



CITY OF PITTSBURGH

Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

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

Date 9/09/2020

Applicant Name University of Pittsburgh - Thomas O'Toole

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

Address 5051 Centre Ave, Pittsburgh, PA 15213

Phone Number: 412-624-9500 Alternate Phone Number: _____

Location of Proposed Encroachment: 5007 Centre Ave - Retail Space

Ward: 8th Council District: 7th Lot and Block 51-P-13

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

Is the existing right-of-way, a street or a sidewalk? Sidewalk (ROW includes Street as well)

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

Length of Existing Right-of-Way (sidewalk or street): 342.46' (Before encroachment)
(along property line)

Width of Proposed Encroachment: 3'

Length of Proposed Encroachment: 20'

Number of feet the proposed object will encroach into the ROW: 3'

Reason for application: This canopy provide shelter for the adjacent bus stop as well as the entry

*****PLEASE ATTACH ALL ADDITIONAL INFORMATION*****



CITY OF PITTSBURGH

Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

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

Date 7/24/2020

Applicant Name University of Pittsburgh - Thomas O'Toole

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

Address 5051 Centre Ave, Pittsburgh, PA 15213

Phone Number: 412-624-9500 Alternate Phone Number: _____

Location of Proposed Encroachment: 5008 Baum Blvd - Retail Space
5034 Baum Blvd - Secondary Entry

Ward: 8th Council District: 7th Lot and Block 51-P-13

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

Is the existing right-of-way, a street or a sidewalk? Sidewalk (ROW includes Street as well)

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

Length of Existing Right-of-Way (sidewalk or street): 242.29' (Before encroachment)
(along property line)

Width of Proposed Encroachment: 4'

Length of Proposed Encroachment: 10'-1"

Number of feet the proposed object will encroach into the ROW: 4'

Reason for application: This project includes renovation of the historic Ford Assembly Plant on Baum Blvd. The canopies at the entrance doors were an original part of the historic design and are being reconstructed as part of the historic renovation.

*****PLEASE ATTACH ALL ADDITIONAL INFORMATION*****



September 9, 2020

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

Re: Encroachment Permit Request at 5051 Centre Ave

Dear Karina,

This encroachment permit request is regarding the University of Pittsburgh's new facility at 5051 Centre Ave. The new facility includes a renovation of the historic Ford Assembly Plant located at the corner of Baum Blvd and Morewood Ave. The existing Ford building is located directly adjacent to the property line along both Baum and Morewood. As part of the historic renovation, the design intent is to reconstruct entrance canopies along Baum Blvd, similar to those that existed in the early 20th Century. These entrance canopies would encroach the public way by overhanging the sidewalk.

There are two canopies proposed along Baum Blvd. 5008 Baum will be the entrance to a future retail space located near the corner of Baum and Morewood. 5034 Baum will be an entrance into the main building. A third canopy is proposed at 5007 Centre Ave. This entrance serves another street level retail space but also serves as a protective shelter for the adjacent bus stop. This canopy has been enlarged in response to a request by DOMI staff to provide shelter for the bus stop that is built-in to the building façade.

We appreciate your consideration of these encroachment requests and feel these improvements will greatly enhance the pedestrian experience along the Baum-Centre corridor.

