



October 25, 2019

Karina Ricks, Director  
Department of Mobility & Infrastructure  
611 Second Avenue  
Pittsburgh, PA 15219

Re: The Highline Project - Encroachments

Ms. Ricks:

This correspondence shall serve as our request for encroachments at the Terminal Building, which is referred to as The Highline Project. There are currently (5) existing encroachments at the building consisting of three (3) located on South 3<sup>rd</sup> Street and two (2) on South 4<sup>th</sup> Street. Please refer to the enclosed drawings which show the locations and label them A through E.

The encroachment labeled as 'D' is an existing loading dock that we are requesting permission to revise by adding a concrete handicap ramp and a set of stairs in order to comply with ADA codes. All other existing encroachments will remain as-is. Please refer to the enclosed photos of each location.

As requested by your office, we will also provide a 10' wide concrete sidewalk / path along South 4<sup>th</sup> Street from the face of the existing encroachments that will flush out with the street pavers. The concrete sidewalk / path will run the length of the property and provide egress from the bottom of the new handicap ramp.

Please contact my office if you require any additional information. Thank you for your consideration in this matter.

Respectfully,

A handwritten signature in blue ink that reads "Jeffrey Yates".

Jeffrey Yates  
Director of Construction  
McKnight Realty Partners

Enclosures



# CITY OF PITTSBURGH

## Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

### Application for an Encroachment on City Dedicated Right-Of-Way

*Before application can be filed, anyone affiliated with this application must submit a tax & fine clearance statement. This statement must be signed off by all listed in the attached Ordinance. This information request is from City Code 416.03C. (see page 3)*

Date October 11, 2019

Name Jeff Yates c/o McKnight River Walk, LP

Address (proposed by DPW) 317 E. Carson Street

Home Phone Number: N/A Business Phone Number: 412-623-8200

Pager Number: N/A Cell Phone Number: 412-292-7303

Location of Proposed Encroachment: New handicap ramp at South 4th Street

Ward: 17th Council District: 3rd (see attached drawings for location of existing encroachments)

Lot and Block What is the properties zoning code? (zoning office 255-2235) 3 - E - 150

Is the existing right-of-way, a street or a sidewalk? Street and loading docks

Width of Existing Right-of-Way (sidewalk or street): 18' (Before encroachment)  
(dimension from face of building to the white line that delineates South 4th Street)

Length of Existing Right-of-Way (sidewalk or street): 436'-8" (Before encroachment)

Width of Proposed Encroachment: 8' for the handicap ramp + 10' for the DOMI requested sidewalk

Length of Proposed Encroachment: 68'-8" for the handicap ramp + 368' for the DOMI requested sidewalk

Reason for application: To facilitate the installation of a handicap ramp and a set of stairs that will allow access into the East Lobby of the parking garage and an ADA compliance means of egress from the garage

**\*\*\*PLEASE ATTACH ALL ADDITIONAL INFORMATION\*\*\***



# CITY OF PITTSBURGH

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Upon completion of the building, how many people will the structure accommodate? 1,000 +

As a result of this encroachment, will the project create jobs and if so how many? Yes. 50+

I have enclosed a picture or drawing of the proposed structure to be placed on the site of the encroached property. (No Larger than 8" X 11")

If there are abutting property owners, *I have enclosed the petition (attached at the end of the application)* received at the time of the application containing signatures of all adjacent property owners. There are no adjacent property owners

This petition has been *witnessed and notarized*.

I have enclosed a copy of the specifications. (No Larger than 8" X 11")

I have enclosed a copy of a survey or plot plan of the property.

REMEMBER TO ATTACH ALL ADDITIONAL INFORMATION. (*ie.: Letter to the*

*Director, Insurance forms (these are due when the encroachment is approved), maps, specs,*

*drawings, petitions, a check for \$150.00 payable to Treasurer City of Pittsburgh).*

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### For Office Use:

Check for \$150.00 1/17/20 Received Plot Plan or Survey \_\_\_\_\_

Received Required Insurance ✓ Petition signed and notarized \_\_\_\_\_

Received detailed map of proposed encroachment ✓ \_\_\_\_\_

Received drawing or picture of completed project ✓ \_\_\_\_\_

Received picture of proposed encroached property ✓ \_\_\_\_\_

Received signed, notarized Petition, if there are abutting property owners \_\_\_\_\_

All tax information in compliance ✓ delinquent \_\_\_\_\_

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**From:** Jeffrey Yates  
**Sent:** Sunday, October 27, 2019 10:46 PM  
**To:** Massacci, Jennifer <[jennifer.massacci@pittsburghpa.gov](mailto:jennifer.massacci@pittsburghpa.gov)>  
**Subject:** The Highline (Terminal Building) - Application for Encroachments

Jennifer,

I have attached the following files as the supporting documents for our Application for Encroachment at The Highline Project (Terminal Building) located at 317 E. Carson Street.

