February 27, 2023

Kim Lucas Director of DOMI City of Pittsburgh City Council Building 414 Grant St. Pittsburgh, PA 15219

Dear Ms. Lucas:

As part of a project we are working on at 6314 Broad St. in East Liberty, we are requesting a major street encroachment. The project will bring a first of its kind venue to Pennsylvania: The Hound Haus. The Hound Haus aims to create a one-of-a-kind social experience for dogs and people in a unique space, the first of its kind in Pennsylvania.

Using statistics from the American Veterinary Medical Association, we estimate that there are likely 88,000 dogs in Pittsburgh and over 300,000 in Allegheny County. With limited options to socialize dogs in safe, monitored spaces, The Hound Haus will provide 20,000+ sq ft indoor/outdoor off-leash, clean, monitored, safe dog park. We will have a staff of trained supervisors who ensure dog visitors are playing in a safe and clean environment. There will even be an area strictly for small dogs less than 30 lbs.

The Hound Haus will create a true community of responsible dog owners by making sure all dogs are properly socialized and vaccinated, ensuring a fun, safe environment for everyone. We will track usage of our facility, and note any special issues pertaining to the pups. Additionally, with some City parks restricting access for dogs, The Hound Haus provides a fun community center for all family members. Building that connection between dog owners and dog lovers in the community is at the heart of what we do.

We will activate the space in two ways: on one half of the property will be an off-leash play area for dogs that features picnic tables and Adirondack chairs where owners can sit and enjoy a coffee or local beer while their dog plays. In order to achieve this, we will need full use of the land, which is the reason for the street encroachment request. On the other side of the building will be an on-leash area that is dog friendly, but more tailored to the owners' experience: including lawn games, food trucks, and more.

