



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

**STREET VACATION APPLICATION**

Date: 01/09/2025

Applicant Name: Urban Redevelopment Authority of Pittsburgh

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

Address: 412 Boulevard of the Allies, Pittsburgh, PA 15219

Phone Number: 412-255-6598 Alternate Phone Number: \_\_\_\_\_

Email Address: ghall@ura.org

Location of Proposed Vacation: Cassina Way between N Homewood Ave and Zenith Way

Ward: 13 Council District: 9 Lot and Block: \_\_\_\_\_

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

Is the proposed vacation developed? Yes ☐ No ☒

Width of Existing Right-of-Way (sidewalk or street): 15' (Before vacation)

Length of Existing Right-of-Way (sidewalk or street): 96.9' (Before vacation)

Width of Proposed Vacation: 15'

Length of Proposed Vacation: 96.9'

Number of square feet of the proposed vacation: 1,453 SF

Description of vacation: Vacation of Cassina Waw between N Homewood Ave and Zenith Way

Reason for application:

For the constrction of Homewood Gateway Phae I - a 58 unit mixed-use development.

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**412 Boulevard of the Allies  
Suite 901  
Pittsburgh, PA 15219  
412.255.6600 ura.org**

1/14/2025

Kim Lucas  
Director  
Department of Mobility & Infrastructure  
414 Grant Street, 215 B  
Pittsburgh, PA 15219

I am writing to request vacation of a right-of-way ("ROW") consisting of a portion of Cassina Way located between North Homewood Avenue on the west, Zenith Way on the east, Block 174-N, Lot 192, on the south, and Block 174-N, Lot 194 on the north. We are providing evidence that there are no adverse impacts to public interest and that necessary coordination with utility providers and applicable City departments is complete via the DOMI Street Vacation Application that this letter accompanies.

We are requesting this vacation in order to convey Block 174-N, Lots 190, 192, 194, 198, 296 and 298 and this to-be-vacated area to McCormack Baron Salazar, for development of a three-story, mixed-use development with 58 low-income rental units.

Please let us know if you have any questions or need any additional information.

Thank you in advance for your consideration of this request.

Sincerely,

DocuSigned by:  
  
53000092DDDF4F5...

Mary Lisa (ML) Meier  
Director of Real Estate Transactions



NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY SCI-TEK CONSULTANTS, INC., COMPLETED IN JUNE 2022.
- HORIZONTAL DATUM: PA STATE PLANE COORDINATES (SOUTH ZONE) NAD83(2011); VERTICAL DATUM: NAVD83 (GEOID 18). GRID NORTH, BEARINGS AND ELEVATIONS WERE DERIVED FROM THE KEYNET GPS VRS NETWORK.
- SURVEY MEASUREMENTS WERE MADE IN US SURVEY FEET (US FT).
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- UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON A COMBINATION OF SURVEYED UTILITY APPURTENANCES IN THE FIELD, SURVEYED MARKINGS ON THE GROUND AND/OR INFORMATION PROVIDED BY UTILITY COMPANIES THAT RESPONDED THROUGH THE PA ONE CALL SYSTEM. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, UTILITY LOCATION REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THEREFORE, SCI-TEK MAKES NO REPRESENTATION AS TO THE COMPLETENESS OR ACCURACY OF THE PROVIDED MARKINGS WITH RESPECT TO THE ACTUAL LOCATIONS OF THE UNDERGROUND UTILITIES.

LEGEND:

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- GRAVEL AREAS
- CONCRETE AREAS
- COMPUTED POINT
- TEMPORARY BENCHMARK
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ABBREVIATIONS:

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POCS Serial NO. : 20221642433  
Date: 6/13/2022

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REVISIONS			
REV	DESCRIPTION	BY	DATE

I, Jeremy R. Gatten, a licensed Professional Land Surveyor in the Commonwealth of Pennsylvania, hereby certify, to the best of my knowledge, information and belief, that this plan is correct and has been surveyed and prepared by me or under my direct supervision.

**PRELIMINARY**

Jeremy R. Gatten, PLS #SU075445

Date

**SciTek**  
CONSULTANTS, INC.

655 RODI ROAD - PITTSBURGH PA15235  
PHONE: (412) 371-4460 FAX: (412) 371-4462  
www.scitekanswers.com

PROJECT:

GRAVES DESIGN GROUP  
PITTSBURGH, PENNSYLVANIA

TIOGA SQUARE APARTMENTS  
13TH WARD - PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA

SHEET TITLE:

BOUNDARY RETRACEMENT & EXISTING CONDITIONS SURVEY

SCI-TEK PROJECT ID:

22-1099

SURVEYED:

FCH

CHECKED:

JRG

DRAFTED:

JDB/LJM

DATE:

6-14-2022

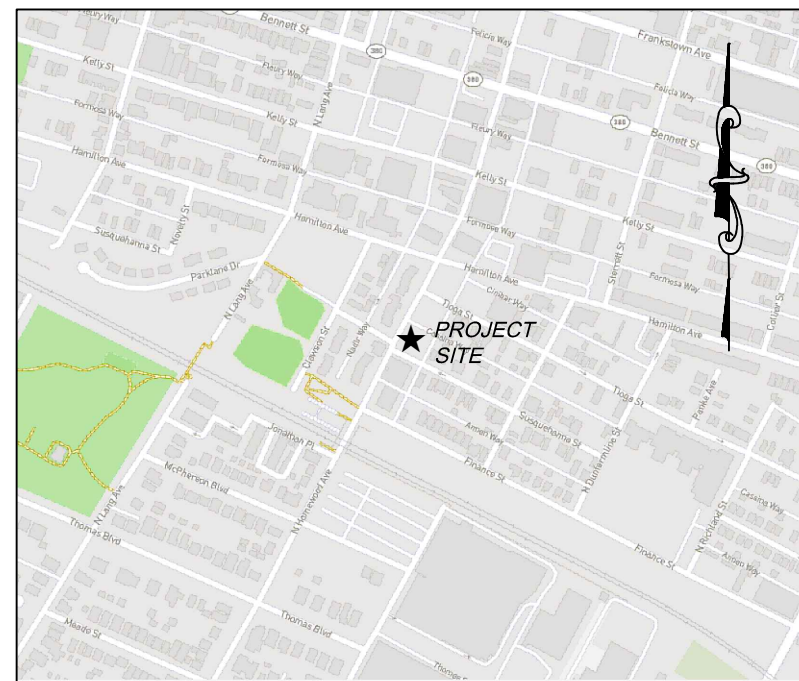
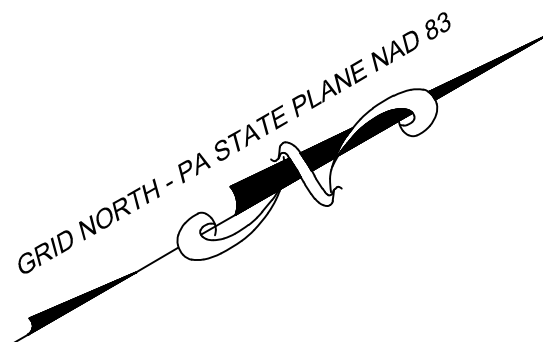
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AS SHOWN