1. DOMI Encroachment Application – Completed
2. 19-1025 DOMI Encroachment Ltr
3. 19-0926 Carson-McKean-3<sup>rd</sup> Encroachment Plan – Noted
4. 19-0926 Tait – South 4<sup>th</sup> St Encroachment Plan – Noted
5. Photo A - South 3<sup>rd</sup> Street Bay 23-25
6. Photo B - South 3<sup>rd</sup> Street Bay 29-33
7. Photo C - South 3<sup>rd</sup> Street Bay 51-53
8. Photo D - South 4<sup>th</sup> Street Bay 32-34
9. Photo E – South 4<sup>th</sup> Street Bay 42-44
10. South 4<sup>th</sup> Street Handicap Ramp
11. 19-1018 McKnight Realty Partners LLC-City of Pittsburgh - COI

As we discussed, I labeled each of the encroachments on the drawings as well as the corresponding photos. We will cut the check tomorrow and I will drop it off at your office. Please contact me if you require any additional information.

Thank you for meeting with Kayla and I and helping us through this process.

Sincerely,

Jeff Yates  
Director of Construction

**McKnight**  
REALTY PARTNERS

The Grant Building  
310 Grant St. Suite 2500  
Pittsburgh, PA 15219  
412-292-7303 Mobile

## Re: CPAC Approval Letter - 317 E Carson St

Massacci, Jennifer

Fri 11/22/2019 3:22 PM

To: jyates@mcknightrp.com <jyates@mcknightrp.com>

This is great and helps my process alot.

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**From:** City Address Submissions and Questions <addressing@Pittsburghpa.gov>

**Sent:** Friday, November 22, 2019 12:24 PM

**To:** jyates@mcknightrp.com <jyates@mcknightrp.com>

**Cc:** Massacci, Jennifer <jennifer.massacci@pittsburghpa.gov>

**Subject:** CPAC Approval Letter - 317 E Carson St

November 22, 2019

Jeff Yates

McKnight Realty Partners

Suite 2500

310 Grant St

Pittsburgh, PA 15219

On November 19, 2019, the City of Pittsburgh Addressing Committee has approved/verified the following address(es) :

<b>Parcel</b>	<b>New Address</b>	<b>Neighborhood</b>	<b>Description</b>
<b>3-E-150</b>	<b>317 E Carson St</b>	<b>South Side Flats</b>	<b>The Highline</b>
<b>3-E-150</b>	<b>333 E Carson St</b>	<b>South Side Flats</b>	<b>Void Address</b>

Your new/verified address (for 9-1-1 purposes) is effective immediately. If you require emergency services, you must give dispatchers the new/verified address. Where applicable, please put your new/verified number on your building(s)/site so it is visible from the street and on your mailbox(es). This will not only help mail carriers but also assist the emergency services in locating you or your tenant(s). You have 90 days to display the address(es) from receipt of this letter; otherwise you may be cited by the Department of Permits, Licenses and Inspections.

The City will notify relevant City of Pittsburgh departments, Allegheny County departments, and the United States Postal Service of the new/verified address(es). For all other purposes, such as bills, banks, creditors, and other contacts, you, as the property owner, have the sole responsibility to notify these entities of your new/verified address. You must inform your alarm company (if you have one) of the address change in order to ensure efficient emergency response.

If you have any questions, please don't hesitate to contact us at [addressing@pittsburghpa.gov](mailto:addressing@pittsburghpa.gov) or Rebecca Reinhold at (412)255-2216, option 2.

Thank you for your cooperation.