Sincerely,

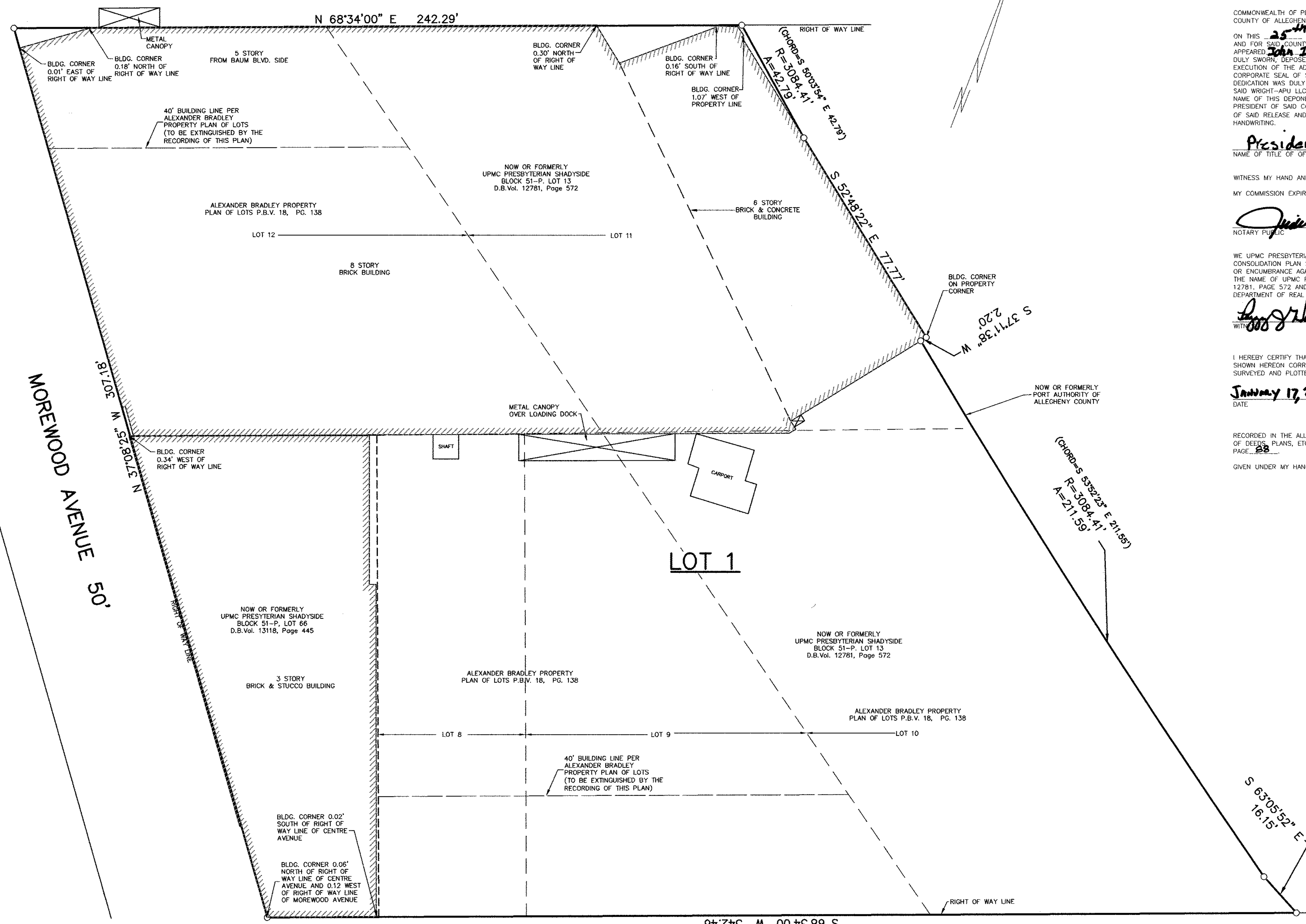
R3A Architecture

A handwritten signature in black ink, appearing to read 'Christopher T. Gruendl', is written in a cursive style.

Christopher T. Gruendl, AIA
Associate Principal

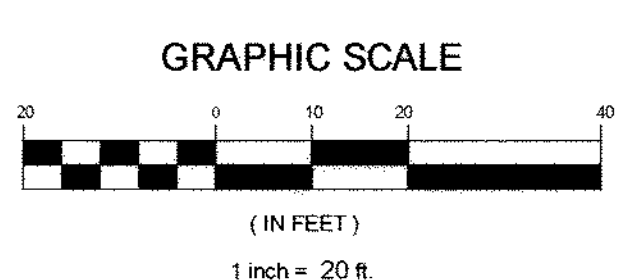
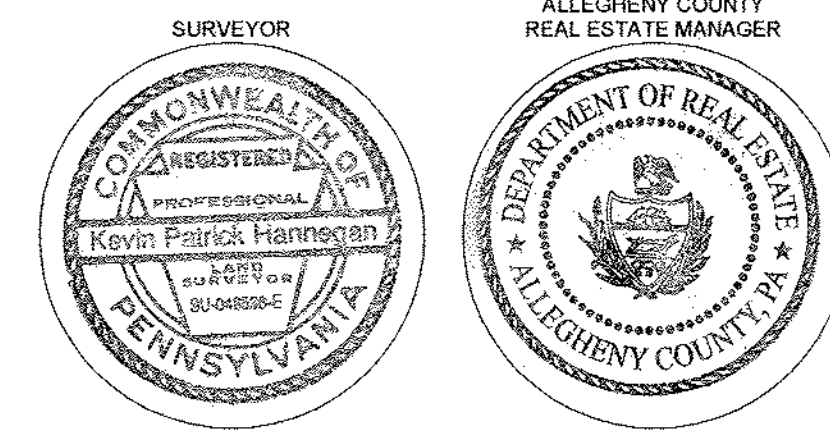
NOTE: ALL SIGNATURES MUST BE MADE WITH A BLACK INK FELT TIP PEN.

BAUM BOULEVARD 60'



CENTRE AVENUE 60'

8TH WARD - CITY OF PITTSBURGH
7TH WARD - CITY OF PITTSBURGH



NOTE: ALL DISTANCES SHOWN ARE U.S. STANDARD MEASURE.

KNOW ALL MEN BY THESE PRESENTS, THAT UPMC PRESBYTERIAN SHADYSIDE, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATE IN THE 8TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

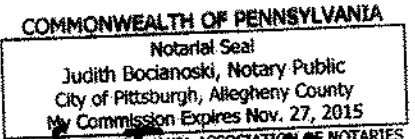
IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 25th DAY OF Sept. 2012.

ATTEST:
[Signature] UPMC PRESBYTERIAN SHADYSIDE
 SECRETARY
[Signature] PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF ALLEGHENY

ON THIS 25th DAY OF Sept. 2012, BEFORE A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH PERSONALLY APPEARED *[Signature]* OF UPMC PRESBYTERIAN SHADYSIDE, WHO BEING DULY SWORN, DEPOSED AND SAITH THAT HE PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE, AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID WRIGHT-APU LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

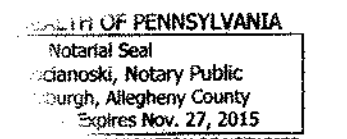
President
 NAME OF TITLE OF OFFICER



WITNESS MY HAND AND NOTORIAL SEAL THIS 25th DAY OF Sept. 2012.

