

ED GAINNEY
MAYOR



KIMBERLY LUCAS
ACTING DIRECTOR

May 5, 2022

President and Members
City Council
City of Pittsburgh

**RE: 419 Melwood Ave
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 419 Melwood Avenue, in the 5th Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

HUDSON MELWOOD LP, is proposing to install a subsurface storm water management facility, storm roof leaders, ADA compliant metal grates and a canopy, for the Julian A. Hudson property project.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

Kimberly Lucas

Kimberly Lucas
Acting Director

KL:JM
Attachments

WILLIAM PEDUTO
MAYOR



KIM LUCAS
ACTING DIRECTOR

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

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

Date: 10/21/2021

Applicant Name: Hudson Melwood, LP c/o Kelley Coey, Director of Development

Property Owner's Name (if different from Applicant): _____

Address: 2450 Shenango Valley Freeway, Hermitage, PA 16148

Phone Number: 724-734-3330 (C) Alternate Phone Number: 724-981-1204 x106 (O)

Location of Proposed Encroachment: 419 Melwood Avenue, Pittsburgh, PA 15213

Ward: 5th Council District: 6th Lot and Block: 26-S-135

What is the properties zoning district code: UI - Urban Industrial (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR-2021-02539

Is the existing right-of-way, a street or a sidewalk? Sidewalk with adjacent street

Width of Existing Right-of-Way (sidewalk or street): 60' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 162.00' (Before encroachment)

Width of Proposed Encroachment: 11.66'

Length of Proposed Encroachment: 105.14'

Number of feet the proposed object will encroach into the ROW: 11.66'

Description of encroachment: Proposed stormwater management facility, storm roof leaders, and building canopy along facade.

Reason for application:

Proposed stormwater management facility with ancillary storm roof leaders located within the City of Pittsburgh's public Right-of-Way (ROW) along Morewood Avenue. Also, the proposed building canopy along its facade projects into the ROW. An encroachment permit is being sought for the aforementioned items which remain permanently.

NOW OR FORMERLY
O BROTHERS LP

DBV:14324 PG:167
TAX ID:26-S-133

POINT OF BEGINNING
AT PROPERTY LINE

RIGHT-OF-WAY

S29° 11' 46.97"W
47.36

N60° 48' 13.03"W
11.64

ENCROACHMENT
LINE

PROPOSED UNDERGROUND
STORMWATER MANAGEMENT FACILITY

PROPOSED STORM SEWER

S29° 12' 34.83"W
105.14

NOW OR FORMERLY
HUDSON MELWOOD, LP

DBV:18435 PG:490
TAX ID:26-S-135

PROPOSED 10-STORY
APARTMENT BUILDING

PROPOSED
BUILDING CANOPY

S60° 48' 13.03"W
11.66

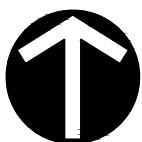
S29° 11' 46.67"W
9.50

NOW OR FORMERLY
H2 PITTSBURGH, LLC

DBV:17576 PG:404
TAX ID:26-S-141

MELWOOD AVENUE
(60' R/W)

PRIVATE ALLEY



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



GATEWAY

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Consulting Engineers & Surveyors
100 McMORRIS ROAD, PITTSBURGH, PA 15205
Phone (412) 921-4030 - Fax (412) 921-9960

EXHIBIT PLAN FOR ENCROACHMENT PERMIT

SITUATE IN
5TH WARD - CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR
THE JULIAN (ZDR-2021-02539)
HUDSON MELWOOD, LP