City of Pittsburgh Addressing Committee



Ⓐ South 3rd Street - Bay 23 - 25



**(B)** South 3rd Street - Bay 29 - 33



© South 3rd Street - Bay 51 - 53





① South 4th Street - Bay 32 - 34



④ South 4th Street - Bay 42 - 44

**FLOOD ZONE**  
 This drawing shows flood zones as determined by the Federal Emergency Management Agency (FEMA). The flood zones are shown in blue on this drawing. The flood zones are shown in blue on this drawing. The flood zones are shown in blue on this drawing. The flood zones are shown in blue on this drawing.

**EXISTING UTILITIES**  
 This drawing shows existing utilities as determined by the utility companies. The utilities are shown in red on this drawing. The utilities are shown in red on this drawing. The utilities are shown in red on this drawing. The utilities are shown in red on this drawing.

**EXISTING BUILDINGS**  
 This drawing shows existing buildings as determined by the owner. The buildings are shown in black on this drawing. The buildings are shown in black on this drawing. The buildings are shown in black on this drawing. The buildings are shown in black on this drawing.

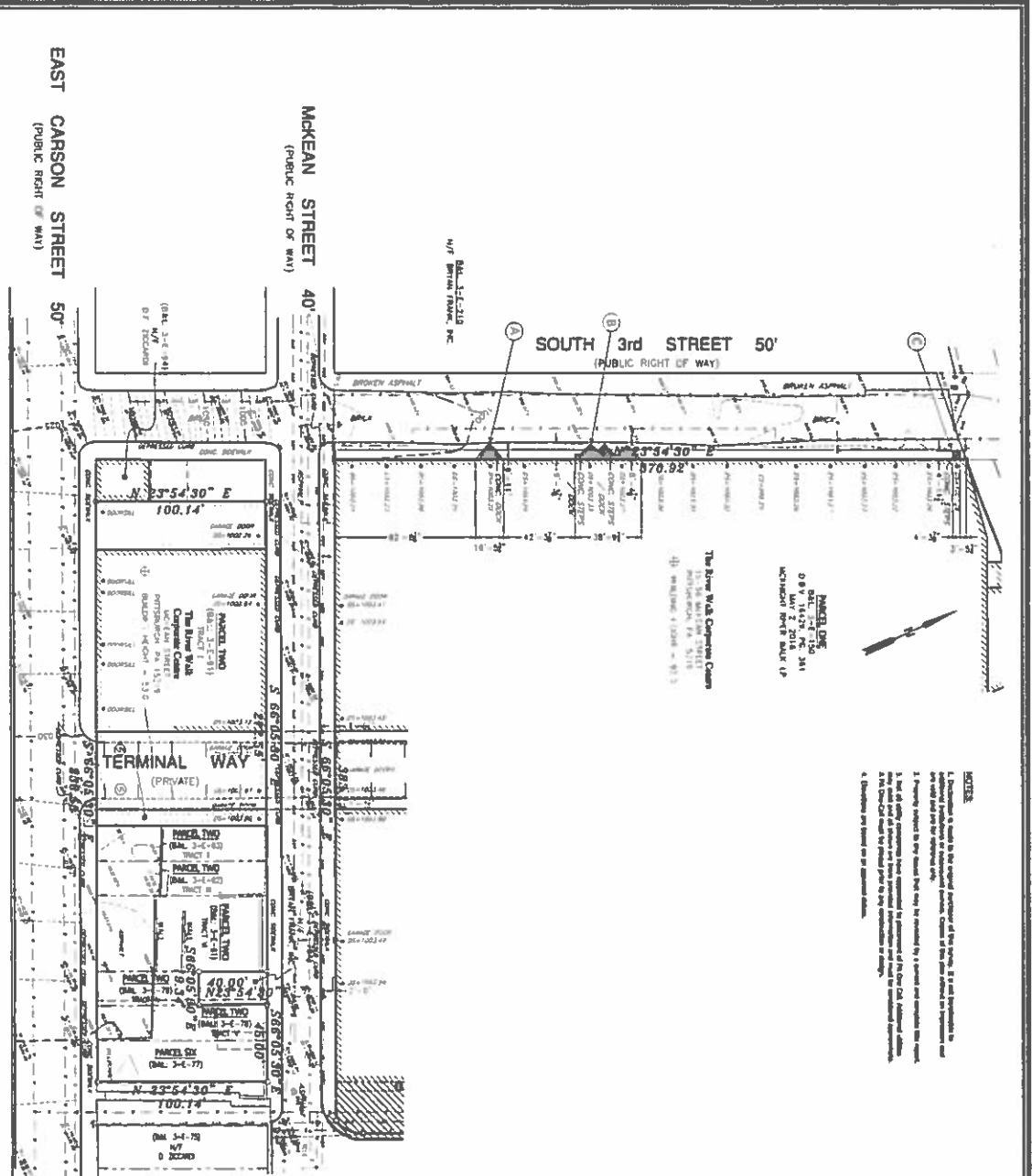
**GRAPHIC SCALE**  
 TOTAL EXAMINER  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 12345