MY COMMISSION EXPIRES THE 27th DAY OF Nov. 2015

[Signature]
 NOTARY PUBLIC



WE UPMC PRESBYTERIAN SHADYSIDE, OWNER OF THE CENTER FOR INNOVATIVE SCIENCES CONSIDERATION PLAN SHOWN HEREON, DO HEREBY CERTIFY THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THE PROPERTY, AND THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF UPMC PRESBYTERIAN SHADYSIDE, AS RECORDED IN DEED BOOK VOLUME 12781, PAGE 572 AND DEED BOOK VOLUME 13118, PAGE 448, IN ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE.

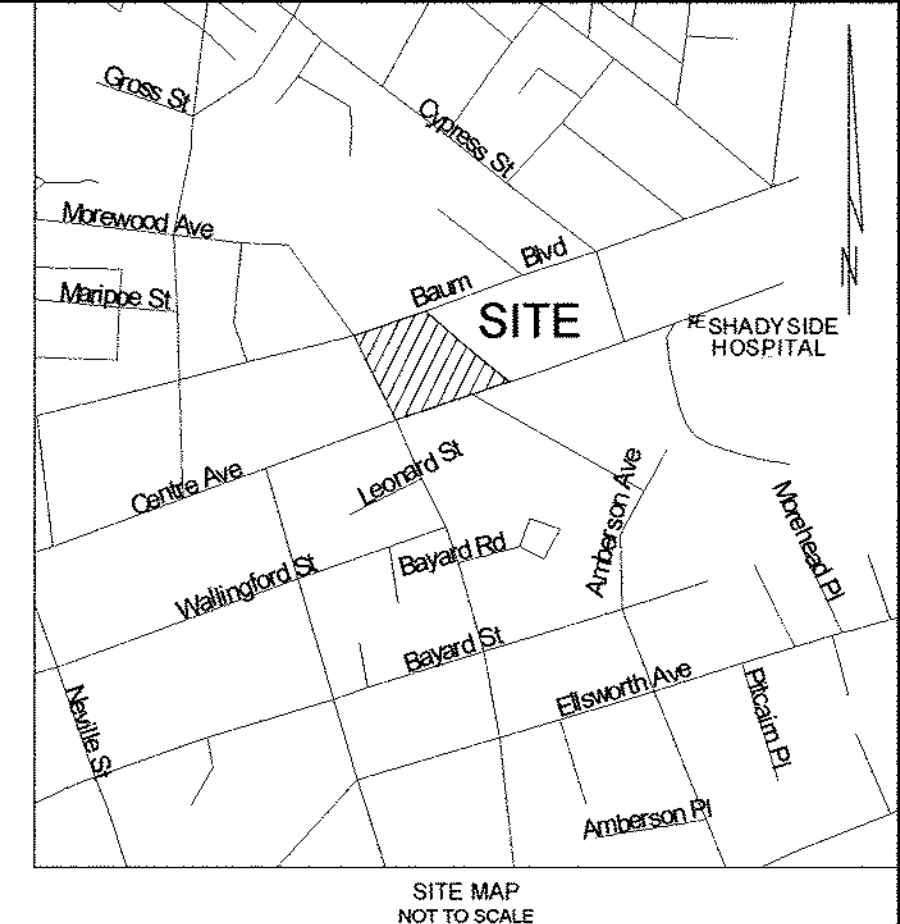
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENT THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

January 17, 2012
 DATE
[Signature]
 KEVIN P. HANNEGAN, REG. NO. SU-048536-E
 OWNER

RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 275, PAGE 88.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF OCTOBER 2012.

[Signature]
 Valerie McDonald Roberts
 MANAGER



CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING

APPROVED: *[Signature]* OCT. 16, 2012
 CITY PLANNING COMMISSION

ATTEST: *[Signature]*
 CHAIRMAN
[Signature]
 SECRETARY

Doc Bk	Vol	Page	Sheet
374	PLN	275	88
Oct 18, 2012			

TOTAL AREA = 85,084 SQ.FT. or 1.953 ACRES

GATEWAY
 Consulting Engineers & Surveyors
 400 Holiday Drive, Suite 300 Pittsburgh, PA 15220
 Phone (412) 921-4030 - Fax (412) 921-9960
 • Butler, PA (724) 287-1055 • Washington, PA (724) 229-3362
 On Call. On Time. On Target. <http://www.gatewayengineers.com> Copyright © 2008 Gateway Engineers, Inc. All Rights Reserved.

CENTER FOR INNOVATIVE SCIENCES CONSOLIDATION PLAN
 BEING A CONSOLIDATION PLAN OF LOTS 8 THROUGH 12 IN THE ALEXANDER BRADLEY PROPERTY PLAN OF LOTS, AND OTHER LANDS, AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE IN P.B.V. 18, PG. 138