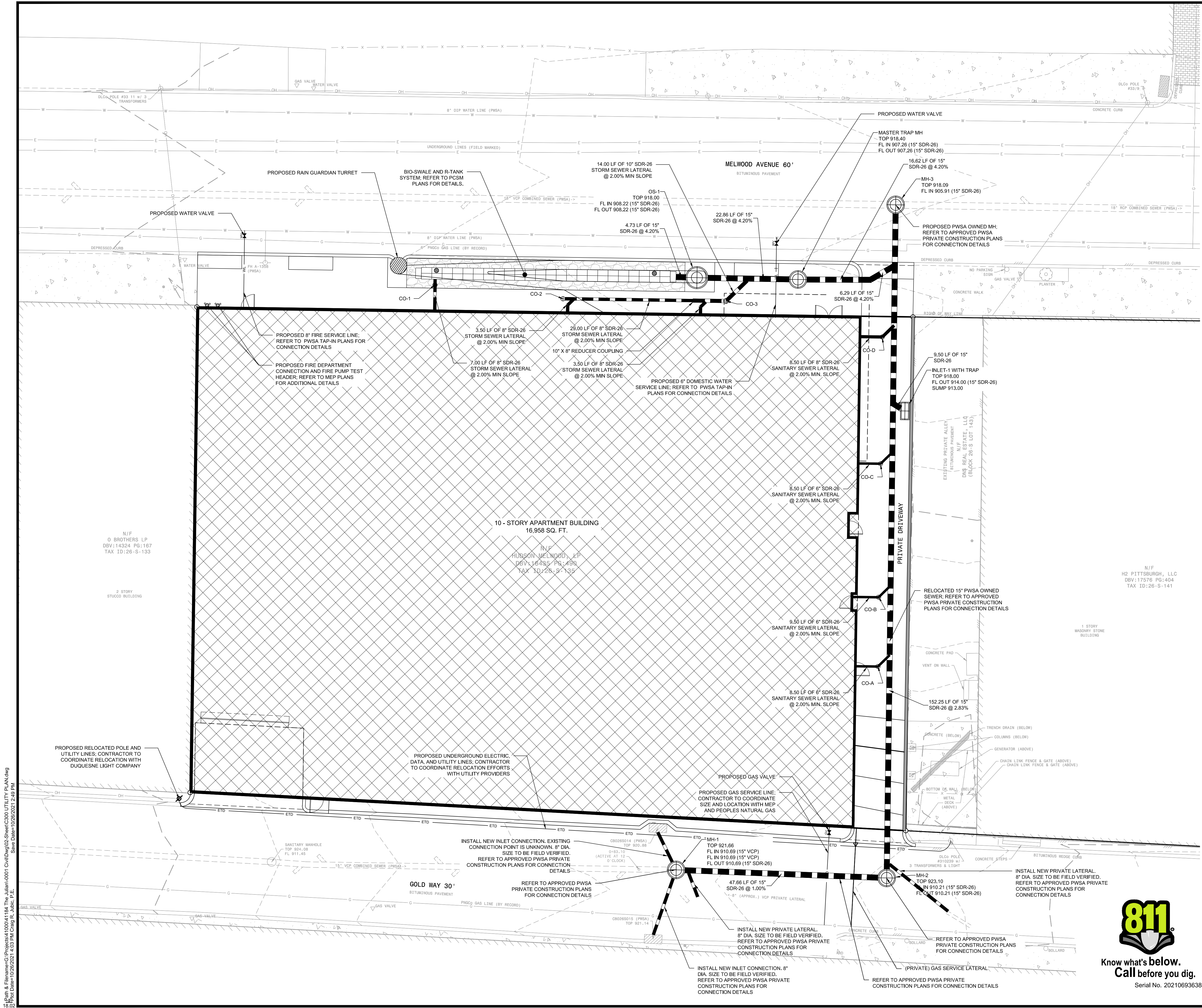
C-41184-0001

P.M. MGA D.B. CRJ C.B. MGA

DATE: OCTOBER, 2021

SCALE: 1" = 20'

DWG. NO.: EX-3



UTILITY LEGEND

	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED ELECTRIC, TELEPHONE, & DATA LINE
	PROPOSED GAS LINE
	PROPOSED UTILITY POLE
	PROPOSED FIRE DEPARTMENT CONNECTION OR FIRE PUMP TEST HEAD
	PROPOSED GAS VALVE
	PROPOSED WATER VALVE

