

July 10, 2023

Director Kim Lucas  
Department of Mobility and Infrastructure  
City of Pittsburgh  
611 Second Ave  
Pittsburgh, PA 15219

**Subject: Major Encroachment Permit Application**

Dear Director Lucas:

On behalf of our client, Parking Partners XXIII Block E LLC, we are pleased to present this application for an Major Encroachment Permit. Parking Partners XXIII Block E LLC is the applicant for proposed improvements associated with the proposed parking garage in the Lower Hill District. The area submitted under this application comprises a portion of Specially Planned District 11 (SP-11 Lower Hill). A Preliminary Land Development Plan (PLDP) for the redevelopment of the Lower Hill was approved on December 2, 2014, with subsequent adoption of the SP-11 Lower Hill into the City of Pittsburgh's Zoning Ordinance on February 5, 2015.

The applicant is seeking approval of work that will extend into the existing public Right-of-Way. Improvements within the Right-of-Way that are covered by this permit include one bioretention planter along Logan Street, a planting strip between the sidewalk and Bedford Avenue, and two electrical vaults within the Fullerton Street sidewalk that service the parking garage and public safety facility. The attached plans and documents provide details for the proposed features.

The bioretention planter and planting area which are incorporated into this project are in accordance with the approved PLDP and are consistent with materials, specifications and details used the adjacent constructed and accepted streets (Wylie Avenue, Logan Street and Fullerton Street) within the Lower Hill District. The electrical vaults are requirements of the project to accommodate connections to public utilities.

Sincerely,

**MICHAEL BAKER INTERNATIONAL, INC.**



Toby Partridge, P.E.  
Project Manager





**SHEET NOTES**

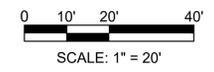
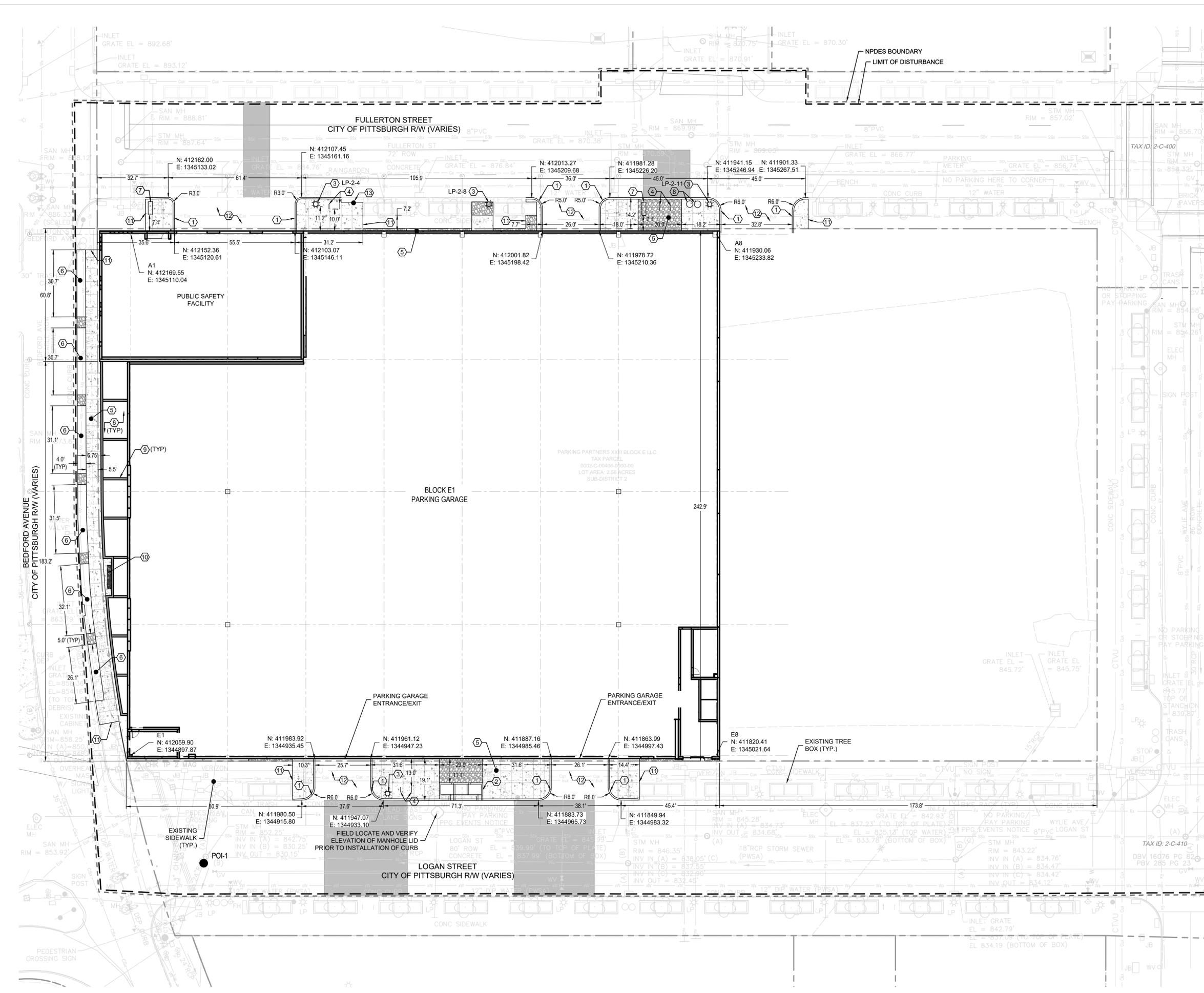
- SEE SHEET C.1.1 FOR GENERAL NOTES, ABBREVIATIONS, AND LEGEND.
- PROJECT INFORMATION BLOCK E:  
PARCEL ID = 0002-C-00406-0000-00  
LOT AREA = 2.56 ACRES  
ZONING = SP-11 SPECIALY PLANNED DISTRICT  
RIGHT-OF-WAYS  
FULLERTON STREET = 72/74 FEET  
WYLIE AVENUE = 86 FEET  
LOGAN STREET = 80 FEET  
BEDFORD AVENUE = 6 FOOT SIDEWALK + 4 FOOT PLANTER