Sincerely,

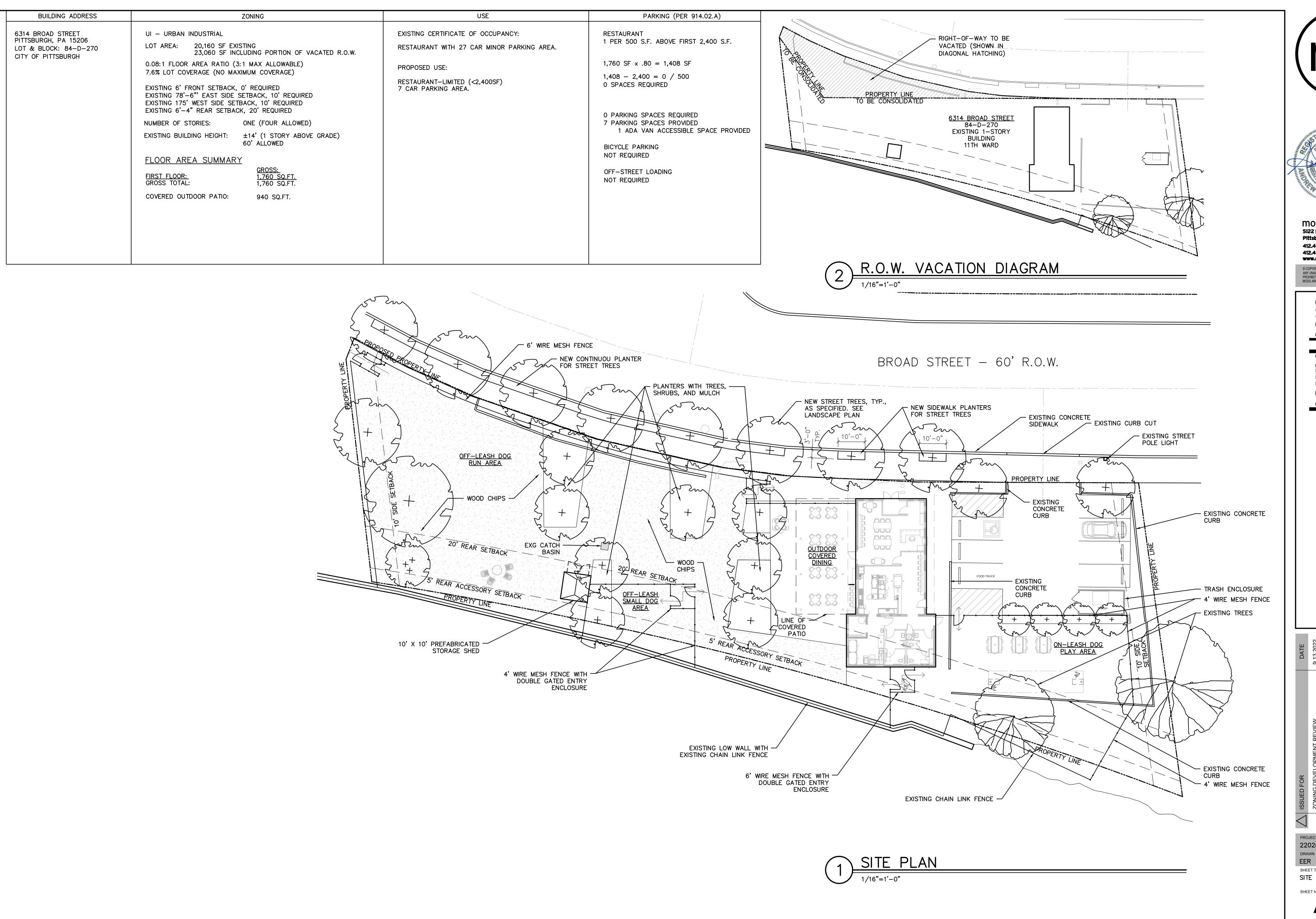
Tom Lafe

5638 Elgin St.

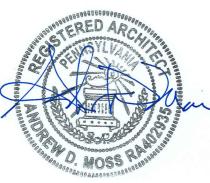
Pittsburgh, PA 15206

412-445-3753

tomlafe@gmail.com







moss**Architects** 5122 Penn Avenue Pittsburgh, PA 15224 412.441.6400 ph 412.441.0723 fx www.mossarc.com

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haus street I 5206 broad pa 6314 bro pittsburgh, p houn