**EXISTING CONDITIONS/  
 DEMOLITION PLAN**  
 17th WARD, CITY OF PITTSBURGH,  
 ALLEGHENY COUNTY, PA.  
**McKNIGHT PROPERTIES**

Drawn: September 18, 2019  
 Checked By: CEA  
 Date: September 18, 2019  
 File No: 35338  
 Job No: 35338  
 Rev: 9-18-19 001 S

Registered Professional Engineer  
 No. 12345

**TAIT ENGINEERING, INC.**  
 11220  
 11220  
 11220  
 11220



- NOTES**
1. Dimensions to center of the right-of-way of the street, if it is not shown to the center of the street, shall be as shown on this drawing.
  2. Existing conditions shown on this drawing shall be as shown on this drawing.
  3. All utility companies have been contacted for information on their C&I. Additional information may be obtained from the utility companies.
  4. Dimensions are shown on an as-shown basis.

- DEMOLITION NOTES**
1. CONTRACTOR TO DEMOLISH EXISTING BUILDING AS SHOWN ON THIS DRAWING.
  2. ALL UTILITIES SHALL BE MAINTAINED AND NOT TO BE MOVED FROM THIS DRAWING.
  3. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT TO BE MOVED FROM THIS DRAWING.
  4. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT TO BE MOVED FROM THIS DRAWING.
  5. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT TO BE MOVED FROM THIS DRAWING.
  6. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT TO BE MOVED FROM THIS DRAWING.

**LEGEND**

[Symbol]	As Shown
[Symbol]	Proposed
[Symbol]	Existing
[Symbol]	Demolition
[Symbol]	Utility
[Symbol]	Right-of-Way
[Symbol]	Other



Professional Seal for TAIT ENGINEERING, INC. No. 14238

TOTAL PLANNING AREA: 4.889 AC

DATE: 11/13/2013  
BY: TAIT ENGINEERING, INC.

