



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: See attached document	Phone Number: ()
---	-------------------

Address:	City:	State:	Zip Code:
----------	-------	--------	-----------

2. Applicant/Company Name: See attached document	Phone Number: ()
--	-------------------

Address:	City:	State:	Zip Code:
----------	-------	--------	-----------

Applicant/Contractor ID: N/A

3. Development Name: SP-11 Lower Hill Planned Development District

4. Development Location: Lower Hill District – See PLDP (Attached)

5. Development Address: N/A

6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)

Proposed Zoning District:	Specially Planned Districts (SP-District)
---------------------------	---

Present Use of Site: (Select from attached list)	Parking, Commercial (General)
---	-------------------------------

7. If a Certificate of Occupancy exists, the following is required:

Certificate of Occupancy#: N/A	Date Issued: N/A	Existing Use of Property: N/A
--------------------------------	------------------	-------------------------------

8. Estimated Construction:	Start Date: T/B/D	Occupancy Date: / / T/B/D	Project Cost: \$ T/B/D
----------------------------	-------------------	---------------------------	------------------------

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): See "Zone Change Petition".

10. Select the Type of Work:

- | | |
|---|--|
| <input type="checkbox"/> New Construction, New | <input type="checkbox"/> Renovation, Interior |
| <input checked="" type="checkbox"/> New Construction, | <input type="checkbox"/> Renovation, Exterior <input type="checkbox"/> |
| <input type="checkbox"/> Change in Use Only | <input type="checkbox"/> Renovation, Change in Use |

11. Describe the Development: See PLDP attached

12. Is a Land Operations Permit needed? YES NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <http://www.city.pittsburgh.pa.us/bbi/>)



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

New Water Service Connection(s) Termination of Existing Water Service Tap(s)
 New Sewer Service Connection(s) Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site? N/A

YES NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work: (See PLDP)

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature: See attached signature sheet.



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9

Residential Uses	52. Educational Classroom Space (General)	100. Restaurant, Fast-Food (General)
1. Single-Unit Detached Residential	53. Excavation/Grading/Fill, Major	101. Restaurant (Limited)
2. Single-Unit Attached Residential	54. Firearms Business Establishment	102. Restaurant (General)
3. Two-Unit Residential	55. Forestry Activities	103. Restaurant, Liquor License (Limited)
4. Three-Unit Residential	56. Freight Terminal	104. Restaurant, Liquor License (General)
5. Multi-Unit Residential	57. Funeral Home	105. Retail Sales and Services (Limited)
6. Assisted Living Class A	58. Gaming Enterprise	106. Retail Sales and Services (General)
7. Assisted Living Class B	59. Golf Course	107. Retail Sales and Services, Residential Convenience
8. Assisted Living Class C	60. Grocery Store (Limited)	108. Safety Service
9. Community Home	61. Grocery Store (General)	109. Salvage Yard
10. Dormitory	62. Hazardous Operations	110. School, Elementary or Secondary (Limited)
11. Fraternity/Sorority	63. Helipad	111. School, Elementary or Secondary (General)
12. Housing for the Elderly (Limited)	64. Heliport	112. Service Station
13. Housing for the Elderly (General)	65. Helistop	113. Sidewalk Cafe
14. Multi-Suite Residential (Limited)	66. Hospital	114. Transit Facility
15. Multi-Suite Residential (General)	67. Hotel/Motel (Limited)	115. Utility (Limited)
16. Personal Care Residence (Large)	68. Hotel/Motel (General)	116. Utility (General)
17. Personal Care Residence (Small)	69. Incinerator, Solid Waste	117. Vehicle/Equipment Repair (Limited)
Non-Residential Uses	70. Laboratory/Research Services (Limited)	118. Vehicle/Equipment Repair (General)
18. Adult Entertainment	71. Laboratory/Research Services (General)	119. Vehicle/Equipment Sales (Limited)
19. Agricultural Use	72. Laundry Services	120. Vehicle/Equipment Sales (General)
20. Amusement Arcade	73. Library (Limited)	121. Vocational School (Limited)
21. Animal Care (Limited)	74. Library (General)	122. Vocational School (General)
22. Animal Care (General)	75. Manufacturing and Assembly (Limited)	123. Warehouse (Limited)
23. Art or Music Studio	76. Manufacturing and Assembly (General)	124. Warehouse (General)
24. Public Assembly (Limited)	77. Medical Office/Clinic (Limited)	125. Warehouse, Residential Storage
25. Public Assembly (General)	78. Medical Office/Clinic (General)	126. Welding or Machine Shop
26. Bank or Financial Institution (Limited)	79. Nursery, Retail (Limited)	127. New and Unlisted Uses
27. Bank or Financial Institution (General)	80. Nursery, Retail (General)	
28. Basic Industry	81. Office (Limited)	
29. Bed and Breakfast (Limited)	82. Office (General)	
30. Bed and Breakfast (General)	83. Outdoor Retail Sales and Service [Non-Accessory Use]	
31. Car Wash	84. Parking, Commercial (Limited)	
32. Cemetery	85. Parking, Commercial (General)	
33. Check Cashing	86. Parking Structure (Limited)	
34. Child Care (Limited)	87. Parking Structure (General)	
35. Child Care (General)	88. Parks and Recreation (Limited)	
36. Club (Limited)	89. Parks and Recreation (General)	
37. Club (General) other than the limited type described above.	90. Pawn Shop	
38. College or University Campus	91. Recreation and Entertainment, Indoor (Limited)	
39. Communication Tower, Class A	92. Recreation and Entertainment, Indoor (General)	
40. Communication Tower, Class B	93. Recreation and Entertainment, Outdoor (Limited)	
41. Communication Tower, Class C	94. Recreation and Entertainment, Outdoor (General)	
42. Community Center (Limited)	95. Recycling Collection Station	
43. Community Center (General)	96. Recycling Processing Center	
44. Construction Contractor (Limited)	97. Religious Assembly (Limited)	
45. Construction Contractor (General)	98. Religious Assembly (General)	
46. Correctional Facility (Limited)	99. Restaurant, Fast-Food (Limited)	
47. Correctional Facility (General)		
48. Cultural Service (Limited)		
49. Cultural Service (General)		
50. Custodial Care Facility		
51. Educational Classroom Space (Limited)		