UTILITY ABBREVIATIONS

MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT

- UTILITY PLAN NOTES:**
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 - BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 811. THE LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF PROPOSED UTILITIES CONSTRUCTION.
 - UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
 - ALL CABLE, ELECTRIC, GAS, STORM AND SANITARY SEWER, TELEPHONE AND WATER SERVICE LINE TRENCHES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE BACKFILLED WITH 100% STONE MATERIAL TO THE PROPOSED PAVING SECTION IN ACCORDANCE WITH THE DETAIL SHOWN ON THE CONSTRUCTION DETAIL SHEETS.
 - THERE SHALL BE NO CONSTRUCTION OF ELECTRIC TRANSFORMERS, TELEPHONE OR CABLE JUNCTION BOXES, GAS METERS OR SIMILAR DEVICES PLACED OVER ANY OTHER UNDERGROUND UTILITY.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
 - AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
 - ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
 - THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE EXISTING INLETS UPON PLACEMENT OF NEW PAVEMENT.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING PLUMBING AND SITE ELECTRICAL PLANS TO ASSURE ACCURACY OF THE UTILITY CONNECTIONS TO THE BUILDING.
 - THE ALLEGHENY COUNTY HEALTH DEPARTMENT SHALL BE CONTACTED FOR INSPECTION OF ALL PRIVATE SANITARY SEWERS, WATER LINES, AND STORM SEWER LINES WHERE THEY CONNECT TO A PUBLIC SEWER SYSTEM. ALL WATER AND SEWER LINES MUST BE INSTALLED BY A REGISTERED PLUMBER.
 - THE ROOF COLLECTOR SYSTEM SHALL BE TRAPPED PRIOR TO CONNECTING TO THE SITE STORM SEWER SYSTEM.
 - THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND BE AT LEAST 1 FOOT ABOVE THE SANITARY SEWER IF WITHIN 10 FEET OF THE HORIZONTAL DISTANCE OF THE SEWER.

GATEWAY
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
gatewayengineers.com
855-634-9284

REVISION RECORD

Date	No.	Description
2021-06-23	01	ISSUED FOR BID
2021-07-09	02	RE-ISSUED FOR BID
2021-08-03	03	INCORPORATED DOMI ROW COMMENTS
2021-10-11	04	
	05	
	06	
	07	
	08	

THE JULIAN, A HUDSON PROPERTY
419 MELWOOD AVENUE
PITTSBURGH, PA 15213

HUDSON MELWOOD, LP
2450 SHENANGO VALLEY FREEWAY
HERMITAGE, PA 16148

PREPARED FOR:
HUDSON MELWOOD, LP

UTILITY PLAN

Project Number: C-1184-0001
Drawing Scale: 1" = 10'
Date Issued: SEPT 2021
Index Number: _____
Drawn By: KRH
Checked By: MGA
Project Manager: MGA

C300

811
Know what's below.
Call before you dig.
Serial No. 20210693638

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

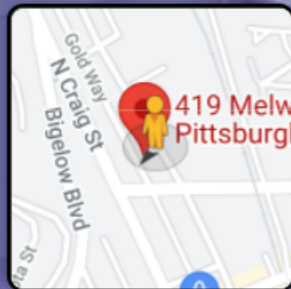
Path & Filename: C:\Projects\1000-4184-The Julian\001_Civil\DWG\02-Sheet\C300-UTILITY PLAN.dwg
 Plot Date: 10/26/2021 2:49 PM
 User: MGA

419 Melwood Ave

Pittsburgh, Pennsylvania



Street View - Nov 2020



Google



Janice Saltzman
TEL 412.258.4669
MOBILE 412.580.9744
jsaltzman@peoples-gas.com

December 6, 2021

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

RE: Encroachment: Stormwater Management Facility, Storm Roof Leaders,
Building Canopy – 419 Melwood Avenue, City of Pittsburgh
Tax Parcel 26-S-135

Dear Ms. Ricks:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Hudson Melwood, LP regarding an encroachment at the above-referenced location.

Based on the drawings provided to Peoples, the proposed encroachment will not interfere with our gas facilities in this area.

Peoples has no objection to the proposed encroachment.

