

Early Notice and Public Review of a Proposed Activity in a Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that Allegheny County under 24 CFR Part 58 has determined that the following proposed action under the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program, contract numbers and B-25-DC-42-0503 and M-20-DC-42-0503, is located in the floodplain, and Allegheny County will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988 and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project location is 704 & 708 Chartiers Ave in McKees Rocks, Allegheny County, PA. This project will be the construction of a 4-story, 54,548 sq. ft. mixed-use building with 44 apartments, ground-level retail space, and 20 covered parking spaces, at the intersection of two major thoroughfares at the gateway of the Borough's business district. It will include demolition of an abandoned and dilapidated former convenience store and gas station on one parcel. The other two parcels are vacant commercial lots. A small portion of the project is located in the 500-year floodplain. The total area affected by the floodplain is less than 0.1 acre.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by Allegheny County at the following address on or before June 17, 2026: Allegheny County Economic Development, Koppers Building, 436 Seventh Avenue, Suite 500 Pittsburgh, PA 15219, Attention: Jim Johnston, Assistant Director, Operations or by email at jim.johnston@alleghenycounty.us. A full description of the project may also be reviewed from 9:00 AM to 5:00 PM at the above address.

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