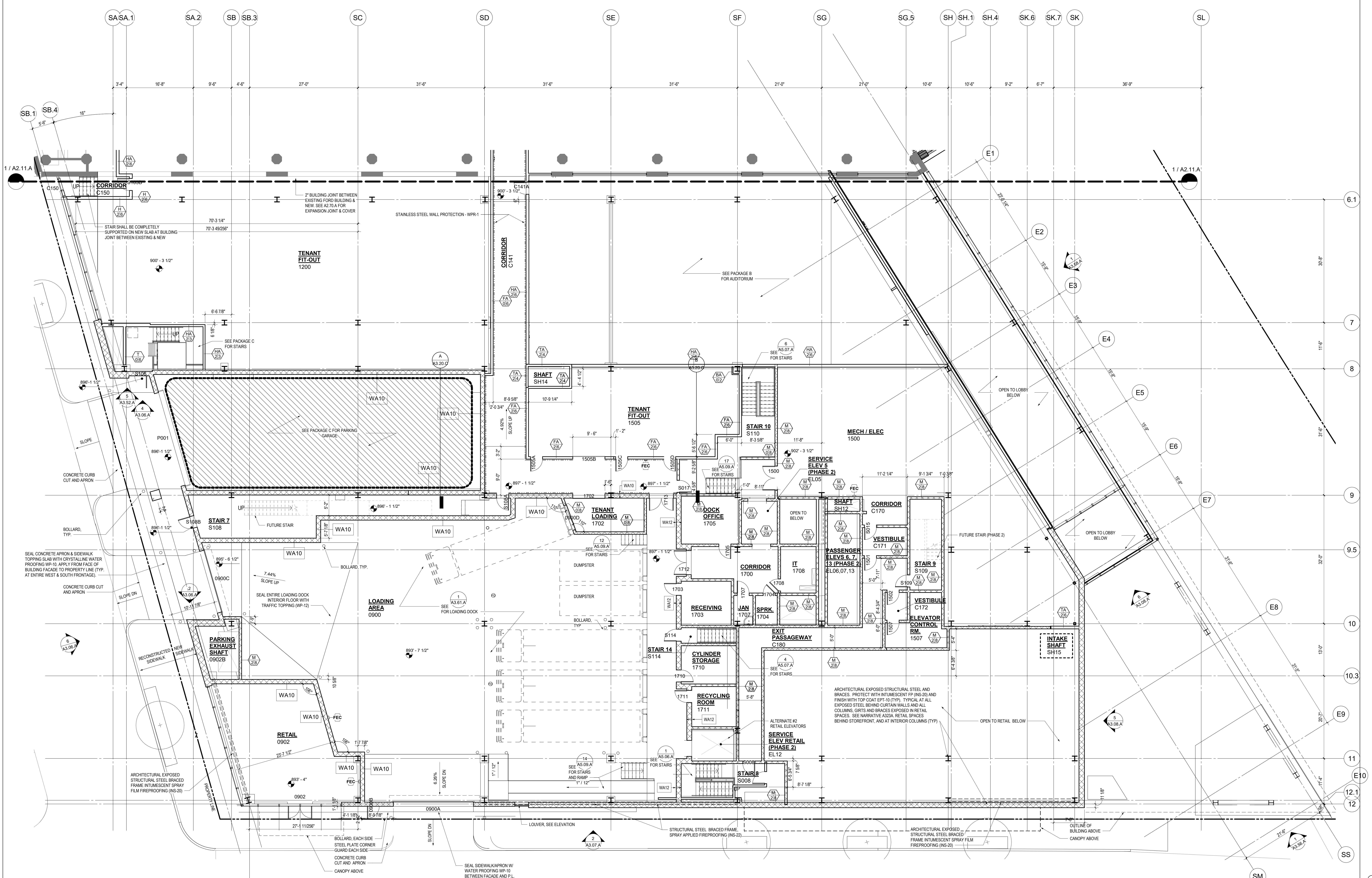
SITUATE IN
 8TH WARD - CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA

MADE FOR
UPMC

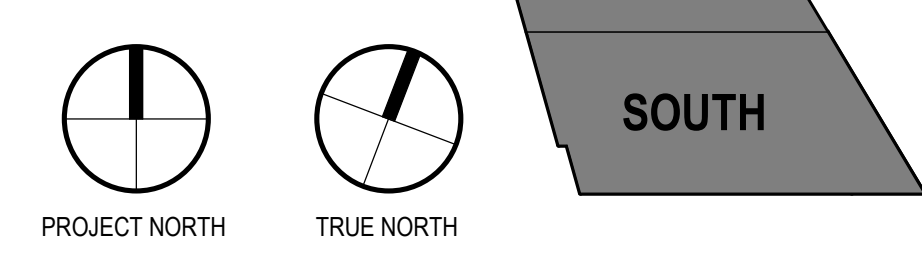
Date: DECEMBER 13, 2011
 Job Number: C-16723-0003
 DWG No: 402.178



- LEGEND:**
- EXISTING TO REMAIN
 - NEW
 - FALL ARREST ANCHOR
 - EXPANSION JOINT
 - PROPERTY LINE
- GENERAL NOTES:**
1. VERIFY EXISTING CONDITIONS BEFORE BEGINNING WORK.
 2. REFER TO SHEET 02.01 FOR LIST OF SYMBOLS, MATERIAL INDICATIONS, ABBREVIATIONS, & DIMENSIONAL STANDARDS.
 3. REFER TO LIFE SAFETY L'S' SERIES DRAWINGS FOR LOCATION & EXTENT OF ALL RATED ASSEMBLIES.
 4. REFER TO 'AP' SERIES FOR PARTITION SCHEDULE, DOOR SCHEDULE & DETAILS.
 5. PARKING LEVEL & PHASE 2 PLANS ARE ISSUED UNDER SEPARATE COVER.
 6. PATCH & REPAIR ALL EXISTING FLOORS, WALLS, CEILINGS, WINDOW FRAMES, AND EXPOSED SURFACES. FINISH EXISTING COLUMNS TO BE FLUSH SURFACES & FREE OF DAMAGE. FINISHED WITH PAINT. COLOR TO BE SELECTED.
 7. SEE ELEVATIONS FOR EXTERIOR ASSEMBLY TYPES NOT NOTED IN PLAN.
 8. UNON. ALL PARTITIONS ARE 'EA'.
 9. UNON. FLOORING ON RECTANGULAR COLUMN SURROUNDS ARE '03'.
 10. REFER TO 'AP' SERIES DRAWINGS FOR STAIRS & ELEVATORS.
 11. WHERE PORTIONS OF PLANS ARE ENLARGED, SEE 'AP' SERIES DRAWINGS. PARTITIONS WITH ENLARGED PLANS ARE ANNOTATED WITHIN THE ENLARGED PLAN.
 12. ALL ROOF ASSEMBLIES & INSTALLATIONS MUST BE FM GLOBAL COMPLIANT.
 13. REFER TO 'AP' SERIES FOR EXTERIOR ASSEMBLY AND FINISHKEY.