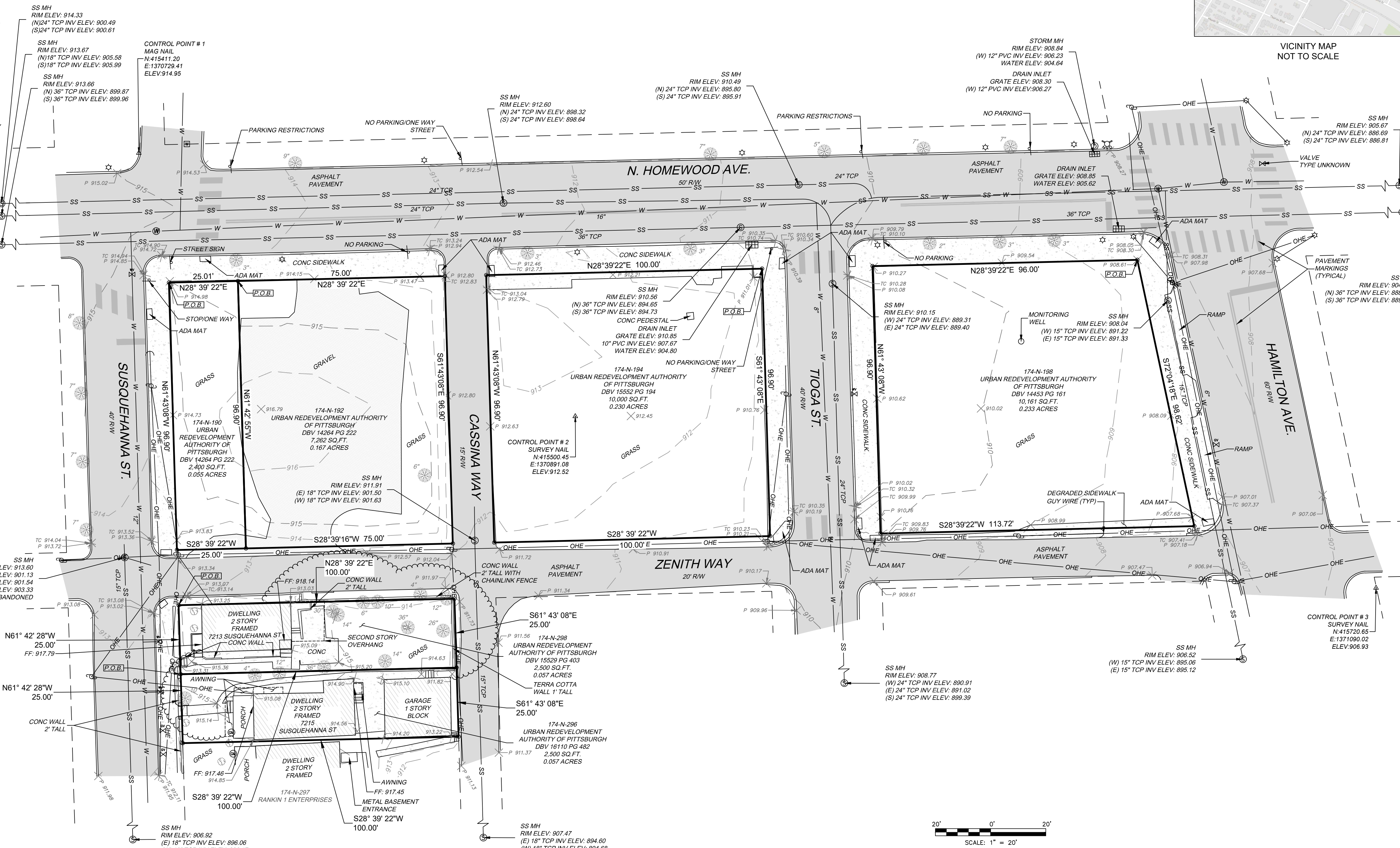
DRAWING NO.:

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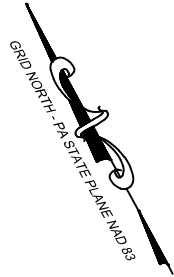
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FILE NAME: 22-1099 GRAVES DESIGN GROUP URA TIOGA SQUARE APPTS SURVEY BASE DRAFT 2022-7-8.DWG



