



Text File

Introduced: 6/30/2017

Bill No: 2017-1689, **Version:** 1

Committee: Committee on Intergovernmental Affairs

Status: Passed Finally

Resolution amending Resolution 8 of 2017 following the submission of additional information regarding the Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for the Penn @ Eighth Development located along the north side of Penn Avenue, between Maddock Place and Eighth Street in the 2nd Ward of the City of Pittsburgh.

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 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, Trek Development Group / Q Development, LLC previously proposed the restoration of the two existing buildings along Penn Avenue (formerly 711 and 715) along with new infill construction completing the corner and continuing down Eighth Street. The development, located on those current parcels of land identified as Penn @ Eighth, located at 725, 731, 737 Penn Avenue and 150 Eight Street, identified in the Allegheny County System as Block and Lots 8-S-155, 156, 158, and 164, in the 2nd Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by sewer tap-ins to the City of Pittsburgh sewage systems; and

WHEREAS, following City Council's approval of the Planning Module, additional information regarding the module became available. In certain circumstances, the Pennsylvania Department of Environmental Protection ("DEP") requires the review and approval of planning modules by the Pennsylvania Historical and Museum Commission ("PHMC"). Further, when PHMC approval is required, DEP requires the municipal approval to occur after the PHMC approval;

WHEREAS, on April 11, 2017, PHMC issued a letter to Trek Development Group / Q Development, LLC finding the proposed project would not negatively impact historic properties;

WHEREAS, the Pittsburgh Water Sewer Authority, the Allegheny County Sanitary Authority, and the City of Pittsburgh Planning Department previously reviewed the respective components of the attached Planning Module in regard to each authority/department's expertise and have approved the respective components as explained in the attached Planning Module. The additional information provided did not impact their review or require their additional review;

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WHEREAS, Trek Development Group / Q Development, LLC now request City Council consider the Sewer Module with the addition of the PHMC 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 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 adopts and submits to the Department of Environmental Protection for its approval as an amended Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan, the above-referenced Planning Module for land development, which is attached hereto as **Exhibit A**.

Said Planning Module includes the proposed restoration of the two existing buildings along Penn Avenue (formerly 711 and 715) along with new infill construction completing the corner and continuing down Eighth Street. Site is located along the north side of Penn Avenue between Maddock Place and Eighth Street. The main addresses will be 725, 731, 737 Penn Avenue and 150 Eighth Street, identified in the Allegheny County System as block and lots 8-S-155, 156, 158 and 164, in the 2nd Ward of the City of Pittsburgh.

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.