PROJECT NO. 220280 DRAWN

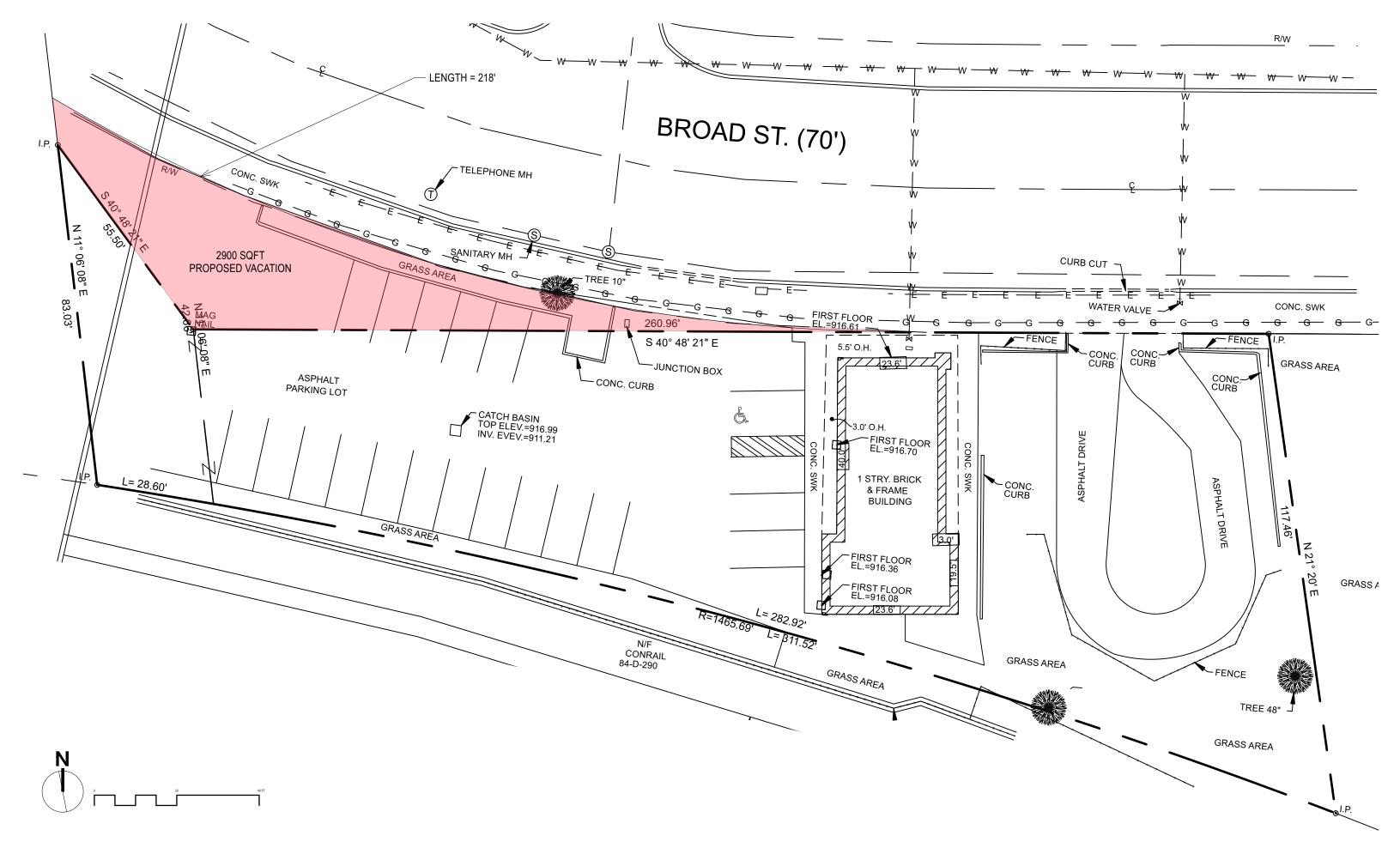
SHEET TITLE SITE PLAN