VICINITY MAP  
NOT TO SCALE







PROJECT: URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

PITTSBURGH, PENNSYLVANIA

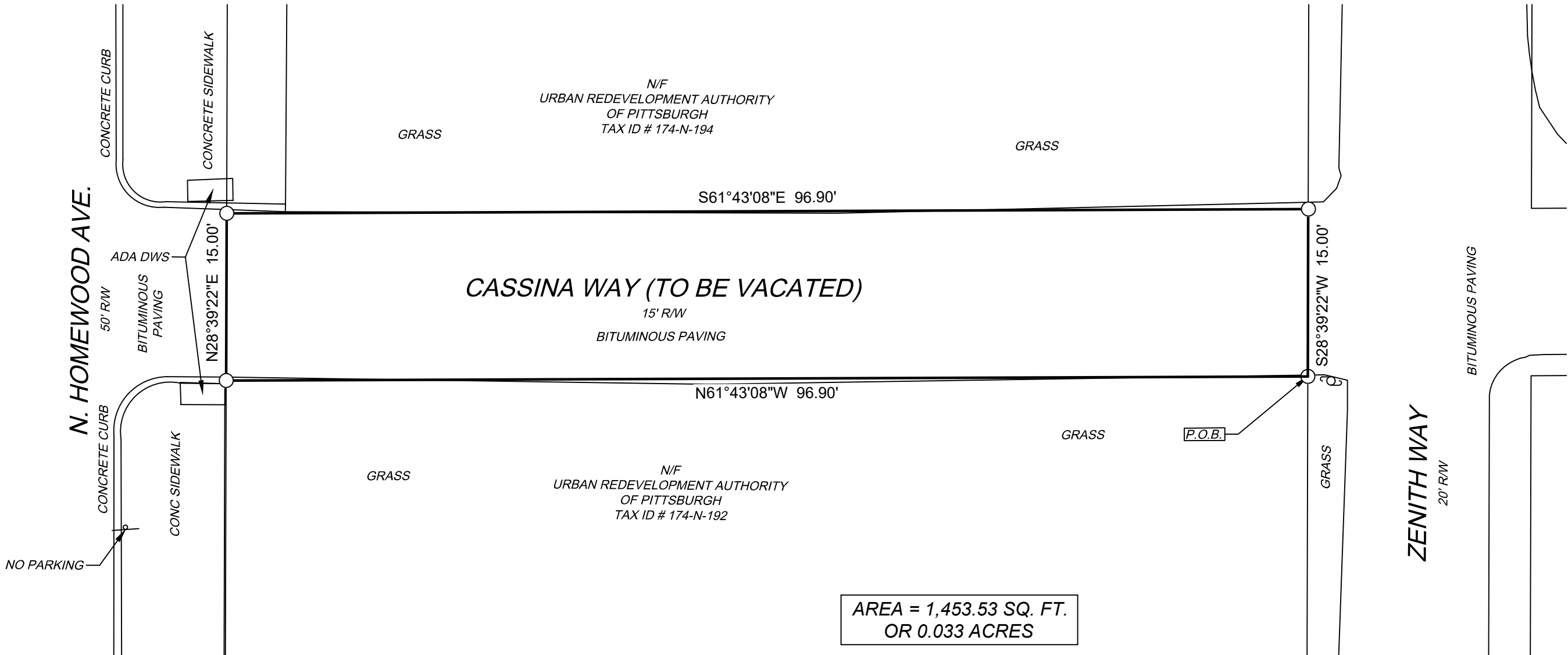
13TH WARD - CITY OF PITTSBURGH  
ALLEGHENY, PENNSYLVANIA

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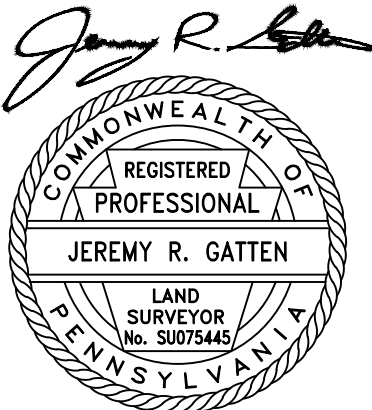
CASSINA  
SITE PLAN

DRAFTED:	DATE:
ARH	8-7-2023
CHECKED:	
JRG	8-7-2023
APPROVED:	
JRG	8-7-2023
DRAWING NO:	

1



AREA = 1,453.53 SQ. FT.  
OR 0.033 ACRES



8/8/23

**DESCRIPTION OF CASSINA WAY  
FROM N. HOMEWOOD AVENUE TO ZENITH WAY  
SITUATE IN THE  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PA**

All that certain lot or piece of ground situate in 13<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania, being part of a public alley as shown on in the Mellon Brother's Plan of Homewood Plan of Lots, of record in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 3, page 270, more particularly described as follows:

Beginning at the westerly corner of the intersection of Cassina Way and Zenith Way;

Thence from said Point of Beginning, along the southerly side of said Cassina Way, N 61°43'08" W, a distance of 96.90 feet to a point, said point being the southerly corner of the intersection of Cassina Way and North Homewood Avenue;

Thence N 28°39'22" E, a distance of 15.00 feet to a point, said point being the easterly corner of the intersection of North Homewood Avenue and Cassina Way;

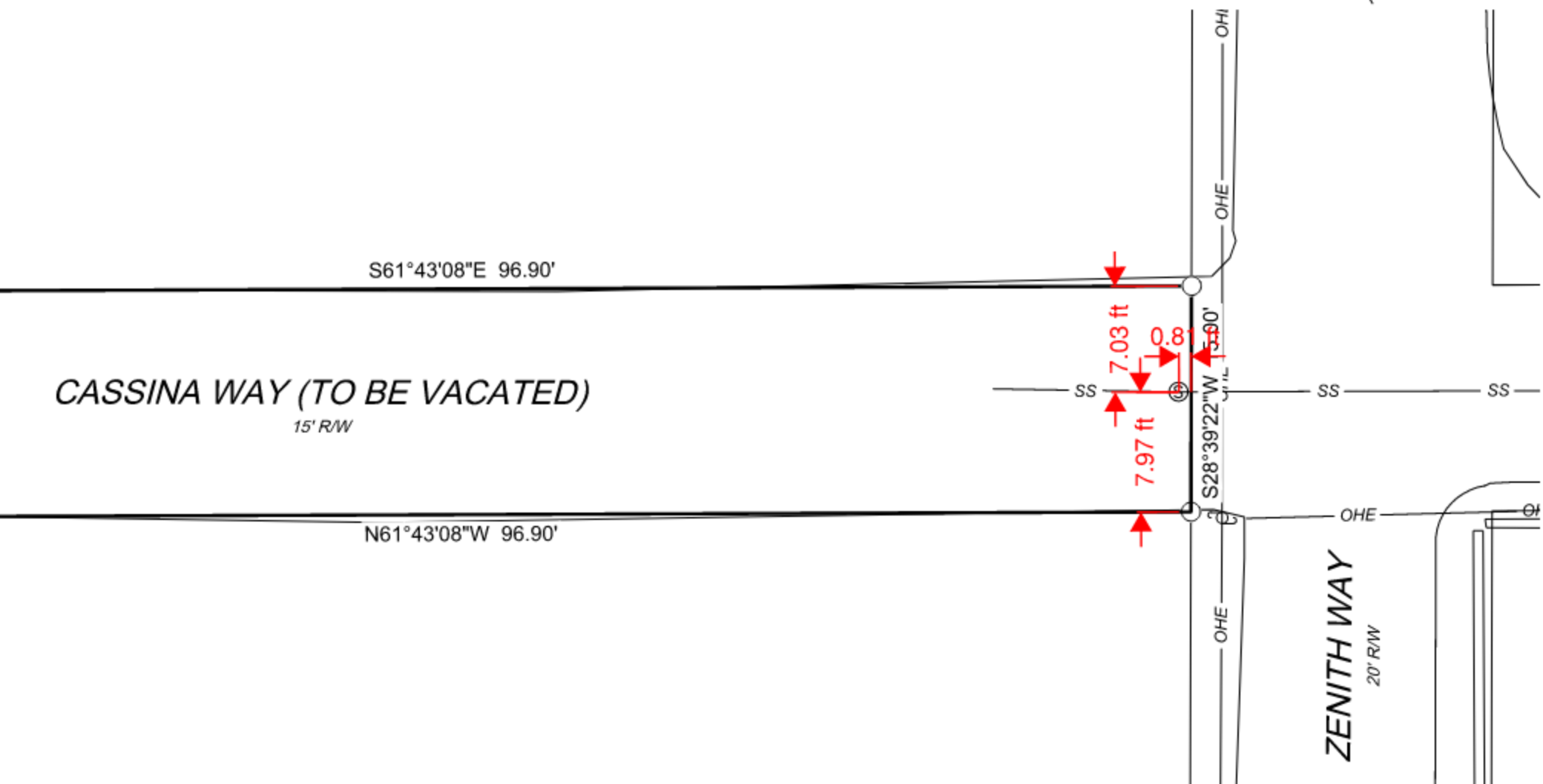
Thence along the northerly side of Cassina Way, S 61°43'08" E, a distance of 96.90 feet to a point, said point being the northerly corner of the intersection of Cassina Way and Zenith Way;