**KEYNOTES**

- CONCRETE DEEP CURB (1/CS5.1)
- BIORETENTION TREE WELL (1/CS5.3)
- RELOCATED LIGHTPOLE AND POLE FOUNDATION (5/CS5.5)
- RELOCATED BIKE RACK
- REINFORCED CONCRETE SIDEWALK - 4" SECTION (2/CS5.1)
- PLANTING AREA (REFER TO LANDSCAPE PLANS)
- RELOCATED BENCH
- RELOCATED TRASH CANS
- PLANTER WALL (REFER TO STRUCTURAL PLANS)
- CONCRETE BENCH (REFER TO LANDSCAPE PLANS)
- EXPANSION JOINT
- DEPRESSED CURB FOR COMMERCIAL GRADE DRIVEWAYS (1/CS5.2)
- RELOCATED SPEED LIMIT SIGN

**SHEET LEGEND**

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT (3/CS501)
- EXPOSED AGGREGATE CONCRETE PAVING



### SHEET NOTES

- SEE SHEET C.1.1 FOR GENERAL NOTES, ABBREVIATIONS, AND LEGEND.
- PROJECT INFORMATION BLOCK E:
- ELECTRIC SERVICE TO VAULTS BY OTHERS.
- PRECAST ELECTRIC VAULT DIMENSIONS AND LOCATIONS TO BE COORDINATED WITH DUQUESNE LIGHT COMPANY.
- STREET LIGHTING CONTINUITY TO BE MAINTAINED.

