

The proposed redevelopment plan of the Lower Hill District is available for public review. The 28-acre site bounded by Centre Avenue, Crawford Street, Bedford Avenue, and Chatham Street (plus the site of the Consol Energy Center) is proposed to be transformed into a mixed-use development with a new street grid. To accomplish this, a new Specially Planned zoning district (SP-11) is proposed.

**An application was filed for a Final Land Development Plan (FLDP) for Block D:**

- [Development Review Application](#)
- [FLDP Project Summary and Design Narrative](#)
- [Updated FLDP Project Summary and Design Narrative March 23, 2015](#)
- [Updated FLDP Project Summary and Design Narrative March 24, 2015](#)
- [Public Art Submission](#)
- [FLDP Additional Submissions](#)

**Together with the FLDP, an application for an amendment to the Preliminary Land Development Plan (PLDP) was filed:**

- [Amendment to PLDP](#)

Planning Commission hearing summary on PLDP and Zone Change in 2014:

- The Planning Commission voted to approve the Preliminary Land Development Plan and recommended approval of the Zone Change Petition (GT-E to SP-11) to City Council on December 2, 2014. See below for the complete report.
- [Audio recording of the Planning Commission hearing](#) from November 18, 2014.
- [Development Review Report](#) - Final amended version as approved (with conditions) by the Planning Commission on December 2, 2014.

City Council hearing summary on Zone Change:

- City Council voted to approve the Zone Change Petition and Zoning Text as Amended on February 3rd, 2015. The final Zoning Code Text is attached below.

This legislation was signed by the Mayor on February 5, 2015.

The available documents (linked below) include the Zone Change Petition that would establish the SP-11 zoning classification, the proposed SP-11 zoning text, the Preliminary Land Development Plan (PLDP) required for setting the development framework for the SP-11 district, and the submitted Development Review application. All documents are shown as submitted on 9-19-2014, unless otherwise specified.

- **Main Documents:**
  - [Zone Change Petition](#)

- [Proposed SP-11 Zoning Text](#)
- [SP-11 Zoning Text Revisions \(Nov 17, 2014\)](#)
- [Final SP-11 Zoning Code Text](#)
- [Lower Hill PLDP Document](#)
- [PLDP Revisions \(Nov. 11, 2014\)](#)
- [Lower Hill Development Review Application](#)

- **Supporting Documents:**

All documents are also available for review in person at the DCP Zoning Counter at 200 Ross Street, 3rd Floor (Downtown Pittsburgh). If you have questions or comments regarding these documents, please email [justin.miller@pittsburghpa.gov](mailto:justin.miller@pittsburghpa.gov).

- [Market Feasibility](#)
- [Economic Impacts](#)
- [Utility Capacity](#)
- [Phase 1 Environmental Site Assessment](#)
- [Geotechnical, Ecological, and Environmental Analysis](#)
- [Stormwater Compliance Letter](#)
- [Transportation Study--Final Report](#)
- [Transportation Study Appendix](#)
- [Historical and Archeological Analysis](#)
- [PHMC Archaeological Report Approval](#)
- [Analysis of Visual Impact on Surrounding Area \(Views and View Corridors to and from the Site!\[\]\(90136a0f77adba2cf51723c9a7ae8606\_img.jpg\)\)](#)