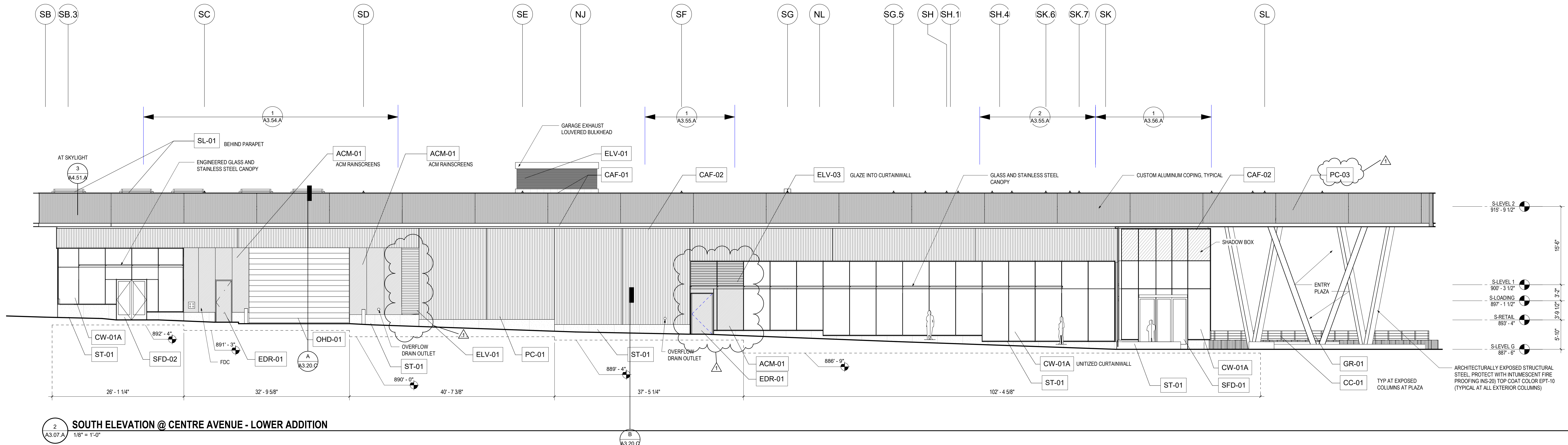


1 FLOOR PLAN - LEVEL 1 SOUTH
 A2.12.A 1/8" = 1'-0"

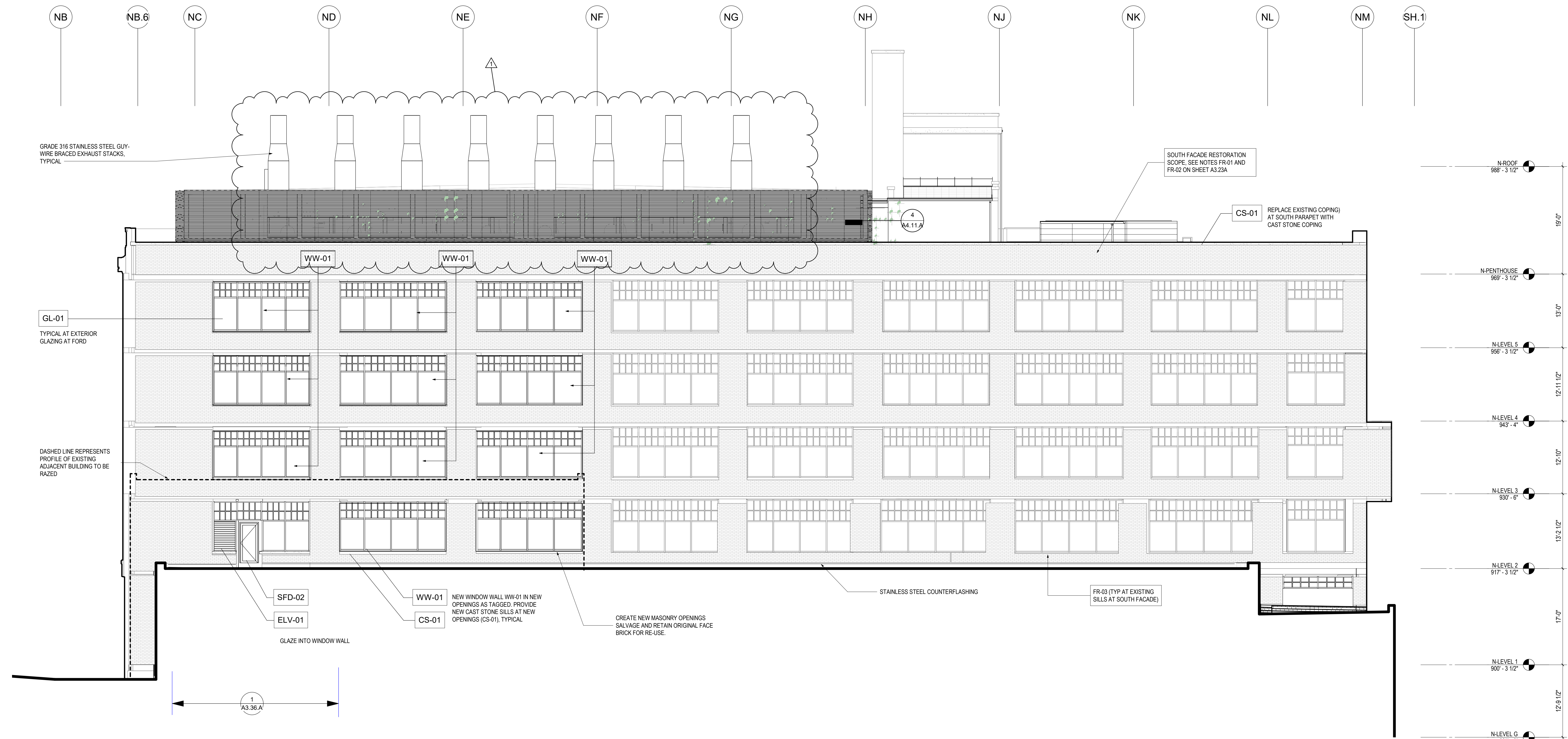


GENERAL NOTES

1. FOR EXTERIOR ASSEMBLIES, REFER TO A3.21.A
2. FOR EXTERIOR FINISH KEY, REFER TO A3.22.A
3. SEE EXTERIOR FINISH KEY FOR GLASS TYPES AT ALL GLAZED WALLS AND SKYLIGHT ASSEMBLIES.
4. FOR SCOPE NOTES, REFER TO A3.23.A



