

ED GAINNEY
MAYOR



KIMBERLY LUCAS
ACTING DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY-COUNTY BUILDING

January 19, 2022

President and Members
City Council
City of Pittsburgh

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CXGP WG'XCECVKQP

Dear President and Members of City Council:

Attached is a proposed resolution for the vacation of a portion of Forbes Ave in the 1st Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

DUQUESNE UNIVERSITY OF THE HOLY SPIRIT, has requested this street vacation to consolidate their property line.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

Kimberly Lucas
Acting Director

KL:JM
Attachments

 **DUQUESNE
UNIVERSITY**
FACILITIES MANAGEMENT

600 Forbes Avenue
Pittsburgh, PA 15282

Karina Ricks
Director of the City of Pittsburgh
Department of Mobility & Infrastructure
414 Grant Street
215B, Pittsburgh, PA 15219

April 9, 2021

RE: Letter of Request in connection with the Application for Street Vacation of a portion of Forbes Avenue located adjacent to the property located at 1323 Forbes Avenue, Pittsburgh, PA 15219, having a parcel identification number of 2-L-42 in the Deed Registry Office of Allegheny County, Pennsylvania (the "Property")

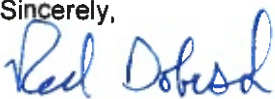
Dear Karina,

Duquesne University of the Holy Spirit, a Pennsylvania non-profit corporation (the "University") recently purchased the above-referenced Property from Life'sWork of Western PA ("Life'sWork"). The Property is bordered on all sides by city streets with no other immediately adjoining, adjacent property owners. Prior to the University's purchase of the Property, the previous owner, Life's Work, had a land survey completed. The land survey revealed a rectangular section of the Forbes Avenue right of way that extended into the southeast corner of the developed parcel of which the Property is a part. This wider rectangular section of Forbes Avenue extends approximately 27-feet beyond the typical 50-foot Forbes Avenue width and is approximately 5,894 square feet (the "Subject ROW"), as more particularly set forth in the completed Street Vacation Application Packet to which this letter is attached. The University believes that Life'sWork (f/k/a Vocational Rehabilitation Center of Allegheny County), the original site developer, may have been unaware of this rectangular Subject Parcel being part of the Forbes Avenue right of way since, as part of the development of its Property and use for the past 50 years, it installed and maintained improvements within the Subject Parcel, including, without limitation, a concrete driveway, stairs and landscaping area.

The University is requesting the vacation of the 5,894 square foot Subject ROW in favor of the University and the Property. The requested vacation, and incorporation of the Subject ROW into the existing Property (parcel 2-L-42) will allow additional area for future site development by the University while maintaining required setbacks. Please note that the requested vacation of the Subject ROW will create no impact or changes to existing vehicular traffic, transit, cyclists or sidewalk pedestrian flows, and no utility main lines appear to be located within the 5,894 square foot Subject ROW. Also note a 10-foot minimum portion of existing sidewalk will be reserved within Forbes Avenue and Stevenson Street Right of Ways as requested by the Department of Mobility & Infrastructure.

The University and our land surveyor have researched the purpose for the inconsistent Forbes Avenue right-of-way change in width and were unable to make any definitive determinations. This same 30-foot Subject ROW appears on old city plat maps, including those dated 1872, 1882 and 1923. On the 1872 map, Forbes Avenue is shown ending at Stevenson Street which lines directly with the Subject ROW. One theory discussed was that the Forbes Avenue right-of-way was wider at the end of Forbes Avenue to allow the old trolley cars to switch tracks. Whatever purpose the Subject ROW originally served over a century ago does not seem to have any practical application today thus validating our request for vacation.