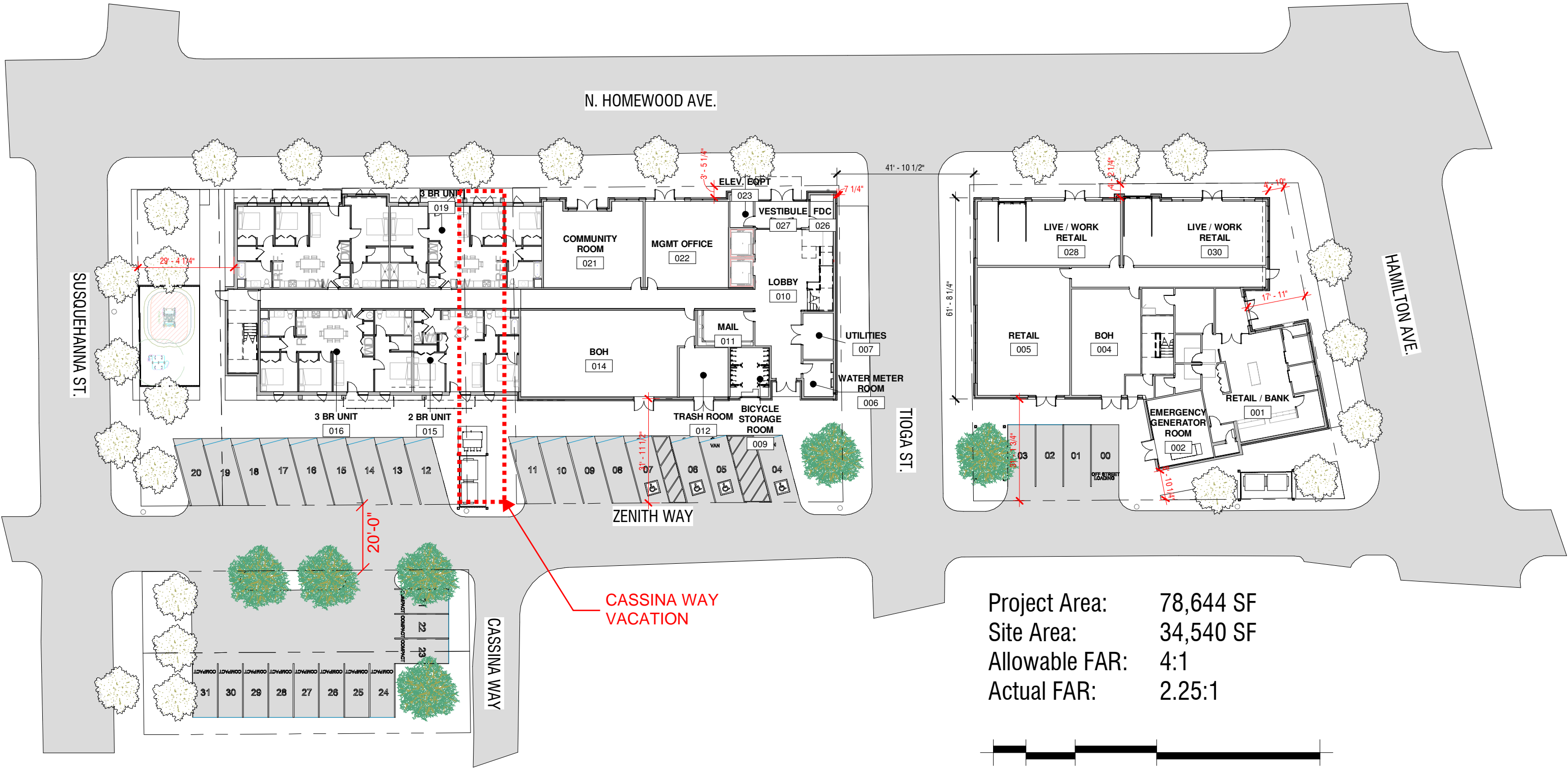
Thence S 28°39'22" W, a distance of 15.00 feet to the Point of beginning.

Containing an area of 1,453 square feet, or 0.033 acres.

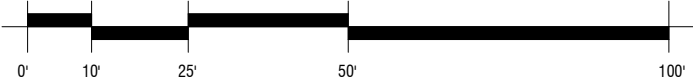


8/8/23





Project Area: 78,644 SF  
Site Area: 34,540 SF  
Allowable FAR: 4:1  
Actual FAR: 2.25:1



01 00 - SITE PLAN OVERALL  
0.2 1" = 30'-0"

COLLABORATIVE

Graves Design Group, LLC

Benedum-Trees Building, Suite 600  
223 4th Avenue  
Pittsburgh, PA 15222  
www.gravesdesigngroup.com

www.desmone.com

PENNSYLVANIA:

One Doughboy Square  
3400 Butler Street  
Pittsburgh, PA 15201

NOTES

CLIENT:

MCCORMACK  
BARON  
SALAZAR

DEVELOPING AND BUILDING  
COMMUNITIES ACROSS AMERICA

PROJECT:

NORTH HOMEWOOD  
AVENUE

DRAWING NAME  
SITE PLAN

PROJECT NUMBER 011	DRAWING NUMBER 0.2
DATE 01/04/2024	
SD	

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## NOTES:

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## ABBREVIATIONS:

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ELEV	ELEVATION
INV	INVERT
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REVISIONS			
REV	DESCRIPTION	BY	DATE



I, Jeremy R. Gatten, a licensed Professional Land Surveyor in the Commonwealth of Pennsylvania, hereby certify, to the best of my knowledge, information and belief, that this plan is correct and has been surveyed and prepared by me or under my direct supervision.

*Jeremy R. Gatten*  
Jeremy R. Gatten, PLS #SU075445

**7-30-22**  
Date

**SciTek**  
CONSULTANTS, INC.

655 RODI ROAD - PITTSBURGH PA15235  
PHONE: (412) 371-4460 FAX: (412) 371-4462  
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PROJECT:

GRAVES DESIGN GROUP  
PITTSBURGH, PENNSYLVANIA

TIOGA SQUARE APARTMENTS  
13TH WARD - PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA

SHEET TITLE:

BOUNDARY RETRACEMENT & EXISTING CONDITIONS SURVEY

SCI-TEK PROJECT ID:  
22-1099

SURVEYED: FCH CHECKED: JRG

DRAFTED: JDB/LJM DATE: 6-14-2022

DWG SCALE:  
AS SHOWN

DRAWING NO.:





## Technical Memo

Subject: Review of Technical Documents for Casina Way Street Vacation Application

Project Location: Casina Way between North Homewood Avenue and Zenith Way

Lot & Block No.: 174-N-192 & 174-N-194

Date: January 14<sup>th</sup>, 2025

The purpose of this memorandum is to confirm that I reviewed the technical documents for Casina Way Street Vacation Application on November 15<sup>th</sup>, 2024, and to confirm the accuracy of information to the best of my knowledge.