2 SOUTH ELEVATION @ CENTRE AVENUE - LOWER ADDITION
 A3.07.A 1/8" = 1'-0"



3 SOUTH ELEVATION - FORD BUILDING
 A3.07.A 1/8" = 1'-0"

Revisions
 1 FINAL CONSTRUCTION DOCUMENTS 04/05/19

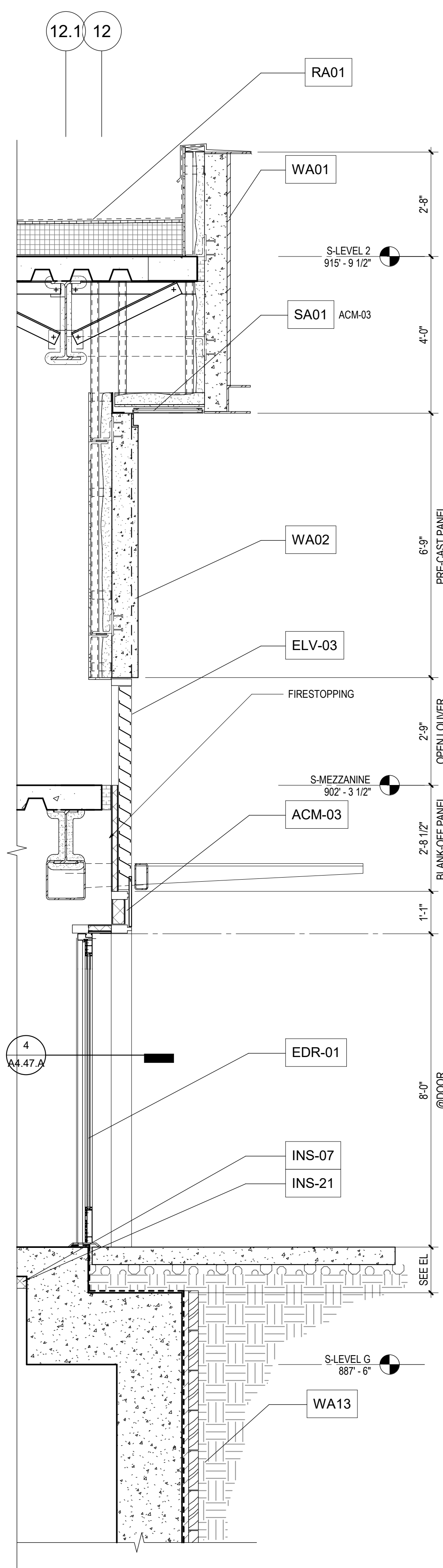
University of Pittsburgh
 WEXFORD SCIENCE+TECHNOLOGY
 IMMUNE TRANSPLANT AND THERAPY CENTER
 5051 CENTRE AVENUE
 PITTSBURGH, PA 15213