Sincerely,



Rodney Dobish
Associate Vice President
and Chief Facilities Officer
Facilities Management
Duquesne University

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY-COUNTY BUILDING

STREET VACATION APPLICATION PACKET

Date: 4-9-2021

Applicant Name: Rich Florian

Property Owner's Name (if different from Applicant): Duquesne University of the Holy Spirit

Address: 1204 Fifth Avenue, Pittsburgh PA 15219

Phone Number: 412-396-1436 Alternate Phone Number: 412-515-6244

Email Address: florianr@duq.edu

Location of Proposed Vacation: 1323 Forbes Avenue, Pittsburgh PA 15219

Ward: 1st Council District: 6 Lot and Block: 2-L-42

What is the properties zoning district code? UPRA (zoning office 255-2241)

Is the proposed vacation developed? Yes No

Width of Existing Right-of-Way (sidewalk or street): 79' (Before vacation)

Length of Existing Right-of-Way (sidewalk or street): 230' (Before vacation)

Width of Proposed Vacation: 27'

Length of Proposed Vacation: 230'

Number of square feet of the proposed vacation: 5,894

Description of vacation: ROW Vacation request for areas at corner of 1323 Forbes Ave. & Stevenson St.

Reason for application: To allow additional area for future development by the University while maintaining required set backs. The requested ROW Vacation area will create no impact or changes to vehicular or pedestrian traffic flows.

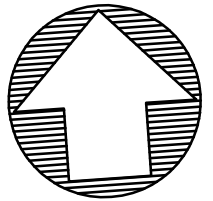
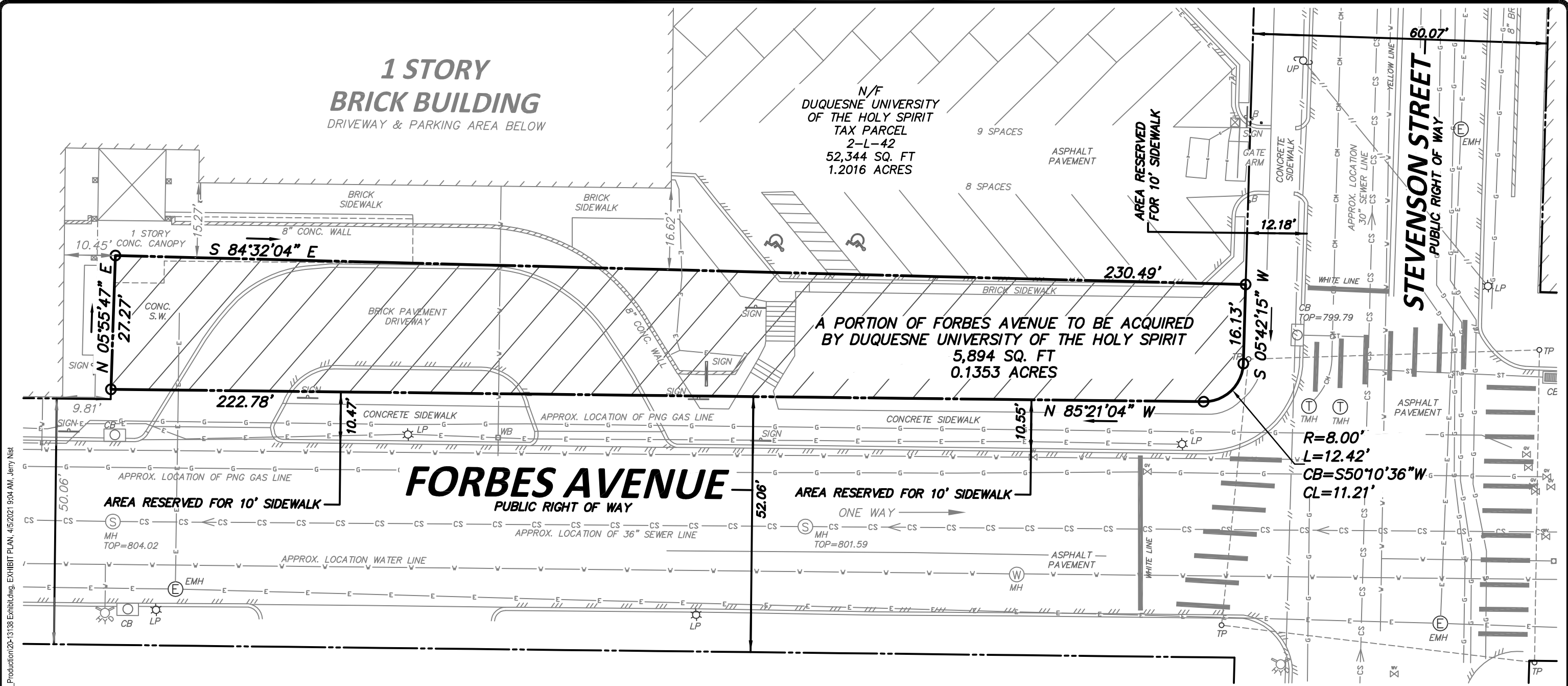
**1 STORY
BRICK BUILDING**
DRIVEWAY & PARKING AREA BELOW