THA Consulting, Inc.  
550 Township line Road  
Suite 100  
Blue Bell, PA 19422  
T. 484.342.0200  
www.tha-consulting.com

**desmone**  
www.desmone.com

One Doughboy Square  
3400 Butler Street  
Pittsburgh, PA 15201  
Tel: 412.683.3290  
Fax: 412.683.3563

PROFESSIONAL SEAL

CONSULTANT

**Michael Baker**  
INTERNATIONAL

1100 Airside Drive  
Moon Township, PA 15108  
T. 412.269.6300  
T. 484.342.0200  
www.mbakernint.com

PROJECT NO.  
PHL22114.00  
DA -5454  
PROJECT

## Lower Hill District Block E

### Parking Garage

SUBMISSIONS / REVISIONS  
CONSTRUCTION DOCUMENTS  
02/10/2023

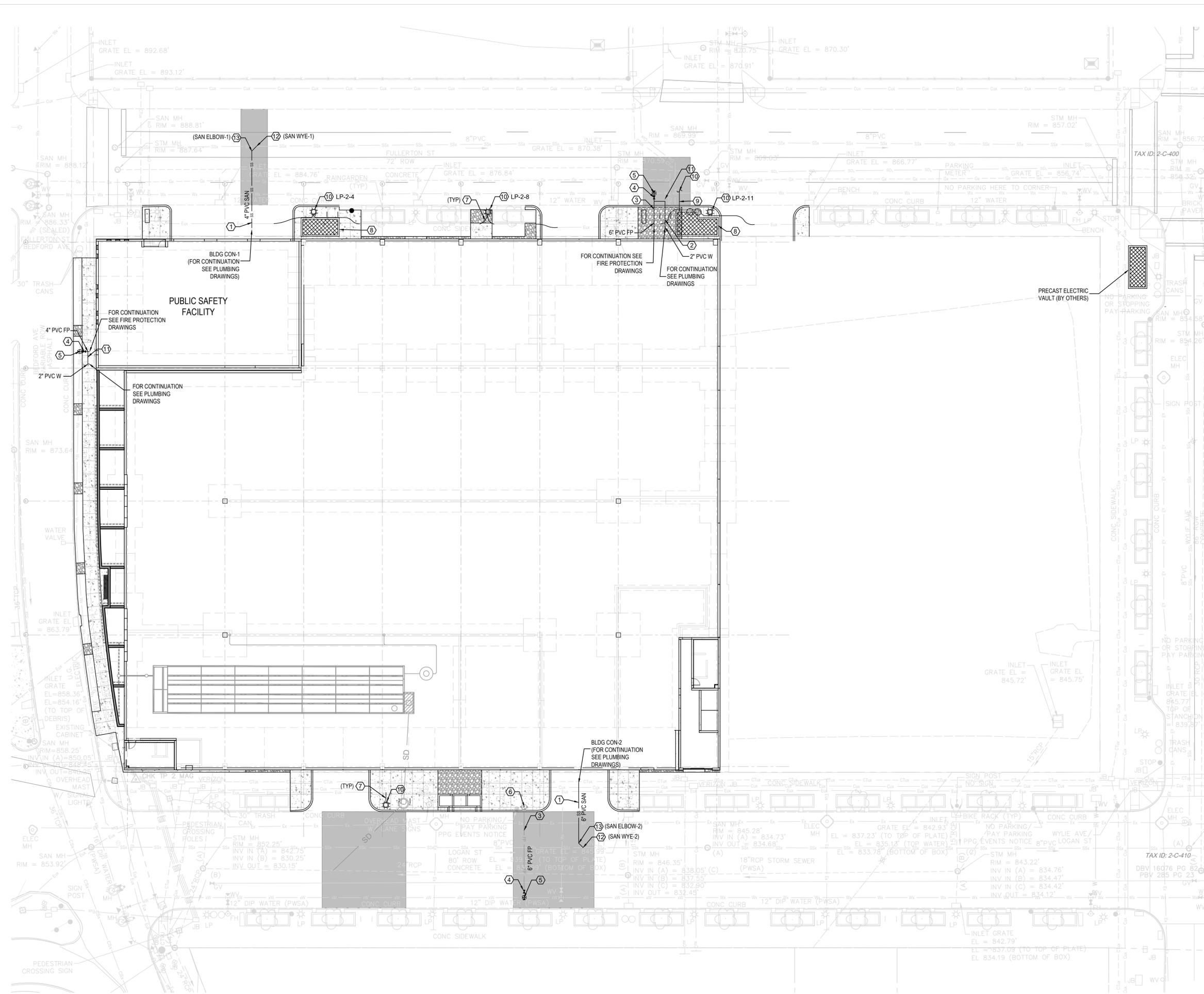
NO.	DESCRIPTION	DATE
ISSUED FOR PERMIT REVIEW		06/06/23

DRAWN: NTS  
REVIEWED: TMP  
DATE: 02/10/23

SHEET TITLE:  
SITE UTILITY PLAN

SHEET NO.