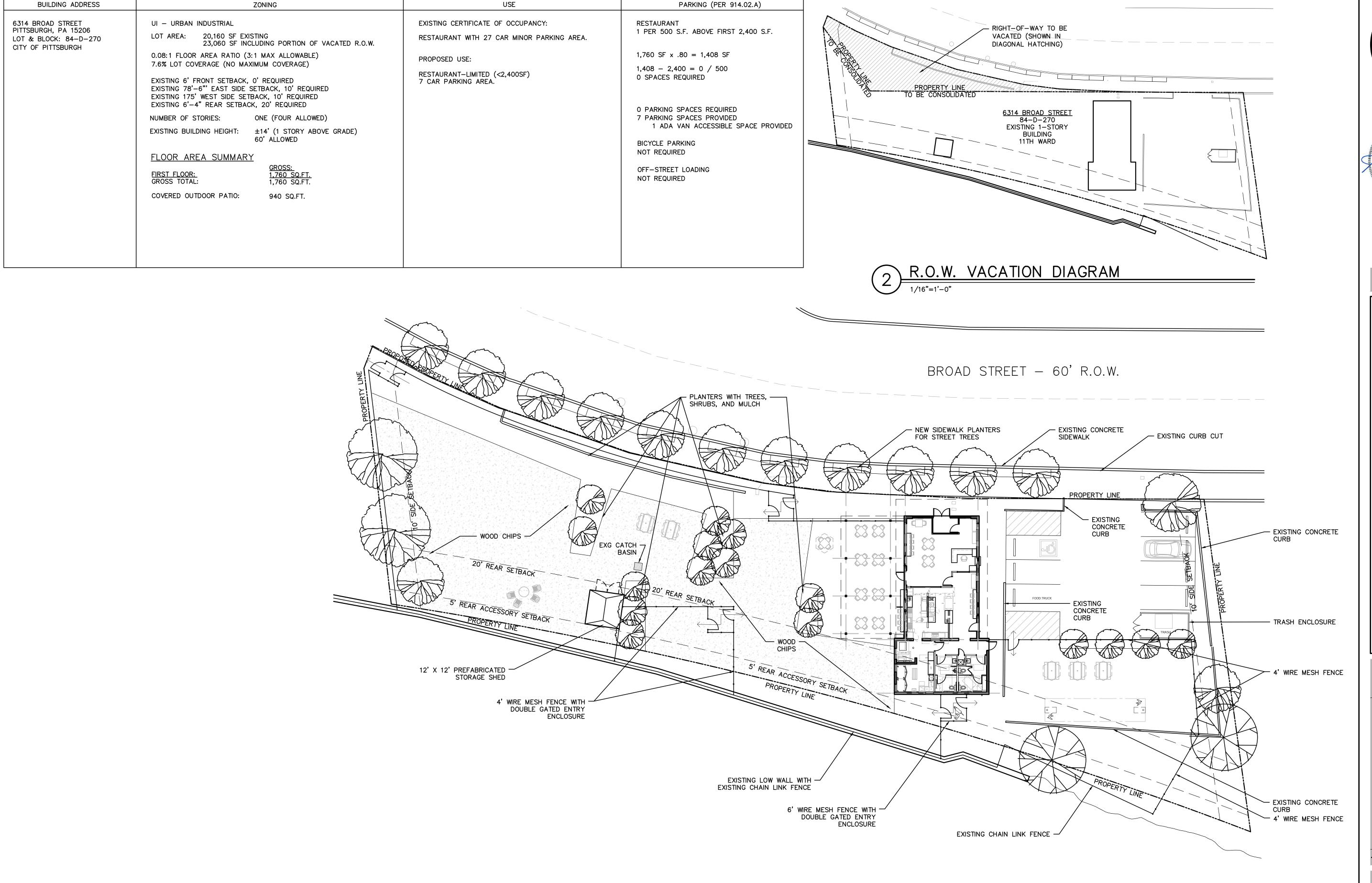
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CONTRACT 5.23.2022