N/F
DUQUESNE UNIVERSITY
OF THE HOLY SPIRIT
TAX PARCEL
2-L-42
52,344 SQ. FT
1.2016 ACRES

A PORTION OF FORBES AVENUE TO BE ACQUIRED
BY DUQUESNE UNIVERSITY OF THE HOLY SPIRIT
5,894 SQ. FT
0.1353 ACRES

FORBES AVENUE
PUBLIC RIGHT OF WAY

STEVENSON STREET
PUBLIC RIGHT OF WAY



NOTE:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983,
PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET.

REVISED 04-05-2021 PER COMMENTS

HAMPTON TECHNICAL ASSOCIATES
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com

Corporate Office
Etna Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

CLIENT NAME: DUQUESNE UNIVERSITY OF THE HOLY SPIRIT
EXHIBIT PLAN

PLAN NAME: FOR A PORTION OF FORBES AVENUE TO BE ACQUIRED
1ST WARD CITY OF PITTSBURGH

PROJECT LOCATION: ALLEGHENY COUNTY, PA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
SU-36950-E
4-5-2021

PROJECT #:	20-13138	DATE:	10-22-2020	FILE:	20-13138 Exhibit Plan.dwg	SCALE:	1"=20'	DRAWN BY:	J.N.	CHECKED BY:	C.S.
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Z:\PROJECTS\13100 Jobs\13138\04_Dwg\03_Production\20-13138 Exhibit.dwg, EXHIBIT PLAN, 4/5/2021 9:04 AM, Jerry Nist

A portion of Forbes Avenue to be acquired

Beginning at a point on the westerly line of Stevenson Street a 60.07 foot Public Right of Way, said point being the existing northerly line of Forbes Avenue a variable width Public Right of Way; Thence through said Forbes Avenue the following three courses and distances; First – South 05° 42' 15" West, 16.13 feet Second – by a curve to the right having a radius of 8.00 feet an arc distance of 12.42 feet (chord bearing and distance South 50° 10' 36" West, 21.42 feet) Third - North 85° 21' 04" West, 222.78 feet; to a point on the existing westerly line of said Forbes Avenue; Thence along said Forbes Avenue right of way the following two courses and distances First - North 05° 55' 47" East, 27.27 feet; Second - South 84° 32' 04" East, 230.49 feet to the point of beginning.

Subject to a reserved area for a 10' sidewalk.

Containing 5,894 square feet or 0.1353 acres, more or less.

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, Executive Director of PWSA
Date: November 4, 2020
Subject: Proposed Vacation of Portions of Forbes Avenue

The following is in response to the attached 10/1/2020 request regarding the vacation of portions of Forbes Avenue in the 1st Ward of the City of Pittsburgh.

1. The Water Mapping indicates that there are no PWSA waterlines within the proposed street vacation.
2. The Sewer Mapping indicates that there is no PWSA sewerlines within the proposed street vacation.

PWSA has no objection to the vacation of said street.

