhibit A**, adopted the Conceptual Redevelopment Plan for the Lower Hill Redevelopment, which identifies eight blocks (Blocks A through H) that were identified in the 2013 Planning Module and are also attached as part of **Exhibit A**, and

WHEREAS, the 2013 Planning Module identified in a table in Appendix J, the Existing/Replacement Sewage Flow Calculations for the Former Civic Arena, is attached as **Exhibit B**; and

WHEREAS, by letter dated July 16, 2013, the Department of Environmental Protection ("DEP") approved the 2013 Planning Module for the aforementioned Lower Hill Development; and;

WHEREAS, subsequent to the DEP's approval of the 2013 Planning Module, in 2015 the City of Pittsburgh approved the subdivision of the Lower Hill Development, into the aforementioned eight blocks as Parcels A-H, reflecting the ownership of those parcels by the Urban Redevelopment Authority of the City of Pittsburgh ("URA") and the Sports & Exhibition Authority ("SEA"), further subdividing Parcel A to Parcels A1 and A2, Parcel B to Parcels B1 and B2, Parcel C to Parcels C1, C2 and C3 and Parcel D to Parcels D1 and D2 and

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further created the planned Rights of Way for Streets 1-5, designated as Parcels 1, 2, 3, 4 and 5. (“Subdivision No. 1”). Subdivision No. 1 was recorded on September 3, 2015 at Plan Book 289, Volume 285, Page 23 (2 pages), and

WHEREAS, Blocks A through H, which were subdivided in 2015, are consistent with the Conceptual Redevelopment Plan identifying aforementioned Blocks A through H, in the 2013 Planning Module and did not modify or alter the sewage flows approved by the DEP therein; and

WHEREAS, subsequent to the approval and recording of Subdivision No. 1, the City of Pittsburgh approved the further subdivision of Block H into Parcel H and Parcel H-R, a retail parcel while relocating Parcel H-R within Block H (Subdivision No. 2). Subdivision No. 2 was recorded on December 21, 2017, in Plan Book 560, Volume 295, Page 61, and

WHEREAS, on January 8, 2019 the City Council of the City of Pittsburgh passed Resolution 41 of 2018, accepting dedication of a portion of Street A (Wylie Avenue), and Street B, North and Street B, South (together Logan Street), Street C, North and Street C, South (together Fullerton Street) as well as the installed sanitary, stormwater and public water infrastructure, which are part of the Lower Hill Redevelopment District Roadway Plan as laid out in the Department of Mobility and Infrastructure Project No 14103 Plans in the 3rd Ward, 6th Council District of the City of Pittsburgh; and

WHEREAS, in June 22, 2021, the City of Pittsburgh approved the subdivision of Block G into four (4) Parcels, Parcels G1, G2, G3 and G4, whereby ownership of Parcel G1 was transferred by the SEA to Office Developer XXIII, LP, and parcel G4 was transferred by the SEA to the Lower Hill Conservancy (Subdivision No. 3). Subdivision No. 3 was recorded on January 22, 2021 in Plan Book 283, Volume 301, Page 130; and

WHEREAS, Parcels E and F will be further subdivided into Parcels E-1, E-2, F-1 and F-2 and specific lot and block numbers will be assigned upon approval of the subdivision: and

WHEREAS, the current, existing parcels within each of Blocks A through H, along with the flows assigned to each block in the approved 2013 Planning Module, and the sewer sheds to which the sewage is designed to flow from Blocks A through H are identified in the attached **Exhibit C**; and

WHEREAS, the City acknowledges that in the future, as the Lower Hill Redevelopment project proceeds, flows from one parcel may be assigned at the time of application to another parcel within a given block and future flows within each sewer shed may be assigned among the parcels within the sewer shed identified in **Exhibit C**; and

WHEREAS, the City acknowledges that the currently existing identified parcels may be the subject of future subdivision approvals by the City, which would require additional Official plan revisions by the City pursuant to 25 Pa. Code 71.51(a); and

WHEREAS, the Pittsburgh Water and Sewer Authority, the Allegheny County Sanitary Authority, the City of

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Pittsburgh Planning Department and the Allegheny County Health Department have reviewed the respective components of the attached Official plan revision (“2022 Planning Module”) regarding each authority/department’s expertise and have approved the respective components as explained in the attached Official plan revision and have found it to be consistent with the original approval; and

WHEREAS, based upon the approval of the above authorities and departments, the City of Pittsburgh finds that the project described in the attached 2022 Planning Module for land development conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. The City of Pittsburgh hereby amends Resolution 219 of 2013 and adopts as an Official Plan Revision to the City of Pittsburgh’s Official Sewage Facilities Plan the above-referenced 2022 Planning Module for land development which is attached hereto as **Exhibit D**.

Said Official Plan Revision to the City of Pittsburgh’s Official Sewage Facilities Plan encompasses the parcels currently identified in **Exhibit C**, as well as the allocation of flows among the identified blocks and parcels within each respective sewer shed.

Finally, that any Ordinance or Resolution or part thereof conflicting with the provisions of this Resolution, is hereby repealed so far as the same affects this Resolution.