

Sewage Planning Narrative

Revised January 16, 2025

The project is located at 2 North 9th Street in the City of Allentown, Lehigh County. The project site is the former PPL Corporate Headquarters Building. The project proposes converting the PPL Tower Office Complex into apartments and commercial space. The campus consists of 3 buildings: Tower Building, Tie Building and North Building. All three buildings have their own sewer laterals. The campus is located on two parcels. The proposed project encompasses the Tower Building and the Tie Building. The Tower and the Tie Building are located on the same parcel which has a Tax Parcel ID of 54979081926. Sewage planning is only being prepared for the Tower and Tie Building (Tax Parcel ID: 54979081926). The North Building (Tax Parcel ID 549790734206) will require sewage planning when a tenant/ use is determined. It is the future tenant/ developer to complete sewage planning for the North Building.

The proposed renovations to the Tower Building and Tie Building will include 112 apartments with on site amenities, a 100 seat restaurant/bar, and office space. Currently the Tower and Tie Building contain office space for 1200 employees, a 90 seat cafeteria, a 125 seat auditorium and conference room spaces. The exiting auditorium will be removed as part of this project. Public restrooms in the Tie Building will remain. Apartment amenities will not generate additional sewage flows. The Tower Building has a 8" sewer lateral and the Tie Building has a 6" sewer lateral. The proposed project will generate an increase in sewage flows from existing conditions. Please refer to the attached sewage generation calculations. The proposed renovations will generate 31,070GPD. This is a net increase of 33,475GPD. Sewage Collection and Treatment is provided by the Lehigh County Authority (LCA). Sewage is treated at the LCA's Kline Island Treatment Plant. Lehigh County Authority's EDU differs from PA DEP's standard of 400GPD=1 EDU. Lehigh County Authority has 235GPD =1 EDU. **The city of Allentown uses 238GPD=1EDU. 238GPD=1EDU has been used for all calculations. The proposed Development generates 131 EDU's; a net increase of 64EDUs**