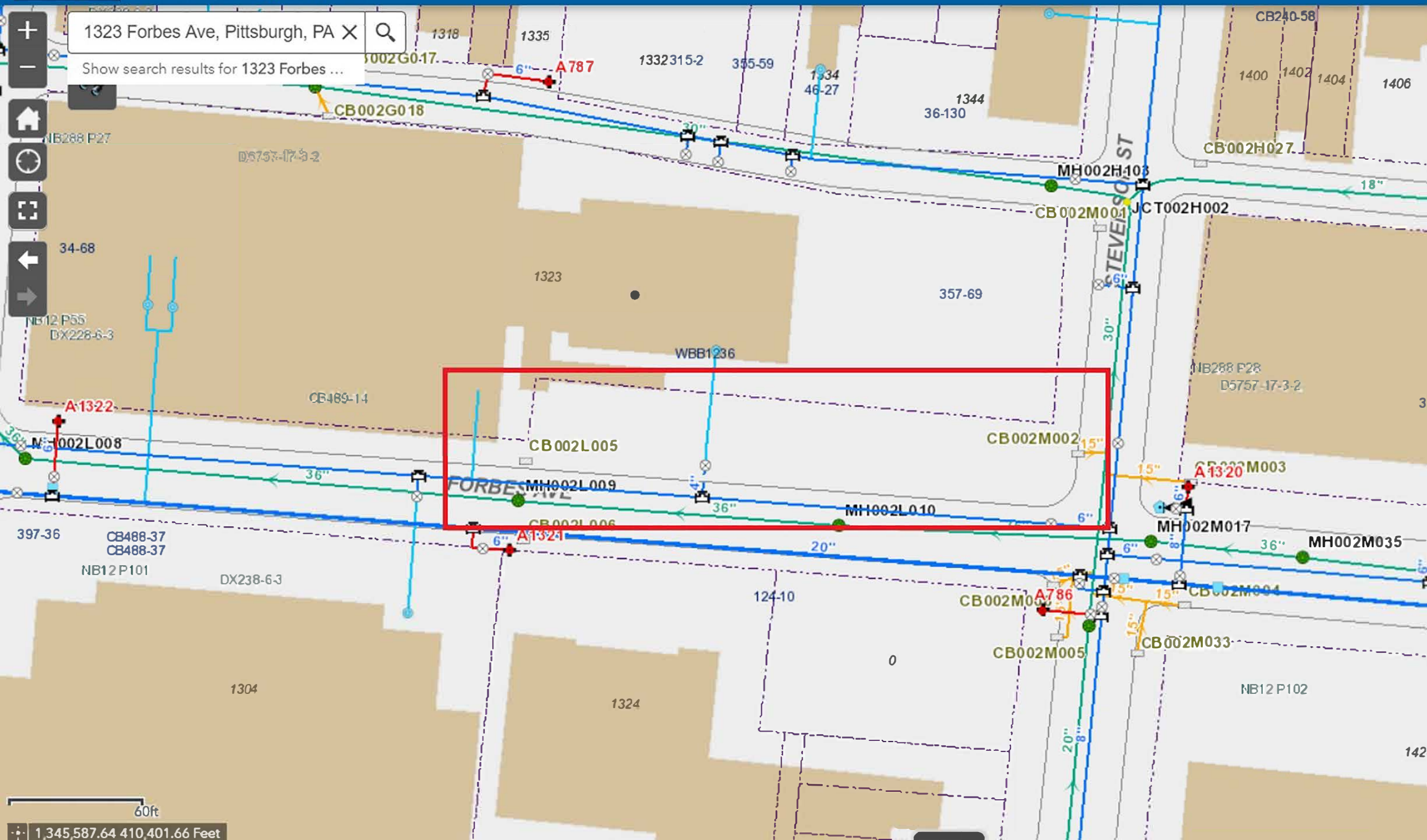
In order for PWSA to maintain accurate records in our mapping, we respectfully request confirmation of the Council approval or denial of this proposed vacation.
If approved by Council, please include the final resolution complete with assigned resolution number.

