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Project Narrative

APEX NEWBURY APARTMENTS

Project # 9615

Prepared For
Apex Newbury, LLC
44 Abele Road, Suite 304
Bridgeville, PA 15017

Location
Oak Ridge Road
South Fayette Township
Allegheny County, PA

Date Prepared: 18 April 2022

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APEX NEWBURY APARTMENTS

PROJECT NARRATIVE –

The Developer is: Apex Newbury, LLC
44 Abele Road, Suite 304
Bridgeville, PA 15017

The Surveyor/Engineer is: Hampton Technical Associates Inc.
35 Wilson Street, Suite 201
Pittsburgh, PA 15223

The Architect is: ROCKiT Architects

The Developer proposes to construct a 416-unit apartment building on property located along Oak Ridge Road within South Fayette Township, Allegheny County, PA. The total site area is 37.17 acres, for which the Developer previously recorded a lot consolidation plan combining the prior two (2) tracts into a single parcel. Accordingly, please note that any references herein to the “Southern Development” and “Northern Development” areas of the project are intended for directional orientation purposes as the site is bisected by Oak Ridge Road.

The project shall also require Conditional Use approval for construction of the proposed mid-rise apartment buildings. It is anticipated that construction will commence in Q4 of 2022.

Development of the Apex Newbury Apartment project is both consistent with the Township’s comprehensive plan and in the public interest of the citizens of South Fayette Township. The project meets the development standards for similar construction as detailed within South Fayette Township’s Subdivision and Land Development Ordinance, subject to the grant of those few requested modifications identified herein. The Apex Newbury Apartment development will provide a first-class housing option for young professionals, professional couples, mature singles and empty nesters which does not currently exist as a housing option in South Fayette Township. Additionally, the Apex Newbury Apartment development is anticipated to create numerous economic benefits for South Fayette Township including, but not limited to, an increased tax base.

SITE ANALYSIS

Natural impediments figure prominently on the site with steep slopes (having +/-30% grade) comprising approximately forty six percent (46%) of the existing surface area.

In addition to the challenges posed by the natural terrain, the site is also encumbered by the following two (2) utility easements: (i) a gas line operated by Equitrans Midstream Corporation “Equitrans”); and (ii) overhead electric lines with supporting poles operated by West Penn Power Company (“Penn Power”).

Developer is actively engaged with both Equitrans and Penn Power regarding its intended development of the project site. To that end, the Developer is actively working with the engineering department of Equitrans to avoid/minimize any negative impacts to Equitrans' gas line, and it is anticipated that the Penn Power electrical line presently encumbering the site will be relocated on the site to avoid the parking and access drives.

In addition to the foregoing, an area of wetlands as well as several regulated streams have been identified within the North Development area of the site. The Developer intends on leaving these areas undisturbed.

Developer is actively preparing its NPDES Permit Application relative to this project for submission to the Allegheny County Conservation District, and copies of all drawing sets and permits will be submitted to the Township following receipt of same by the Developer.

MODIFICATIONS

The proposed development site generally meets the Township's development standards as set forth in the Subdivision Land Development Ordinance (the "SALDO"), save for the following exceptions for which Developer is actively seeking modifications:

1. Slope Disturbance Modifications (SALDO, §215-73.C(5)(a)).

- i. Modification allowing more than zero percent (0%) disturbance of slopes having a grade of forty percent (40%) or higher; and
- ii. Modification allowing more than ten percent (10%) disturbance of slopes having a grade of thirty percent (30%) or higher.

The development site is incapable of being raised to eliminate slope impact due to the existence of the Equitrans Midstream Corporation gas line traversing the site and requiring certain de minimis grade standards. Consequently, Developer must consider alternative methods to minimize slope impact. The requested modification, as demonstrated on the accompanying Slope Map, only impacts a small amount of those slopes having grades in excess of 30%, as the central hilltop is being plateaued; consequently, the impacts are on the edges of the development site where the slopes meet with existing gradual grades.

2. Sidewalk Installation Modification (SALDO, §215-67A).

- i. Modification of requirement to install sidewalk along full frontage of lot.