Attached reviewed documents include Boundary Retracement and Existing Conditions Survey prepared by Sci-Tek Consultant, dated June 2022, Street Map-Site & Neighborhood Amenities prepared by Graves Design Group, Legal Description Document, and Utility Companies letter.

I confirm that the Boundary Retracement and Existing Condition Survey provides detailed topographic and boundary data, including:

1. Surveyed properties and right-of-way dimensions.
2. Elevation data
3. Utility locations
4. Sanitary and storm sewer infrastructure details
5. Key control points and measurements

To the best of my knowledge and based on materials reviewed, the technical document represents accurately the existing site conditions.

Sincerely,

*Wais Baheen*

Wais Baheen  
Civil Engineer



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Jeremy R. Gatten, PLS #SU075445

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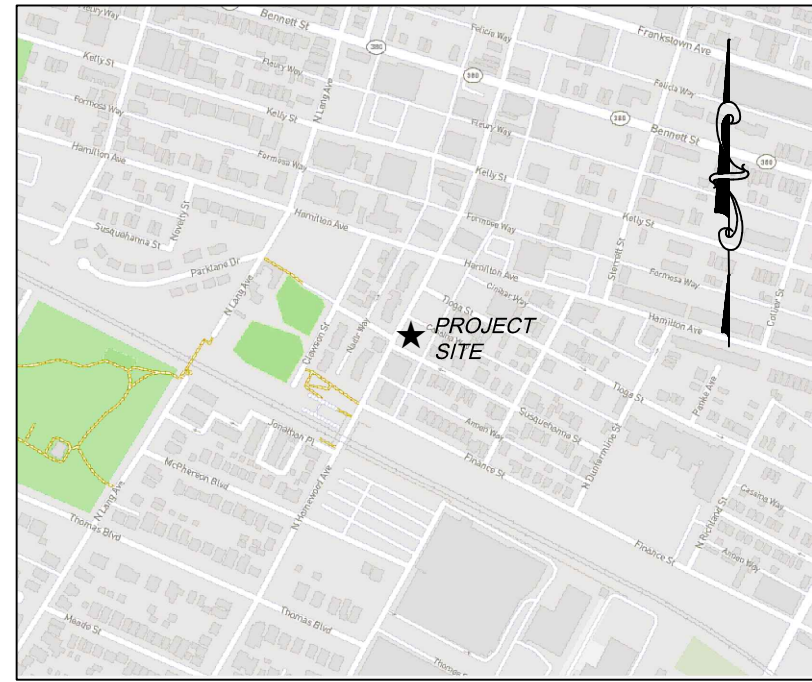
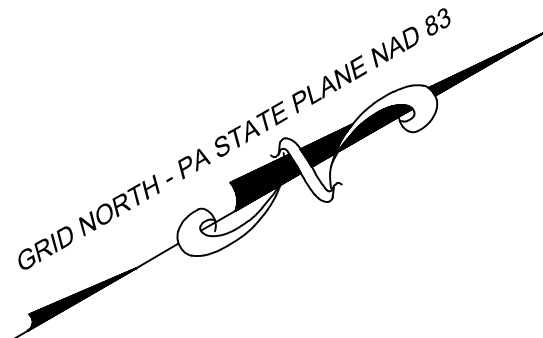
DWG SCALE:

AS SHOWN

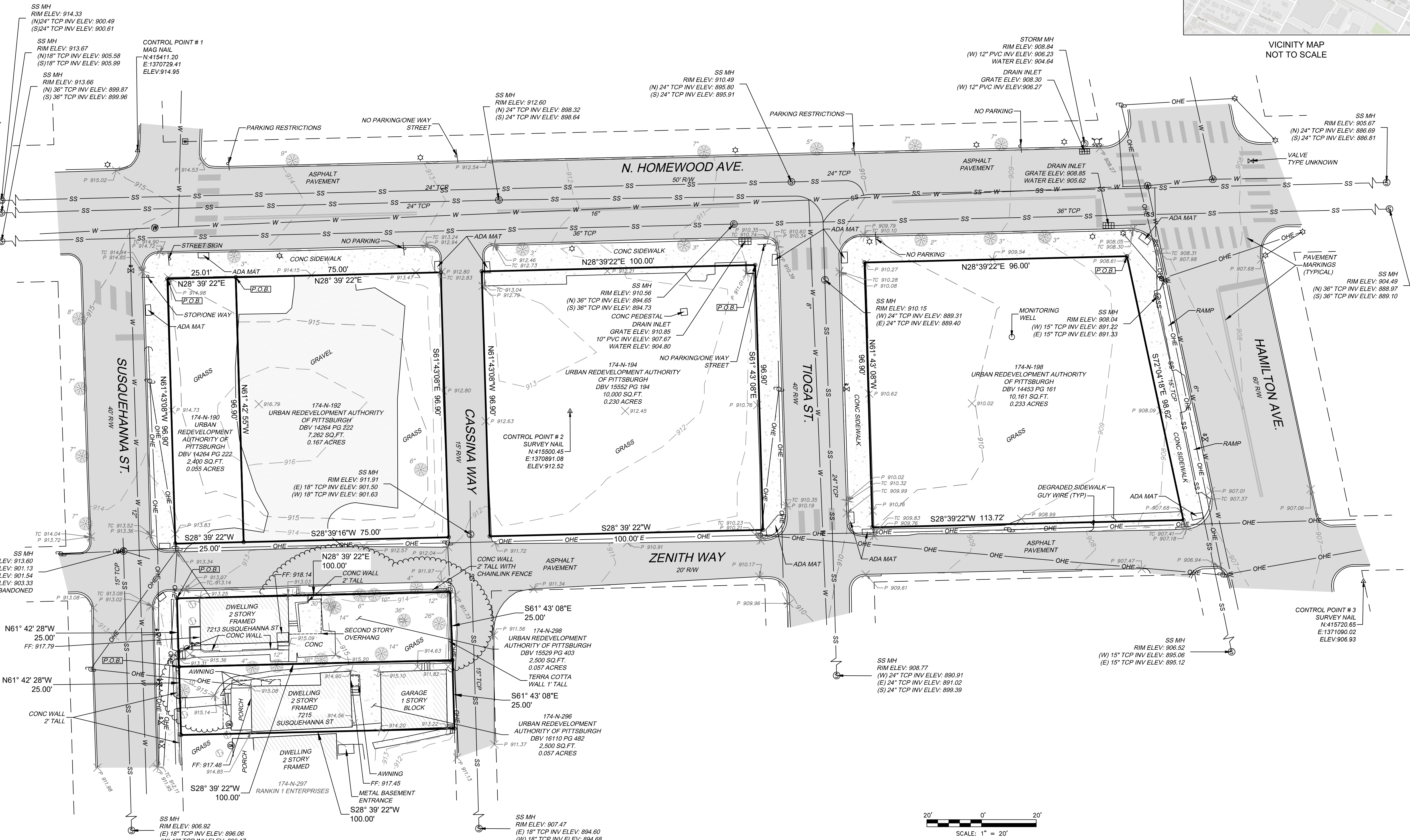
DRAWING NO.:

1

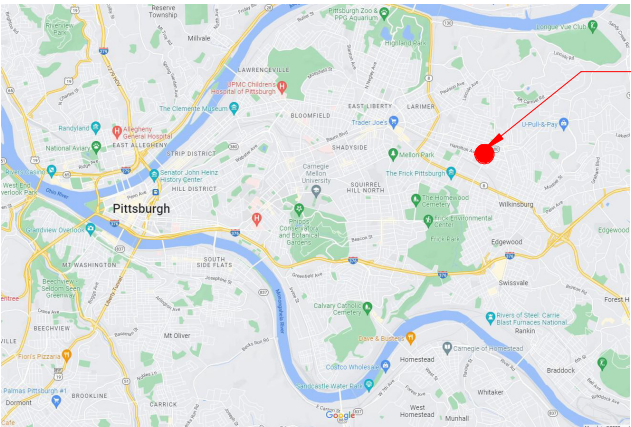
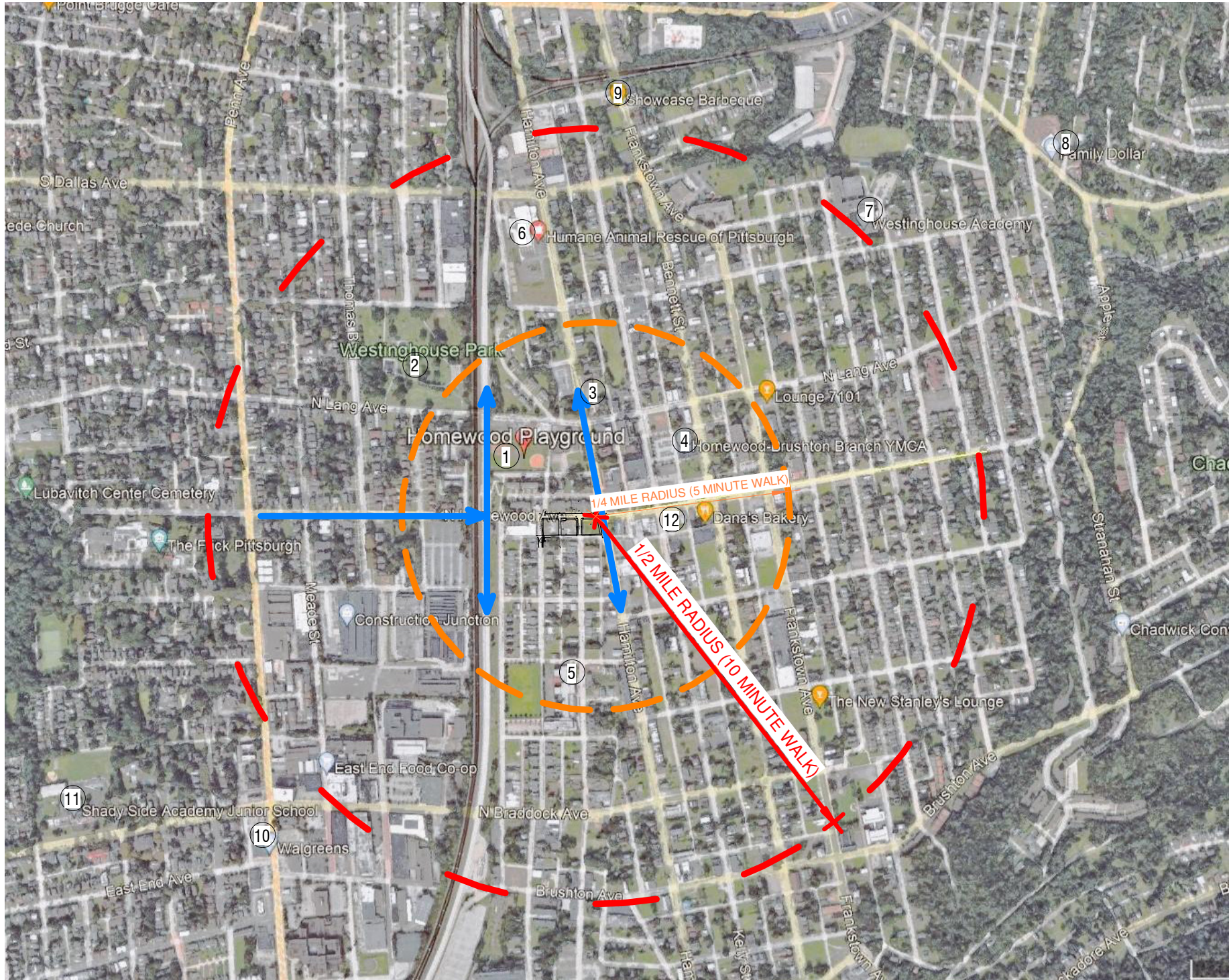
PRINT DATE: 7/8/22 FILE LOCATIONS: \CUSTOMERS\2022\22-1099 GRAVES DESIGN GROUP URA TIOGA SQUARE APTS\TO CLIENT  
FILE NAME: 22-1099 GRAVES DESIGN GROUP URA TIOGA SQUARE APTS SURVEY BASE DRAFT 2022-7-8.DWG



VICINITY MAP  
NOT TO SCALE







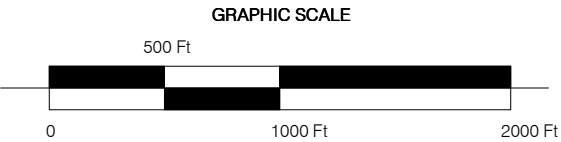
SITE

VECINITY MAP

AMENITIES:

- 1 - HOMEWOOD PLAYGROUND
- 2 - WESTINGHOUSE PARK
- 3 - CARNEGIE LIBRARY OF PITTSBURGH HOMEWOOD
- 4 - YMCA / HOMEWOOD
- 5 - HELEN S ARTS ACADEMY
- 6 - HUMANE ANIMAL RESCUE OF PITTSBURGH
- 7 - WESTING HOUSE ACADEMY
- 8 - FAMILY DOLLAR
- 9 - SHOWCASE BARBEQUE RESTAURANT
- 10 - WALGREENS
- 11 - SHADYSIDE ACADEMY
- 12 - PNC BANK

BUS ROUTES:



01 STREET MAP-SITE & NEIGHBORHOOD AMENITIES  
SM 1" = 10000'-0"

COLLABORATIVE		NOTES	CLIENT:		DRAWING NAME	PROJECT NUMBER	DRAWING NUMBER
 Graves Design Group, LLC Benedum-Trees Building, Suite 600 223 4th Avenue Pittsburgh, PA 15222 www.gravesdesigngroup.com	 www.desmone.com  PENNSYLVANIA: One Doughboy Square 3400 Butler Street Pittsburgh, PA 15201		MCCORMACK BARON SALAZAR	DEVELOPING AND BUILDING COMMUNITIES ACROSS AMERICA		011	
			PROJECT:			DATE	SM
			NORTH HOMEWOOD AVENUE			06/23/2022	
					PHFA SUBMISSION		