Sincerely,

Janice Saltzman
Land Department



A FULL-SERVICE CIVIL ENGINEERING FIRM

THE GATEWAY ENGINEERS, INC.

100 MCMORRIS ROAD.
PITTSBURGH, PA 15205

412-921-4030 PHONE
412-921-9960 FAX

www.GatewayEngineers.com

October 21, 2021

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

Dear Ms. Ricks:

We are hereby respectfully requesting an Encroachment Permit be granted for a proposed stormwater management facility, ancillary storm sewer for roof leader collection/conveyance, and a building canopy to service The Julian project at 419 Melwood Avenue (Lot and Block 26-S-135).

The subsurface stormwater management facility, private storm sewer system, and building canopy will be installed within the public Right-Of-Way (ROW) fronting Melwood Avenue. The encroachment request will be confined to a 11.66-foot-wide portion of Melwood Avenue starting approximately 47.36 feet southeast of the northwestern property line corner abutting Tax ID 26-S-133 then running along Melwood Avenue for 105.14 feet to its' terminus, which is 9.50 feet from the southeastern property line corner at Tax ID 26-S-141.

The Julian project consists of construction of a 10-story apartment building with auxiliary parking within the structure. The project will also involve new utility upgrades within the public ROW. All work within the City of Pittsburgh ROW will be done in accordance with City Department of Public Works and Engineering requirements.

Thank you for your anticipated cooperation in this matter. Should you need anything else for review and/or any questions arise, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in blue ink that reads "Kelley Coey".

Kelley Coey, Director of Development
Hudson Melwood, LP



Jevone Norman
Senior Distribution Technician

2645 New Beaver Avenue Pittsburgh PA 15233 | Mail Drop PB-TD
Tel 412-393-2884 | Email: jnorman@duqlight.com

Joseph E. Chirumbolo, Utilities Specialist, Safety Tier 2
100 McMorris Road, Pittsburgh PA 15205
jchirumbolo@gatewayengineers.com

Re: The Julian – 419 Melwood Ave

Dear Joseph Chirumbolo:

Duquesne Light has field and reviewed this request, and we have no issues. The new sewer line must maintain at least 1ft horizontal and 1 ft vertical clearance from DLC underground facilities at all times.

This letter is not intended as a full recitation of the facts or a complete review of applicable law. Nothing contained in or omitted from this letter is or shall be deemed to be a limitation, restriction, modification, or waiver of any of Duquesne Light's rights or remedies, either at law or in equity, in connection with any of the matters raised, all of which are expressly reserved.

Sincerely,

A handwritten signature in black ink that reads 'Jevone Norman' in a cursive script.

Jevone Norman
Senior Distribution Technician
412.393.2884 (Office)
jnorman@duqlight.com

Duquesne Light Company
2645 New Beaver Ave. Pittsburgh, PA 15233
DuquesneLight.com

Craig R. Jubic, P.E.

From: Jason R Costa <Jason.Costa@amwater.com>
Sent: Friday, November 5, 2021 9:28 AM
To: Craig R. Jubic, P.E.; jay.lucas@amwater.com
Cc: Michael G. Albright, P.E.
Subject: RE: Utility Approval Letter - DOMI Encroachment Permit - The Julian

Craig,
Pennsylvania American water does not have any assets in this area.
Thank you!

Jason R. Costa
Project Manager Operations
Pennsylvania American Water
500 Noblestown Road, Carnegie, PA, 15106
412-883-4601 -Office
412-651-0599 -Cell

From: Craig R. Jubic, P.E. <cjubic@gatewayengineers.com>
Sent: Friday, November 5, 2021 9:09 AM
To: jay.lucas@amwater.com; Jason R Costa <Jason.Costa@amwater.com>
Cc: Michael G. Albright, P.E. <malbright@gatewayengineers.com>
Subject: Utility Approval Letter - DOMI Encroachment Permit - The Julian

EXTERNAL EMAIL: The Actual Sender of this email is cjubic@gatewayengineers.com "Think before you click!".