**CU1.1**



### KEYNOTES

- SANITARY LINE
- WATER LINE
- FIRE PROTECTION LINE
- GATE VALVE (WVB/CU5.1)
- TEE WITH THRUST BLOCK
- FIRE HYDRANT (WS-4/CU5.2)
- 1.5" DIRECT BURIAL CONDUIT
- PRECAST ELECTRICAL VAULT ELECTRICAL SERVICE LINE (BY OTHERS)
- RELOCATED LIGHT POLE AND LUMINAIRE
- SINGLE SERVICE CONNECTION (WS-C1/CU5.2)
- SANITARY SEWER WYE CONNECTION TO EXISTING SANITARY SEWER (ST-7/CU5.2)
- SANITARY 45° ELBOW

### SHEET LEGEND

















**SHEET NOTES**

- SEE SHEET C.1.1 FOR GENERAL NOTES, ABBREVIATIONS, AND LEGEND.
- HORIZONTAL DATUM:  
NAD 83, PENNSYLVANIA STATE PLANE  
COORDINATE SYSTEM (PA-SOUTH FOOT)
- VERTICAL DATUM:  
NAVD 88

SITE CONTROL DATA:  
 BM4 BOLT TRAFFIC POLE  
 N-411606.65  
 E-1344518.99  
 EL-809.90  
 CONTROL POINT 3  
 N-411623.18  
 E-1345030.02  
 CONTROL POINT 4  
 N-411996.93  
 E-1344837.45

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PROJECT NO.  
 PHL22114.00  
 DA -5454  
 PROJECT