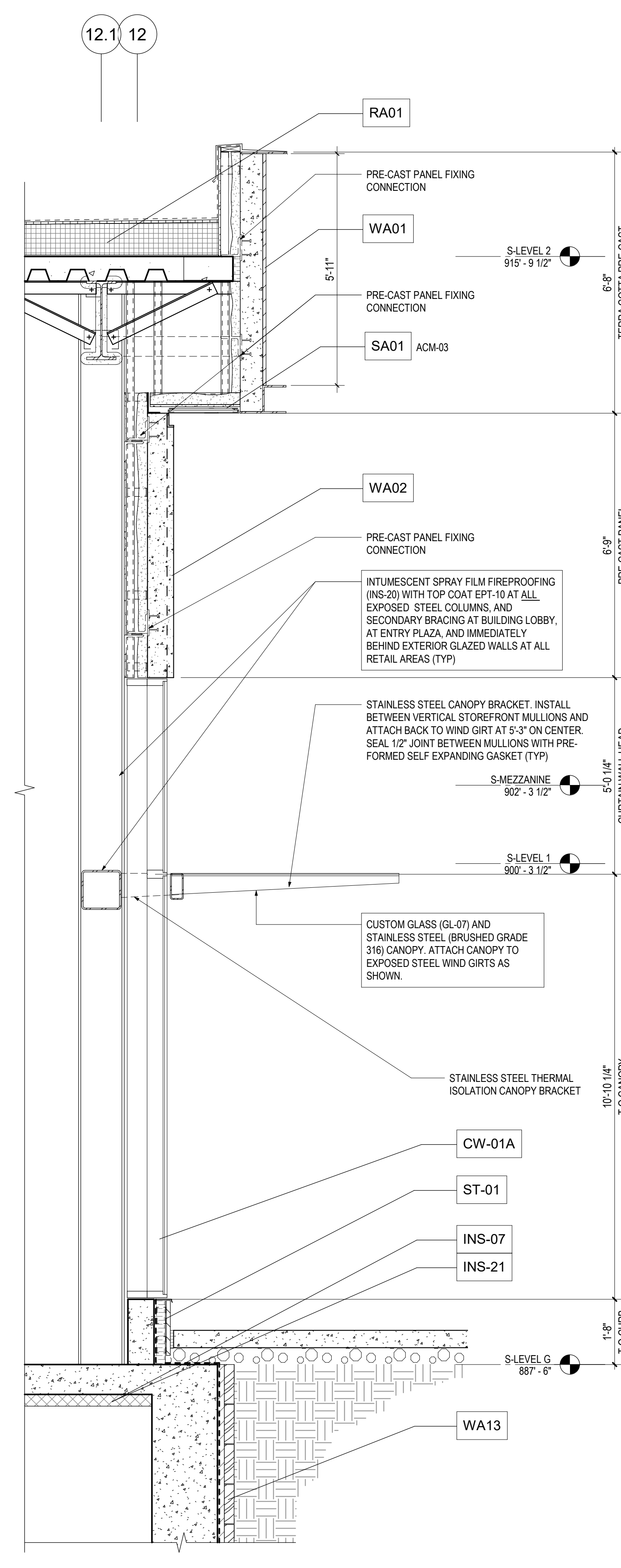
Date: APRIL 5, 2019
 A/E Job No: D24085
 Drawn By: ZGF
 Checked By: ZGF

Drawing Title
 BUILDING ELEVATIONS - FORD BUILDING AND LOWER ADDITION

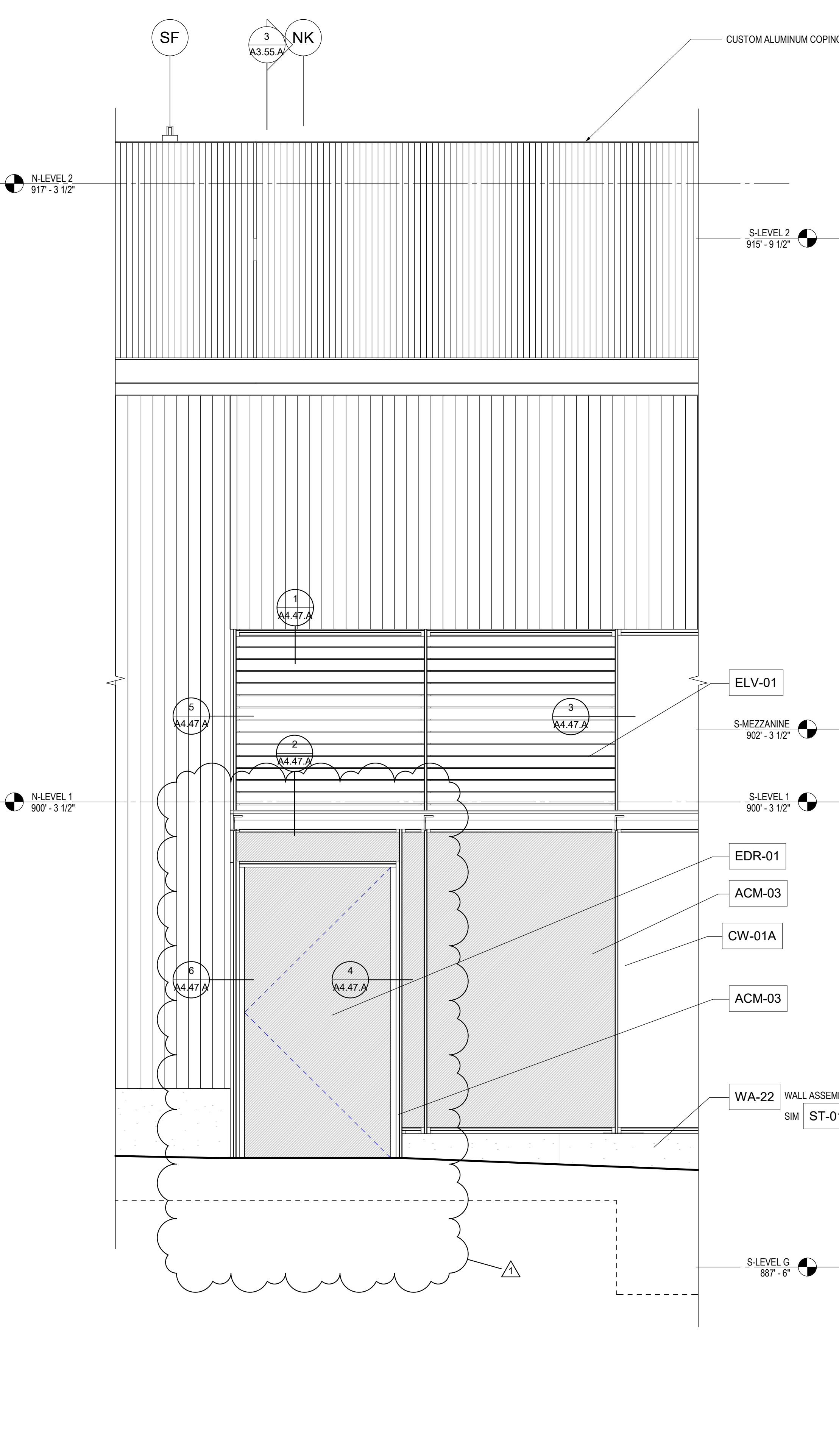
Drawing No.
A3.07.A
 PHASE 1 - CORE AND SHELL
 FINAL CONSTRUCTION DOCUMENTS