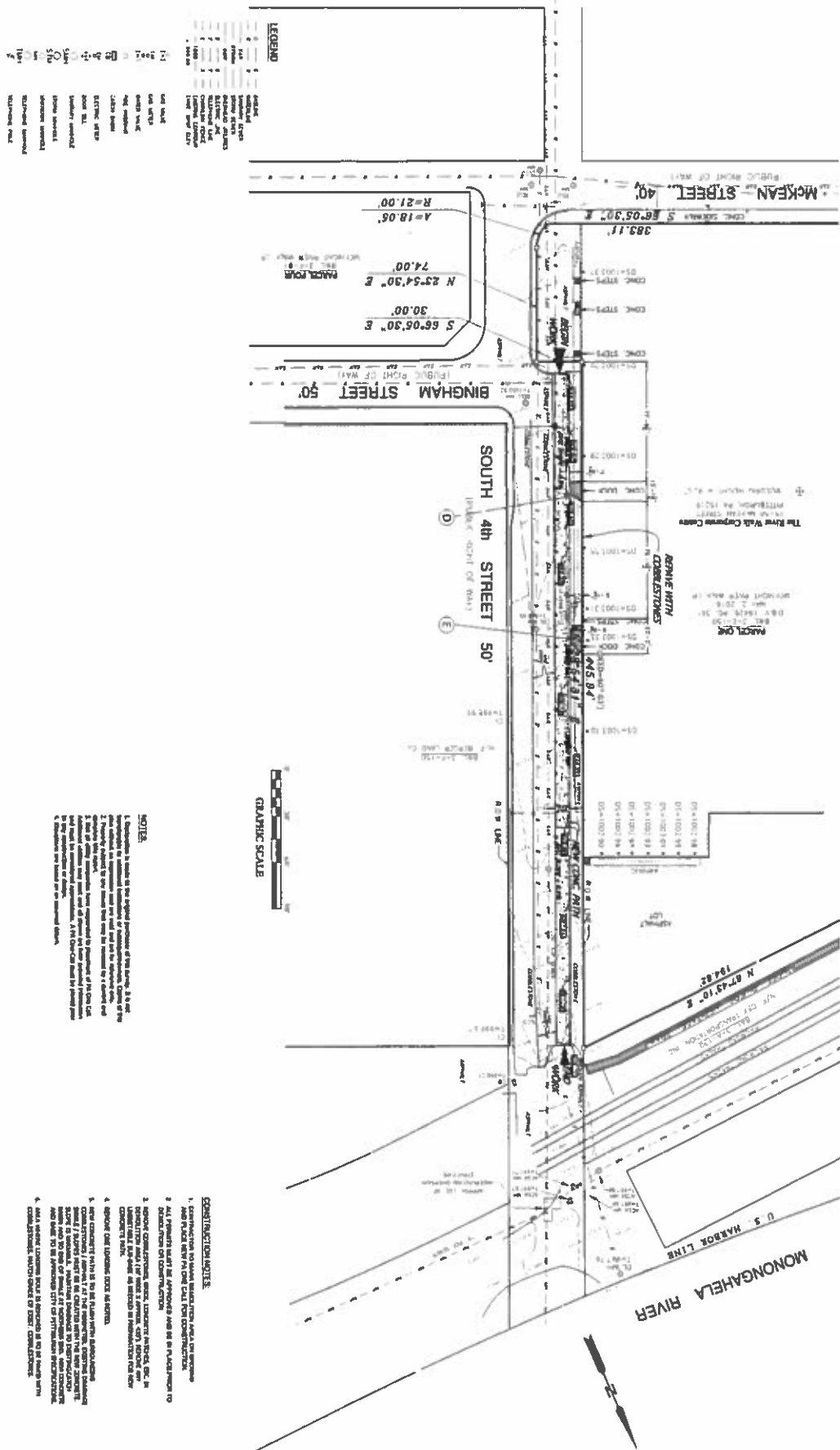
PROJECT: 17th WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA.