**Lower Hill  
 District Block E**

**Parking Garage**

SUBMISSIONS / REVISIONS  
 CONSTRUCTION DOCUMENTS  
 02/10/2023

NO.	DESCRIPTION	DATE
ISSUED FOR PERMIT REVIEW		03/27/23

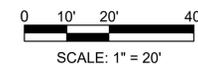
**SHEET LEGEND**

- VEGETATED AREA
- AGGREGATE AREA
- ASPHALT AREA

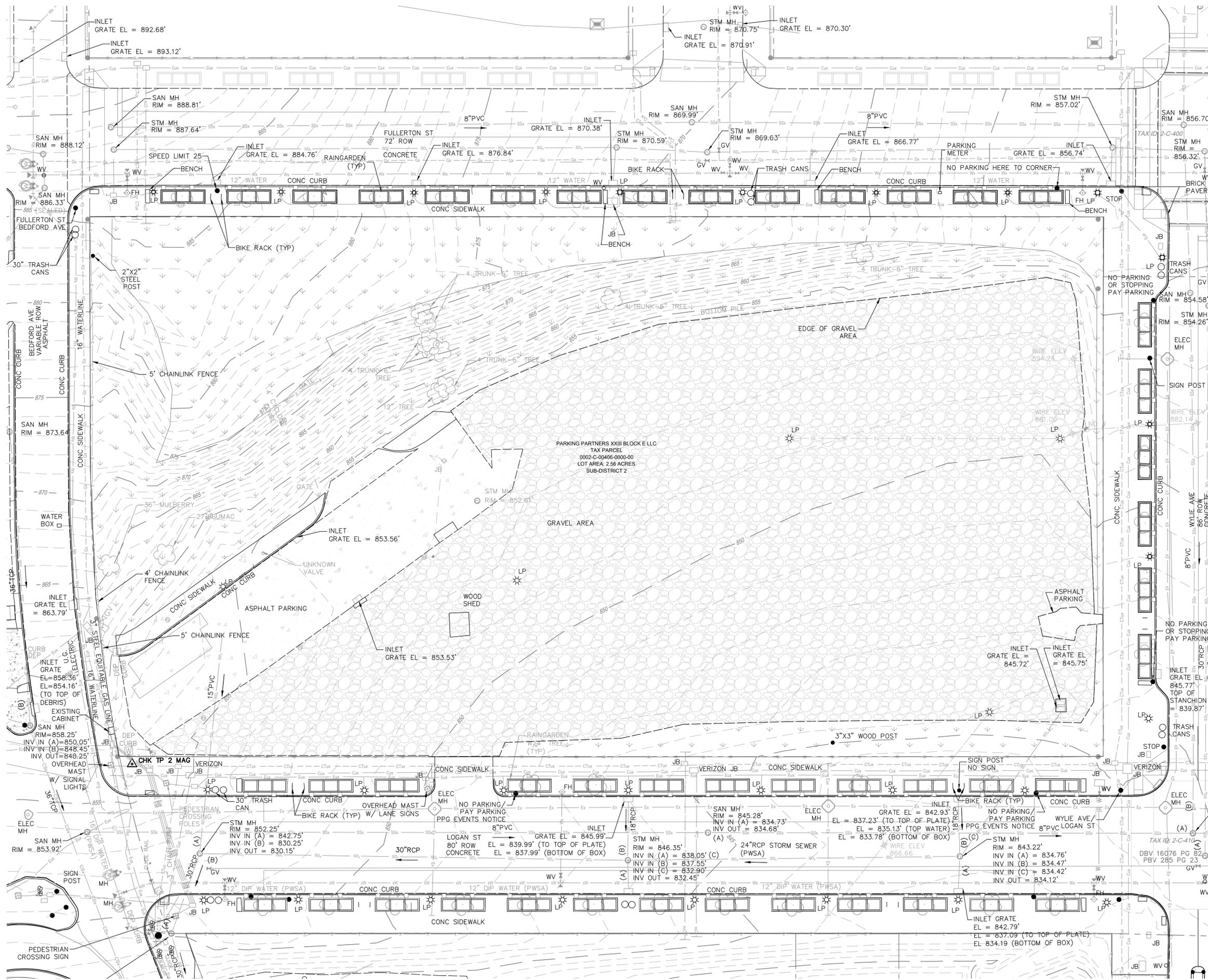
DRAWN: NTS  
 REVIEWED: TMP  
 DATE: 02/10/23

SHEET TITLE:  
 EXISTING CONDITIONS PLAN

SHEET NO.



**CV1.1**



8/9/2023

Nicolas Slater  
Parcel 2-C-406 (Fullerton St., Wylie Ave., and Logan St.)  
Pittsburgh, PA 15219

Re: Lower Hill Block E Utility Clearance Letter Updated Response

To Whom It May Concern:

This letter responds to an inquiry from Nicolas Slater seeking Duquesne Light Company's position regarding an encroachment request for parking garage curb cut, sidewalk improvements, planter bed establishment, and tree well install. Duquesne Light owns and operates electric underground distribution facilities in the vicinity of this project. Based on the documentation provided by Nicolas Slater, Duquesne Light Company does not object to its proposal for curb cut, sidewalk improvements, and planter bed. Duquesne Light Company also does not object to tree well install on the Logan Street side of property (item #2), per provided site plans. Duquesne Light does request that an engineering technician field verify 2' ¼" clearance is met between curb and tree well. However, Duquesne Light's consent is without prejudice to any future actions or events regarding this facility, and Duquesne Light reserves all rights with respect to any maintenance, operation, or other required actions.

Underground utility duct banks and manholes are present at this location on the Logan St. side of parcel 2-C-406. Future use conduits are currently stubbed out of manhole extending East towards parcel 2-C-406. Conduit depths will also need to be field verified before excavation to prevent damage.

Further, should the constructions plans change, or should any unforeseen field conditions be discovered, Duquesne Light reserves the right to withdraw this consent and require further information to assess any new conditions.