CHECKED





SITE PLAN





moss**Architects** 5122 Penn Avenue Pittsburgh, PA 15224 412.441.6400 ph 412.441.0723 fx www.mossarc.com

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PROJECT NO. 220280 5.23.2022 DRAWN EER

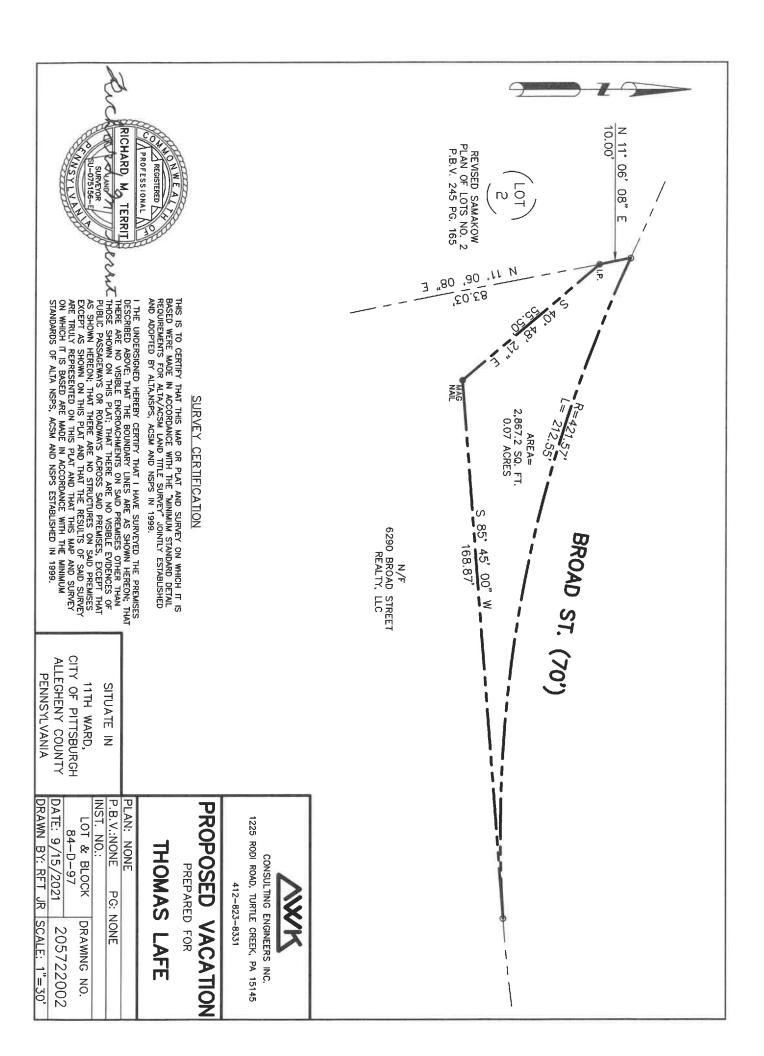
SHEET TITLE SITE PLAN

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LEGAL DESCRIPTION

ALL that certain lot or piece of ground situate in the 11th Ward in the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Broad Street and the line of land N/F 6290 Broad Street Realty, LLC; thence S85°45'00"W with a distance of 168.87 feet to a point; thence continuing along the same S40°48'21"E with a distance of 55.50 feet to a point on the line of Lot No. 2 in the Revised Samakow Plan of Lots No. 2 as recorded in Office of Recorder of Deeds of Allegheny County in Plan Book Volume 245, Page 165; thence along Lot No. 2 in said plan N11°06'08"E with a distance of 10.00 feet to a point on the southerly side of Broad Street; thence with an arc curving to the left having a radius of 421.57 feet and an arc length of 212.55 feet to a point the true place of beginning.

STELPRO-02

BSHOUP

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/7/2023

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).

| PRO | DUCE | R | | | | | | | | NAME: | CT Brandy S | Shoup | | | | |
|---|-----------------------|--|---|--------------|-----------------|------------------------------------|---------------------------------|-----------------|---|---|---|----------------------------|--|-----------|------------|--|
| IMA, Inc - Pittsburgh 316 First Avenue 3rd Floor | | | | | | | | | | PHONE (A/C, No, Ext): (724) 803-5862 FAX (A/C, No): | | | | | | |
| | | | | | | | | | | E-MAIL ADDRESS: Brandy.Shoup@ima-ess.com | | | | | | |
| Kittanning, PA 16201 | | | | | | | | | | | INSURER(S) AFFORDING COVERAGE | | | | | |
| | | | | | | | | | | | INSURER A : The Cincinnati Specialty Underwriters Insurance Company | | | | NAIC # | |
| Stella Property Group LLC; The Hound Haus, LLC 5638 Elgin Street Pittsburgh, PA 15206 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | INSURER C: | | | | | |
| | | | | | | | | | | | INSURER D : | | | | | |
| | | | | | | | | | | | INSURER E : | | | | | |
| | | _ | | | | | | | | INSURER F: | | | | | | |
| | | | GES | | | | | | NUMBER: | | | | REVISION NUMBER: | | | |
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| | | | | | | ^ | | | | 0/01/2022 | 0.0 | PREMISES (Ea occurrence) | | 2,000 | | |
| | | 1 – | | | | | | | | | | | MED EXP (Any one person) | \$ | 1,000,000 | |
| | | | | | | | | | | | | PERSONAL & ADV INJURY | \$ | 2,000,000 | | |
| | GEN | GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO- JECT LOC | | | | | | | | | | | GENERAL AGGREGATE | \$ | 2,000,000 | |
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| | | A | IRED UTOS ONLY | _ | | ION-OWNED UTOS ONLY | | | | | | | (Per accident) | \$ | | |
| | | | | | _ | | | | | | | | | \$ | | |
| | | 1 | MBRELLA LIA | AΒ | | OCCUR | | | | | | | EACH OCCURRENCE | \$ | | |
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| | WOF | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? | | | | | | | | | | | PER OTH- STATUTE ER | | | |
| | ANY | | | | | | | | | | | | E.L. EACH ACCIDENT | \$ | | |
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| В | Crime FB0839 | | | | | | | | FB083903 | | 12/15/2022 | 12/15/2022 | Employee Dishones | :у | 100,000 | |
| DES The | CRIPT | of | N OF OPERAT Pittsburgh | TION n is | IS/LO liste | CATIONS / VEHICI d as Additiona | LES (# | ACORE ured a | 0 101, Additional Remarks Schedu as required by written con | ıle, may b tract. | e attached if mor | e space is requii | red) | | | |
| CE | RTIF | FIC | ATE HOL | DE | R | | | | | CANCELLATION | | | | | | |
| City of Pittsburgh 414 Grant St. Pittsburgh, PA 15219 | | | | | | | | | | 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 | | | | | | |
| | | | 1 | | | | | | | Brandy Shoup | | | | | | |