SITE PLAN  
17th WARD, CITY OF PITTSBURGH,  
ALLEGHENY COUNTY, PA.  
MCKNIGHT PROPERTIES

Prepared by: TAIT ENGINEERING, INC.  
Date: 11/13/2013



TAIT ENGINEERING, INC.  
1717 10th Avenue  
Pittsburgh, PA 15222



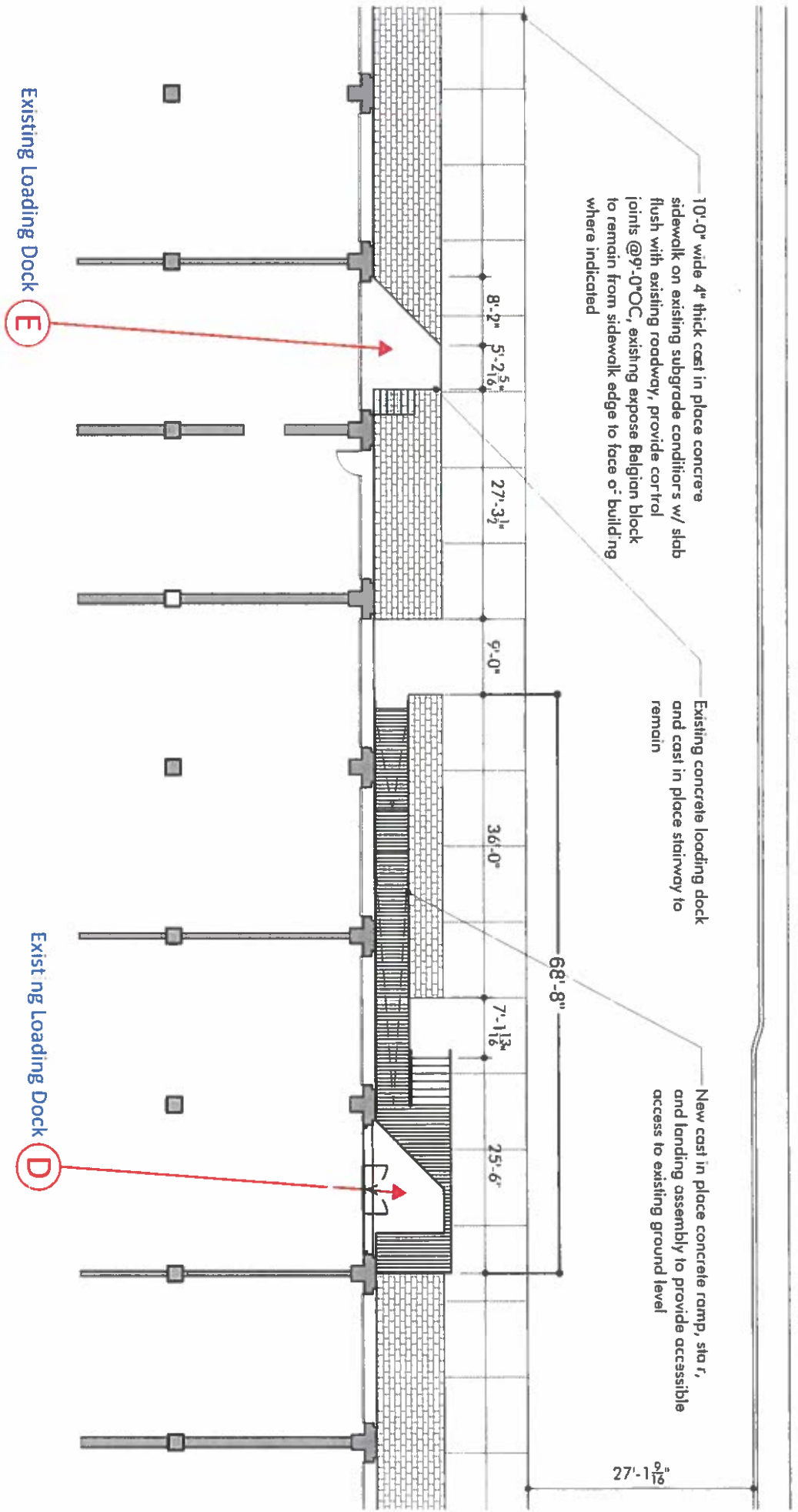
LEGEND

- 1-12 Utility lines (gas, water, electric, etc.)
- 13-15 Roadway elements (curb, sidewalk, asphalt)
- 16-20 Other features (tree, fence, etc.)



NOTES:  
1. Contractor to verify the proposed boundaries of the property. It is the responsibility of the contractor to verify the boundaries of the property. It is the contractor's responsibility to verify the boundaries of the property. It is the contractor's responsibility to verify the boundaries of the property.

CONSTRUCTION NOTES:  
1. ALL UTILITIES MUST BE APPROVED AND BE IN PLACE PRIOR TO CONSTRUCTION.  
2. CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF PITTSBURGH SPECIFICATIONS.  
3. CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF PITTSBURGH SPECIFICATIONS.  
4. CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF PITTSBURGH SPECIFICATIONS.



# New Handicap Ramp at South 4th Street



# CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)  
10/18/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Aon Risk Services Central, Inc. Pittsburgh PA Office EQT Plaza - Suite 2700 625 Liberty Avenue Pittsburgh PA 15222 3110 USA	<b>CONTACT NAME:</b> PHONE (A/C. No. Ext): (866) 283-7122      FAX (A/C. No.): (800) 363-0105		
	<b>E-MAIL ADDRESS:</b>		
<b>INSURED</b> McKnight River walk LP 310 Grant Street, Suite 2500 Pittsburgh PA 15219 USA	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A:</b> The Continental Insurance Company		35289
	<b>INSURER B:</b> National Fire Ins. Co. of Hartford		20478
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		

**COVERAGES**      **CERTIFICATE NUMBER:** 570078879004      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested

INS LTR	TYPE OF INSURANCE	ADD. INSD	SUBR. WVD	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			4017221279	03/03/2019	03/03/2020	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/DP AGG \$2,000,000
	AUTOMOBILE LIABILITY  <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$10,000			6012434125	03/03/2019	03/03/2020	EACH OCCURRENCE \$25,000,000 AGGREGATE \$25,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY  <input type="checkbox"/> ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> PR E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 City of Pittsburgh is included as Additional Insured in accordance with the policy provisions of the General Liability policy.

<b>CERTIFICATE HOLDER</b>  City of Pittsburgh Department of Mobility and Structure 414 Grant Street Pittsburgh PA 15219 USA	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  