## To the Council of the City of Pittsburgh

We, the undersigned, being all of the property owners in interest and number, abutting upon the line of:

**Lot & Block & Address of applicant property:** 174-N-192  
**Lot & Block & Address of abutting property:** 174-N-194  
**Lot & Block & Address of abutting property:** The URA owns both properties that abut  
**Lot & Block & Address of abutting property:** the ROW to be vacated.  
**Lot & Block & Address of abutting property:** \_\_\_\_\_

Respectfully petition Your Honorable body for the passage of a resolution vacating, dedicating or encroaching on the above listed right-of-way and in consideration of the premises, and for the purposes of inducing the corporate authorities of said City to enact a resolution for said purpose, we do hereby stipulate, covenant and agree to release and forever discharge, said City from any and all claims for damages whatsoever which we, or either of us, may, might, or could have, or claim, for any reason of the vacation or encroachment of said public highway between said terminal points: and we further agree to indemnify, save harmless and defend said City from any claims and from the payment of any damages whatsoever resulting to any property owned by us, or either of us, or by any persons whatsoever, abutting or non-abutting, for or by reason of said vacation or encroachment.

We further waive the right to ask for the appointment of Viewers to ascertain and assess any damages caused by such vacation or encroachment, and in the event of any Viewers proceeding being made necessary for or by reason of the passage of such resolution, we do hereby jointly and severally agree and bind ourselves, our heirs, executors, administrators, successors and assigns to pay or cause to be paid to the handbills and any other expense incurred in such Viewers' proceedings, and that said amount shall be forthwith paid upon the City Solicitor certifying to the City Treasurer the amount of said costs.

IN WITNESS WHEREOF, We have hereunto set our hands and seals as of the  
16 Day of January, 2025.

Witness <u>Theresa Schacht</u> <small>742E4DACDC874B0...</small>	<div>DocuSigned by: <div>DS MS</div><div>Initial WB</div></div>	<div>Signed by: Property Owners: <b>(Please Sign &amp; Print L&amp;B)</b> <u>Susheela Nmanu-Stanger</u> (seal)</div>
		<div>Applicant: Signature &amp; Lot &amp; Block</div>
		<div>Abutting 1: Signature &amp; Lot &amp; Block</div>
		<div>Abutting 2: Signature &amp; Lot &amp; Block</div>
		<div>Abutting 3: Signature &amp; Lot &amp; Block</div>
<div>Abutting 4: Signature &amp; Lot &amp; Block</div>		

Personally came N/A who being duly sworn says that he is personally acquainted with the owners of the property fronting or abutting upon the within described highway, and that he or she knows said petition is signed by all of said owners, and that the signatures of said petition are the proper and genuine signatures of said owners.

Sworn and subscribed before me this 16 of January, 2025





October 10, 2022

Zainab Al Kafage  
Project Engineer  
Quality Control and Inspection Department  
Urban Redevelopment Authority of Pittsburgh  
412 Boulevard of the Allies, Suite 901  
Pittsburgh, PA 15219

Dear Zainab Al Kafage:

As the construction contact for Comcast, I am responding to your inquiry regarding a street vacation for Cassina Way described in your October 10, 2022, inquiry to Comcast.

Comcast has no conflicts at this location.

Please let us know if you need any further information or confirmation.

Thank you.

*Eugene Levi*

---

Gene Levi  
Comcast Cable Communications Inc  
Construction / Engineering  
[Eugene\\_Levi@cable.comcast.com](mailto:Eugene_Levi@cable.comcast.com)  
412-996-4188 (c)

Cc: Cheryl L. McCabe, Senior Manager, External & Government Affairs  
Comcast – Keystone Region  
[cheryl\\_mccabe@comcast.com](mailto:cheryl_mccabe@comcast.com)



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

November 10, 2022

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

RE: Vacation of portion of Cassina Way located between tax parcels 174-N-194  
and 174-N-292  
13<sup>th</sup> Ward, City of Pittsburgh, Allegheny County

Dear Ms. Lucas:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from The Urban Redevelopment Authority of Pittsburgh (URA) regarding a request to vacate a portion of Cassina Way at the above referenced location.

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

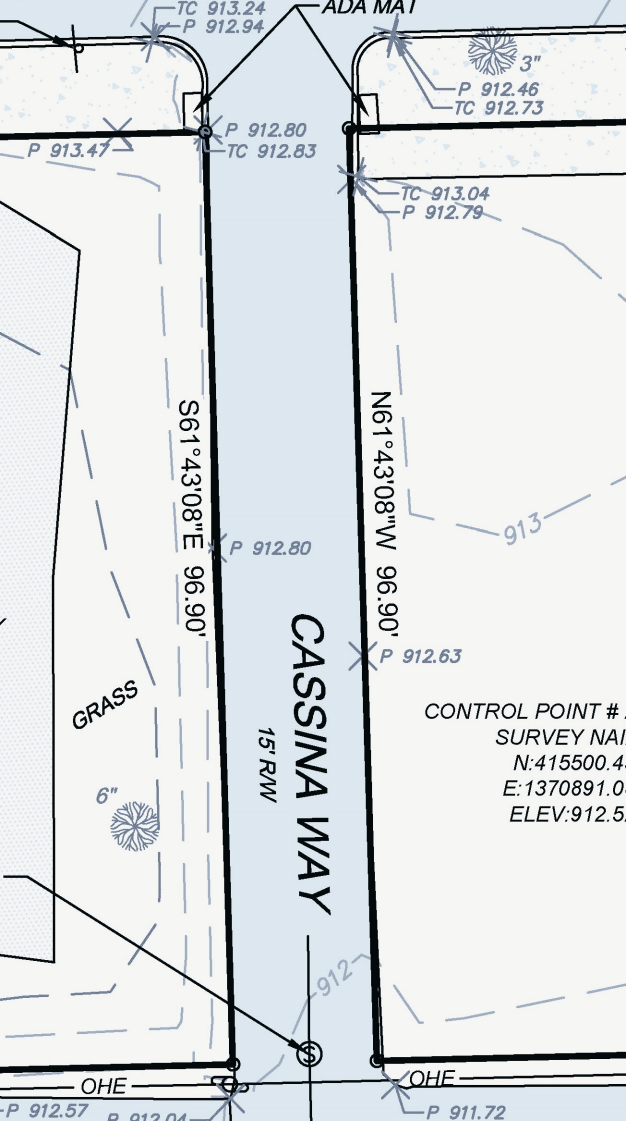
Peoples has no objection to the proposed street vacation.