Please feel free to contact me should you require any further information.

Thanks,

**Nicholas W. Pollo**  
*Senior Engineering Technician*  
Office: 412-393-2902  
Cell: 412-266-3213  
[npollo@duqlight.com](mailto:npollo@duqlight.com)

Duquesne Light Company  
2645 New Beaver Ave. Pittsburgh, PA 15233  
[DuquesneLight.com](http://DuquesneLight.com)



## Slater, Nicolas

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**From:** Levi, Eugene M <Eugene\_Levi@comcast.com>  
**Sent:** Thursday, January 12, 2023 1:00 PM  
**To:** Slater, Nicolas  
**Subject:** EXTERNAL: RE: Lower Hill Block E Utility Clearance Letter

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Comcast has No Conflict. Proposed work is acceptable as shown.

*Gene Levi  
Comcast Cable Communications Inc  
Construction / Engineering  
412-996-4188*

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**From:** Slater, Nicolas <Nicolas.Slater@mbakerintl.com>  
**Sent:** Thursday, January 12, 2023 12:30 PM  
**To:** Cloonan, Jennifer <jennifer\_cloonan@comcast.com>; Levi, Eugene M <Eugene\_Levi@cable.comcast.com>  
**Subject:** [EXTERNAL] FW: Lower Hill Block E Utility Clearance Letter

Hello,

I am following up on our request below for a utility clearance letter for our Lower Hill Block E Development Project. If there are no conflicts with utilities in this area, please respond stating that no conflicts exist and the proposed work is acceptable.

Thank you,

**Nicolas Slater** | Civil Engineer I

100 Airside Drive, Airside Business Park | Moon Township, PA 15108 | [O] 412-375-3227

[nicolas.slater@mbakerintl.com](mailto:nicolas.slater@mbakerintl.com) | [www.mbakertnl.com](http://www.mbakertnl.com) 



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**From:** Slater, Nicolas  
**Sent:** Thursday, October 27, 2022 2:39 PM  
**To:** [jennifer\\_cloonan@comcast.com](mailto:jennifer_cloonan@comcast.com)  
**Subject:** Lower Hill Block E Utility Clearance Letter

Hello,

I am reaching out regarding the Lower Hill Block E project in downtown Pittsburgh. In order to receive an approval for the encroachment permit to perform work within the Right-of Way, we would need an email/letter stating that either no relevant utilities are present in the proposed work area, or if utilities are present, the proposed work is acceptable.

The proposed work shown on the attached Exhibit (highlighted in yellow) consists of parking garage curb cuts, sidewalk improvements, establishing a planting area along Bedford Avenue, and replacement of roadside tree well. The existing utilities that were surveyed are shown on the exhibit. The proposed work in the encroachment area will not affect any existing utilities. If there are no conflicts with utilities in this area, please respond stating that no conflicts exist and the proposed work is acceptable.

Thank you,

**Nicolas Slater** | Civil Engineer I

100 Airside Drive, Airside Business Park | Moon Township, PA 15108 | [O] 412-375-3227

[nicolas.slater@mbakerintl.com](mailto:nicolas.slater@mbakerintl.com) | [www.mbakertnl.com](http://www.mbakertnl.com) f t i in v



3/6/2023

Nicolas Slater  
Parcel 2-C-406 (Fullerton St., Wylie Ave., and Logan St.)  
Pittsburgh, PA 15219

Re: Lower Hill Block E Utility Clearance Letter

To Whom It May Concern:

This letter responds to an inquiry from Nicolas Slater seeking Duquesne Light Company's position regarding an encroachment request for parking garage curb cut, sidewalk improvements, planter bed establishment, and tree well install. Duquesne Light owns and operates electric underground distribution facilities in the vicinity of this project. Based on the documentation provided by Nicolas Slater, Duquesne Light Company does not object to its proposal for curb cut, sidewalk improvements, and planter bed. Duquesne Light Company does object to tree well install on the Logan Street side of property (item #2). However, Duquesne Light's consent is without prejudice to any future actions or events regarding this facility, and Duquesne Light reserves all rights with respect to any maintenance, operation, or other required actions.