Attachment

cc: Rich Florian
Jennifer Massacci, Department of Mobility and Infrastructure
PWSA File

1323 Forbes Ave, Pittsburgh, PA X

Show search results for 1323 Forbes ...



60ft

1345,587.64 410,401.66 Feet

1301 Forbes Ave
Pittsburgh, Pennsylvania

Google

Street View



Forbes Ave

Google





October 5, 2020

City of Pittsburgh
Department of Mobility & Infrastructure
414 Grant Street
Pittsburgh, PA 15219

Re: Comcast response to Duquesne University's request for partial Right of Way
Vacation at 1323 Forbes Avenue, Pittsburgh, PA 15219, 1st Ward, Block & Lot 2-L-42.

Comcast has no objection to the partial Forbes Avenue Right of Way Vacation as requested by Duquesne University. To our knowledge, the requested area of Vacation contains no Comcast manholes or underground lines. If Comcast easements are found to exist within requested Vacation Area, the future owner will work with Comcast to maintain existing easements as required.

Sincerely,

Jennifer M. Cloonan
Director, External & Government Affairs
Comcast – Keystone Region
15 Summit Park Drive
Pittsburgh, PA 15275
jennifer_cloonan@comcast.com



November 2, 2020

City of Pittsburgh
Department of Mobility & Infrastructure
414 Grant Street
Pittsburgh, PA 15219

Re: Duquesne Light response to Duquesne University's request for partial Right of Way Vacation at 1323 Forbes Avenue, Pittsburgh, PA 15219, 1st Ward, Block & Lot 2-L42.

Duquesne Light Co. has no objection to the partial Forbes Avenue Right of Way Vacation as requested by Duquesne University. To our knowledge, the requested area of Vacation contains no Duquesne Light Co. main service lines. If Duquesne Light easements are found to exist within the requested Vacation area in the future the owner will work with Duquesne Light to maintain existing easements as required.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl R. Elder", is written over the typed name and title.

Earl R. Elder
Duquesne Light Co.
Account Manager IV



Minnie Zhukas
MOBILE 412.371.0127
mzhukas@peoples-gas.com

November 3, 2020

City of Pittsburgh
Department of Mobility & Infrastructure
414 Grant Street
Pittsburgh, PA 15219

Re: Peoples Gas response to Duquesne University's request for partial Right of Way Vacation at 1323 Forbes Avenue, Pittsburgh, PA 15219, 1st Ward, Block & Lot 2 L 42

Dear City of Pittsburgh:

Peoples Gas has no objection to the partial Forbes Avenue Right of Way Vacation as requested by Duquesne University. To our knowledge, the requested area of Vacation contains no Peoples Gas main lines. If Peoples' easements are found to exist within requested Vacation area future owner will work with Peoples to maintain existing easements as required.

Sincerely,

/s/

Minnie Zhukas
Senior Land Agent



15 E. Montgomery Place
Pittsburgh, PA 15212

October 1, 2020

City of Pittsburgh
Department of Mobility & Infrastructure
414 Grant Street
Pittsburgh, PA 15219

Re: Verizon response to Duquesne University's request for partial Right of Way Vacation at 1323 Forbes Avenue, Pittsburgh, PA 15219, 1st Ward, Block & Lot 2-L-42.

Verizon... has no objection to the partial Forbes Avenue Right of Way Vacation as requested by Duquesne University. To our knowledge, the requested area of Vacation contains no Verizon manholes or underground communication main lines. If Verizon easements are found to exist within requested Vacation area future owner will work with Verizon to maintain existing easements as required.

Sincerely,

A handwritten signature in black ink that reads "Gary Redondo".

Gary Redondo
Verizon Engineer
15 E Montgomery Place
Pittsburgh, PA15212
412 237-2293
gary.redondo@verizon.com