The development site is presently accessible via two-lane roadway that does not feature sidewalks and, as such, this road is believed to have de minimis pedestrian traffic, if any. Moreover, the site is not presently served by public transit, nor are there any public transit sites/depots located along Oak Ridge Road (the main thoroughfare of access to the site). Consequently, it is anticipated that minimal members of the public might seek to visit the site on foot and, as such, Developer is requesting the modification to exclude a front-of-lot sidewalk from its plan.

CONDITIONAL USE NARRATIVE¹

Developer's proposal includes its Conditional Use Application to apply an Open-Space Design Component in a PED Zoning District to construct mid-rise apartments. Specifically, Developer is proposing to construct on its consolidated tract of 37.17 acres, a residential apartment complex covering approximately 2.3898 acres and featuring a total of four hundred sixteen (416), one (1) and two (2) bedroom units.

- As a general matter, the development tract of 37.17 acres meets the minimum requirement for development within the PED Zoning District.
- The proposed residential use covers approximately 2.3898 acres of the total 37.17 acre parcel, being approximately six and 4 tenths percent (6.4%) of the total land, and satisfying the requirement that such ration be less than twenty percent (20%). This is further confirmed upon application of the Density Multiplier, as follows:
- $416 \text{ apartment units} / 37.17 \text{ acres of property} = 11.19 \text{ units per acre} = 30\%$ minimum open space requirement. 30% of the total site area of 37.17 acres is 11.15 acres. The open space conservation easement encompasses 14.0176 acres thereby satisfying this requirement of the ordinance.

1. Proposed Development, Open Space & Open Space Management Plan.

As noted herein, the proposed development project is for Class-A residential apartments. This is not a mixed-use development plan and, as such, it is not anticipated that the development project will have any commercial construction. Notwithstanding the foregoing, the residents of the proposed development project will enjoy easy access to the nearby Newbury Market.

The Open-Space Requirement shall be satisfied with open-space conservation easements on both the North Area and the South Area, comprising more than the required minimum of 11.15 acres. Developer will engage with the local municipality about how best to utilize its open-spaces for the betterment of the community at large.

The required Open Space Management Plan is presently being prepared in coordination with the Allegheny County Conservation District. Preliminary discussions regarding the utilization of the open space for the benefit of the community have identified walking trails as the primary amenity featured on the site, which will be accessible through public access points on the project site. Although discussions are ongoing relative to the ownership of the restricted open space, Developer anticipates that all amenities pertaining to the same will be maintained by Developer's maintenance and landscaping teams or will be contracted for by Developer, and all expenses resulting therefrom will be covered by a dedicated maintenance fund financed through a portion of the project's anticipated rental income.

¹ See, Site Analysis, Page 1, supra.

See also, Apex Newbury Apartments Variance Application submission and accompanying materials.

UTILITIES

Water: Water service will be provided by the Pennsylvania American Water Company via a future tap at each arm of the building.

Sanitary: The construction of the sanitary connections for the buildings will be connected to and served by the public sanitary sewer system operated by the Municipal Authority of the Township of South Fayette (MATSF). Sewage will be routed to the south to an existing collection system along Verner Street. The sewage will be conveyed through the MATSF system and eventually to ALCOSAN's conveyance system and Woods Run Wastewater Treatment Plant

Our pre and estimated post development sewer (and water) EDU usage is summarized below:

Sewage Flows -

(2) Building (416 units)

- sewage flows are anticipated based upon the following:

EXISTING SEWAGE FLOWS

Open Space

Previously approved sewage flows – 56,650 GPD

TOTAL EXISTING SEWAGE FLOWS **56,650 GPD**

PROPOSED SEWAGE FLOWS

Residential Apartment Calculation

	1 Bedroom	2 Bedroom
Total Bldg.	232	184
	X 150 gpd = 34,800 gpd	X 300 gpd = 55,200 gpd

1 Bedroom Apartment = 34,800 gpd

2 Bedroom Apartment = 55,200 gpd

TOTAL 90,000 gpd

TOTAL PROPOSED SEWAGE FLOWS: 90,000 gpd (225 EDU's)

We anticipate Sanitary Sewage Flows to be 90,000 GPD. Therefore, it is anticipated that sanitary sewer flows will increase 33,350 GPD (84 EDU's) over current flow conditions as the lot has previously approved planning.

Gas/Electric: Gas is provided by Peoples Natural Gas and Electric is provided by First Energy/West Penn Power.