Good morning,

We have recently applied for a proposed Encroachment Permit for The Julian project located at 419 Melwood Avenue, Pittsburgh, PA 15213. The permit is needed for a proposed stormwater management facility with ancillary storm roof leaders and building canopy which project into the public right-of-way (ROW) of Melwood Avenue.

I've attached the following exhibits and plans for your review and use:

- EX-3 Encroachment Plan
- C050 Demolition Plan
- C100 Site Plan
- C300 Utility Plan

As requested by DOMI in the email below (and the attached Utility Contact List), we must provide approval letters from all utility providers. Per the PA One Call and the existing conditions survey, no conflicts are anticipated with existing utility infrastructure as the facility was strategically designed and placed. The facility is located within the ROW due to full build-out of the property.

We respectfully request that you provide a letter to address DOMI's request.

Should you have any questions, please do not hesitate to contact me.

Thank you,

Craig

Craig R. Jubic, P.E. Engineer, Safety Tier 3
100 McMorris Road, Pittsburgh PA 15205 P: 412-921-4030 x196 F: 412-921-9960
E: cjubic@gatewayengineers.com

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From: Massacci, Jennifer <jennifer.massacci@pittsburghpa.gov>
Sent: Tuesday, October 26, 2021 5:01 PM
To: Craig R. Jubic, P.E. <cjubic@gatewayengineers.com>
Subject: DOMI-EN-2021-13388

Hello,

Your application is missing utility approval letters. Please use the utility contact list attached and email a copy of your application with plans to each corresponding utility. When obtained upload onto OneStop.

Due to limited office access, we have created a new way to research Ordinance information!

Legislation requests are sent to cityclerksoffice@pittsburghpa.gov with the Ordinance or Resolution number and the year (for example: "Ordinance 240 of 1932"). Other info, like Volume and page number, is helpful but not necessary (for example: "Ordinance 240 of 1932, Vol. 50, page 334").

If you don't have that information, it can be obtained by searching one of two resources here: <https://pittsburghpa.gov/clerk/instructions>. (One of the links is for legislation prior to 2000, and the other is Legistar, which has legislation from 2000 to current.)

Jen Massacci, Engineer Tech 3

Department of Mobility and Infrastructure

611 Second Ave

Pittsburgh, PA 15219

Desk:412.255.2732

[DOMI Right-of-Way \(ROW\) Permits and Plan Reviews are now on OneStopPGH!](#) The move to OneStopPGH may mean changes to application requirements and fees. Before you apply, please visit <https://pittsburghpa.gov/domi/right-of-way>.

[OneStopPGH](#) is a single online location where residents, contractors and others can apply, pay for, and receive permits online. You can also request inspections and review reports through OneStopPGH.

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www.amwater.com



November 16, 2021

Mr. Craig R. Jubic, P.E.
The Gateway Engineers, Inc
100 McMorris Road,
Pittsburgh PA 15205

Dear Mr. Jubic:

As the construction contact for Comcast, I am responding to your inquiry regarding a street vacation at 419 Melwood Avenue, in the City of Pittsburgh, as described in your November 5, 2021, inquiry to Comcast.

As of now, Comcast has no known conflicts at this location.

Thank you.

Gene Levi

Eugene Levi
Comcast Cable Communications Inc
Construction / Engineering
Eugene_Levi@cable.comcast.com
412-996-4188 (c)

Cc: Jennifer M. Cloonan, Director, External & Government Affairs
Comcast – Keystone Region
Jennifer_Cloonan@comcast.com

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Chief Executive Officer
Date: December 9, 2021
Subject: Proposed Encroachment at 419 Melwood Avenue

The following is in response to the attached 11/05/2021 request regarding the encroachment near 419 Melwood Avenue in the 5th Ward of the City of Pittsburgh.

1. The Water Mapping (attached) indicates that there are no known PWSA waterlines within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no known PWSA sewerlines within the area of the proposed encroachment that will be impacted during construction of project. Please note, PWSA does not maintain records of sewer service laterals and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

PWSA has no objection to the proposed encroachment under the conditions set forth above.

JAT

Attachment