Underground utility duct banks and manholes are present at this location on the Logan St. side of parcel 2-C-406. Per above grade field measurements, the electric manhole located West of proposed Bioretention Tree Well (Item #2 on "CS1.1" print provided) slightly extends below new proposed curb. Manhole ceiling height is currently unknown, field verification will be required to ensure manhole is not located within curb cutting boundaries. Future use conduits are currently stubbed out of manhole extending East towards parcel 2-C-406. Conduit depths will also need to be field verified before excavation to prevent damage. Tree well proposal is denied due to root system damage concerns to conduits and manhole.

Further, should the constructions plans change, or should any unforeseen field conditions be discovered, Duquesne Light reserves the right to withdraw this consent and require further information to assess any new conditions.

Please feel free to contact me should you require any further information.

Thanks,

**Nicholas W. Pollo**  
*Senior Engineering Technician*  
Office: 412-393-2902  
Cell: 412-266-3213  
[npollo@duqlight.com](mailto:npollo@duqlight.com)

Duquesne Light Company  
2645 New Beaver Ave. Pittsburgh, PA 15233  
[DuquesneLight.com](http://DuquesneLight.com)



## Slater, Nicolas

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**From:** Jason R Costa <Jason.Costa@amwater.com>  
**Sent:** Tuesday, February 08, 2022 10:44 AM  
**To:** Slater, Nicolas  
**Cc:** Toni M Colavecchia  
**Subject:** EXTERNAL: RE: Lower Hill Encroachment Permit

Mr. Slater,  
Pennsylvania American Water does not own any assets in this area of the city.  
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

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**From:** Slater, Nicolas <Nicolas.Slater@mbakerintl.com>  
**Sent:** Tuesday, February 8, 2022 10:25 AM  
**To:** jay.lucas@amwater.com; Jason R Costa <Jason.Costa@amwater.com>  
**Subject:** Lower Hill Encroachment Permit

**EXTERNAL EMAIL: The Actual Sender of this email is Nicolas.Slater@mbakerintl.com "Think before you click!"**

To Whom it May Concern,

Our client is pursuing an Encroachment permit for the areas along Bedford Avenue and Washington Place in downtown Pittsburgh. As part of the permit process, it is required to notify utility companies to coordinate any issues. Please reply with any known conflicts or if the area on the attached Exhibit is clear of utilities.

Thank you,

**Nicolas Slater** | Civil Associate  
100 Airside Drive, Airside Business Park | Moon Township, PA 15108 | [O] 412-375-3227  
nicolas.slater@mbakerintl.com | [www.mbakertnl.com](http://www.mbakertnl.com)



Jill Marie Groves  
TEL 412.258.4691  
MOBILE 412.588.4219  
[jill.groves@peoples-gas.com](mailto:jill.groves@peoples-gas.com)

October 31, 2022

Kimberly Lucas, Director  
Department of Mobility and Infrastructure  
City of Pittsburgh  
611 Second Avenue  
Pittsburgh, PA 15219

RE: Encroachment: Sidewalk Improvements  
Lower Hill District, Block E  
3rd Ward, City of Pittsburgh

Dear Ms. Lucas:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Michael Baker International, regarding an encroachment for parking garage curb cuts, sidewalk improvements, establishing a planting area along Bedford Avenue, and replacement of roadside tree well, at the above-referenced location.

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

Peoples has no objection to the proposed encroachment.

Sincerely,

*Jill Marie Groves*

Jill Marie Groves  
Land Department

**To:** Kim Lucas, Acting Director of the Department of Mobility and Infrastructure  
**From:** William J. Pickering, PWSA Chief Executive Officer  
**Date:** 01/31/2023  
**Subject:** Proposed Encroachment at Logan Street, Pittsburgh, PA

The following is in response to the proposed Encroachment request at  
Logan Street, Pittsburgh, PA with the following scope of work:

The applicant is seeking an encroachment permit covering three portions of the property, one along Bedford

There are no known PWSA waterlines within the area of the proposed encroachment.

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.