Sincerely,

*Jill Marie Groves*

Jill Marie Groves  
Land Department







**Corey Elzer**  
*Engineering*

469 Hershey Rd, Penn Hills 15235 | Mail Drop PH-TD  
Tel 412-393-2614 | Email: celzer@duqlight.com

**VIA EMAIL: Gordon Hall <ghall@ura.org>**

**Re: Street Vacation Request – Cassina Way: Between N Homewood Ave & Zenith Way,  
Pittsburgh PA 15208.**

To whom it may concern,

Duquesne Light has reviewed this request. Based on current construction plans and existing facilities, there are no encroachments on DLC facilities. DLC has no issues with the street vacation request of this location.

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 "Corey A. Elzer". The signature is written in a cursive, flowing style.

**Corey Elzer**  
*Supervisor, Engineering*  
412.393.2614 (Office)  
celzer@duqlight.com

Duquesne Light Company  
469 Hersey Rd. Penn Hill, PA 15235  
[DuquesneLight.com](http://DuquesneLight.com)



**To:** Kim Lucas, Director of the Department of Mobility and Infrastructure  
**From:** William J. Pickering, Pittsburgh Water Chief Executive Officer  
**Date:** 4/23/2025  
**Subject:** Proposed Street Vacation at Cassina Way

The following is in response to the attached 3/25/2025 request regarding the street vacation at Cassina Way in the 13th Ward of the City of Pittsburgh.

1. The Water Mapping (attached) indicates that there are no Pittsburgh Water waterline infrastructure within the area of the proposed street vacation.
2. The Sewer Mapping (attached) indicates that there is a sanitary manhole within the proposed street vacation. Pittsburgh Water will require an easement centered on the facilities.

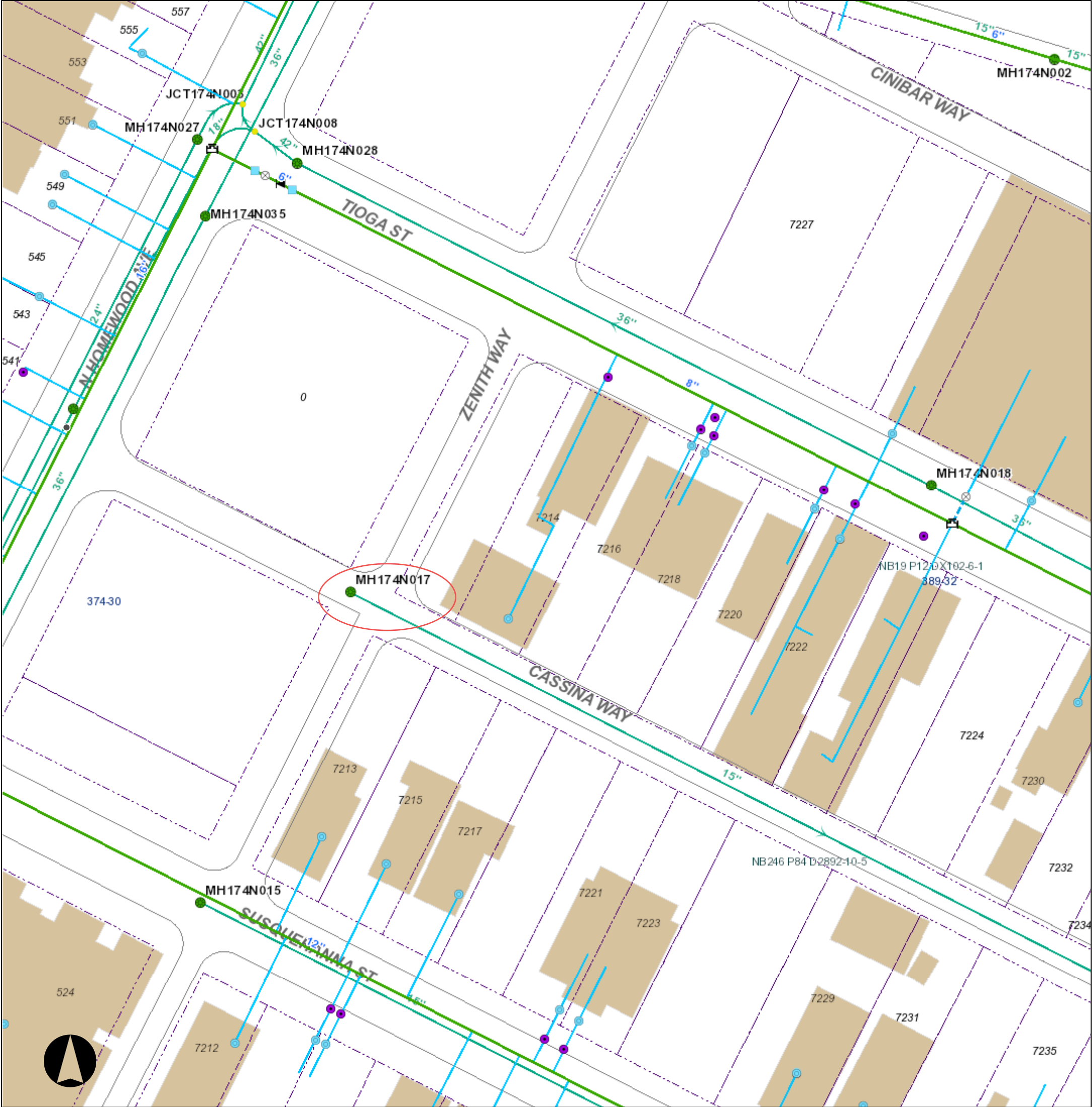
*PWSA has no objection to the vacation of said street. Our approval is based on the future easement agreement for this site.*

*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.*































JAT

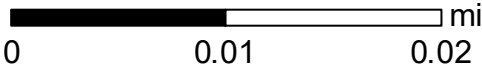
Attachment

# Cassina Way



## Legend

WATER			
	Pressure Monitoring Station		Outfall
	Water Manhole		End Cap
	Curb Box		Sewer Pump Station
	Water System Pump		Combined Sewer
	Hydrant		Sanitary Sewer
	System Valve		Storm Sewer
	Dividing Pressure Valve		Regulated Combined Sewer
	Coupling		Overflow Sewer
	Tee		Interceptor
	Cross		Sewer Force Main
	Reducer		Private Sewer
	End Cap		Undefined Sewer
	Wash Out		Green Infrastructure Underground Facilities
SEWER			
	Manhole		
	Junction		
	Inlet		
	Private Inlet		



Neither the City of Pittsburgh ("City") nor Pittsburgh Water & Sewer Authority ("Pittsburgh Water") guarantees the accuracy of any of the information hereby made available, including but not limited to, information concerning the location and condition of underground structures. The City and Pittsburgh Water assume no responsibility for any conclusions or interpretations made on the basis of such information. The City and Pittsburgh Water assume no responsibility for any understanding or representations made by their agents or employees unless such understanding or representations are expressly set forth in a duly authorized written document, and such document expressly provides that responsibility therefor is assumed by the City or Pittsburgh Water.

Date: 3/27/2025