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219 (412)
255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code

<http://www.municode.com/index.aspx?clientId=13525>

**Department of Public Safety
Bureau of Building Inspection (BBI)**

200 Ross Street, Third Floor
Pittsburgh, PA 15219 (412)
255-2175
www.city.pittsburgh.pa.us/bbi/

**Department of Public Works (DPW)
Bureau of Engineering and Construction**

City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

**Department of Public Works (DPW)
Public Space Management**

Permit Office
611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)

Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224 (412) 578-8036
www.achd.net/plumbing/index.html

Allegheny County Health Department (ACHD)

Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224 (412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html

ATTACHMENT TO DEVELOPMENT REVIEW APPLICATION

General Information

1. Property Owner/Optionee Name

- A. Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA)
171 10th Street, Second Floor, Pittsburgh, PA 15222
Phone: 412-393-0200

Parcels:

1. 2-B-400 (Former Mellon Arena Site)
2. 2-C-400 (Former Mellon Arena Site)
3. 2-G-66 (Consol Energy Center)

- B. Urban Redevelopment Authority of Pittsburgh (URA)
200 Ross Street #6, Pittsburgh, PA 15219
Phone: 412-255-6600

Parcels:

1. 2-C-300 (Melody Tent Lot)
2. 2-C-382; 2-C-383 (both encompassed by 2-C-300)

- C. Pittsburgh Arena Real Estate Redevelopment LP (PARER)
1001 Fifth Avenue, Pittsburgh, PA 15219
Phone: 412-255-1972

Optionee pursuant to the Option Agreement by and between PARER, as optionee, and the URA and SEA as optionors (for parcels 2-B-400, 2-C-400, 2-C-300, 2-C-383 and 2-C-383).

2. Applicant/Company Name

- A. Pittsburgh Arena Real Estate Redevelopment LP (PARER)
1001 Fifth Avenue, Pittsburgh, PA 15219
Phone: 412-255-1972

- B. Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA)
171 10th Street, Second Floor, Pittsburgh, PA 15222
Phone: 412-393-0200

SIGNATURE PAGE TO DEVELOPMENT REVIEW APPLICATION

PITTSBURGH ARENA REAL ESTATE
REDEVELOPMENT LP, a Pennsylvania limited
partnership

By: Pittsburgh Arena Real Estate Redevelopment LLC,
a Pennsylvania limited liability company, its
General Partner

By: 
Name: TRAVIS WILLIAMS
Title: CHIEF OPERATING OFFICER

SPORTS & EXHIBITION AUTHORITY OF
PITTSBURGH AND ALLEGHENY COUNTY, a public
body, corporate and politic, organized and existing under
the laws of the Commonwealth of Pennsylvania

By: _____
Name: _____
Title: _____

SIGNATURE PAGE TO DEVELOPMENT REVIEW APPLICATION

PITTSBURGH ARENA REAL ESTATE
REDEVELOPMENT LP, a Pennsylvania limited
partnership

By: Pittsburgh Arena Real Estate Redevelopment LLC,
a Pennsylvania limited liability company, its
General Partner

By: _____
Name: _____
Title: _____

SPORTS & EXHIBITION AUTHORITY OF
PITTSBURGH AND ALLEGHENY COUNTY, a public
body, corporate and politic, organized and existing under
the laws of the Commonwealth of Pennsylvania

By: Mary K Cortano
Name: Mary K Cortano
Title: Exec Dir