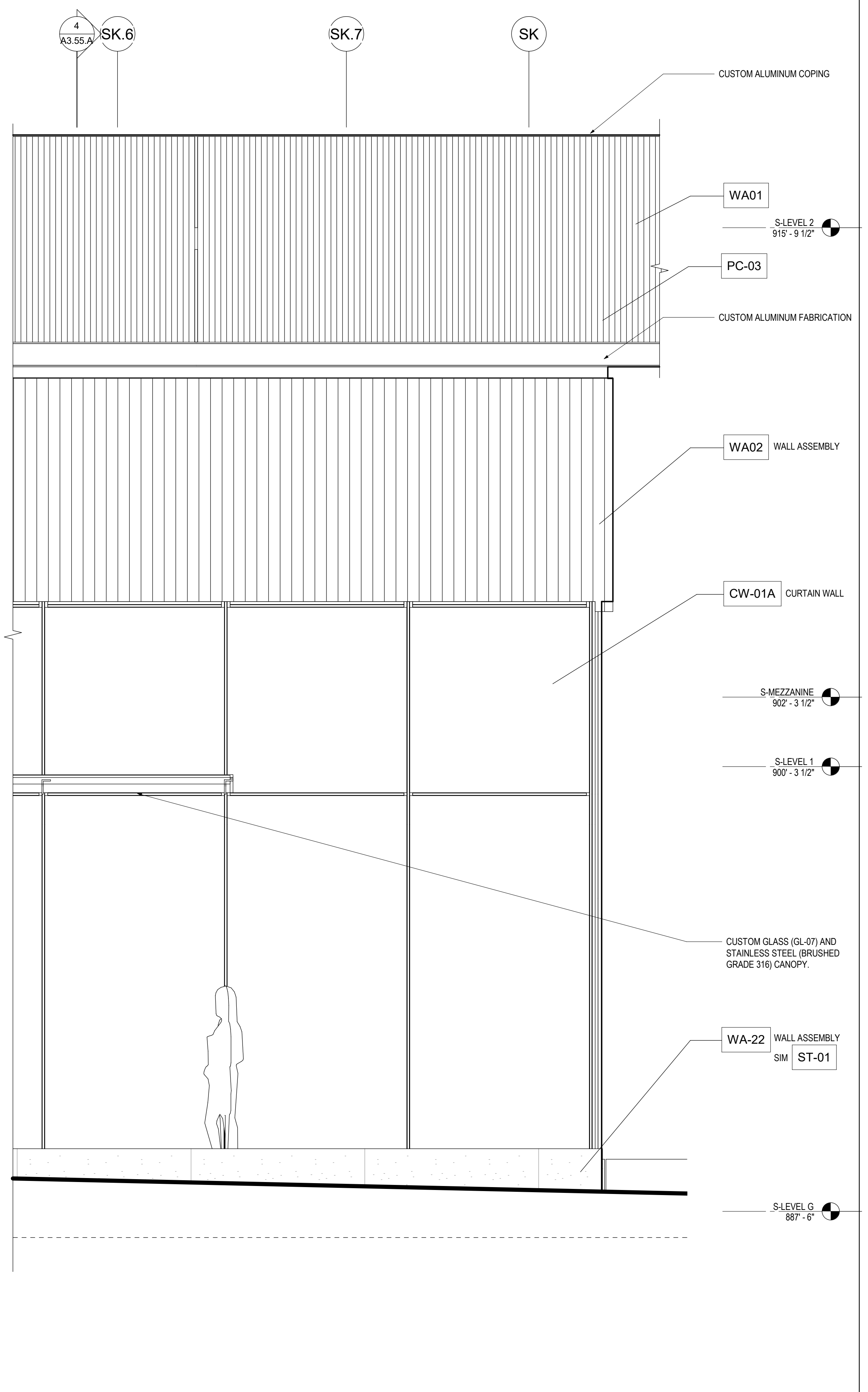
3 WALL SECTION @ SOUTH ELEVATION EGRESS DOOR
A3.55.A 1/2" = 1'-0"



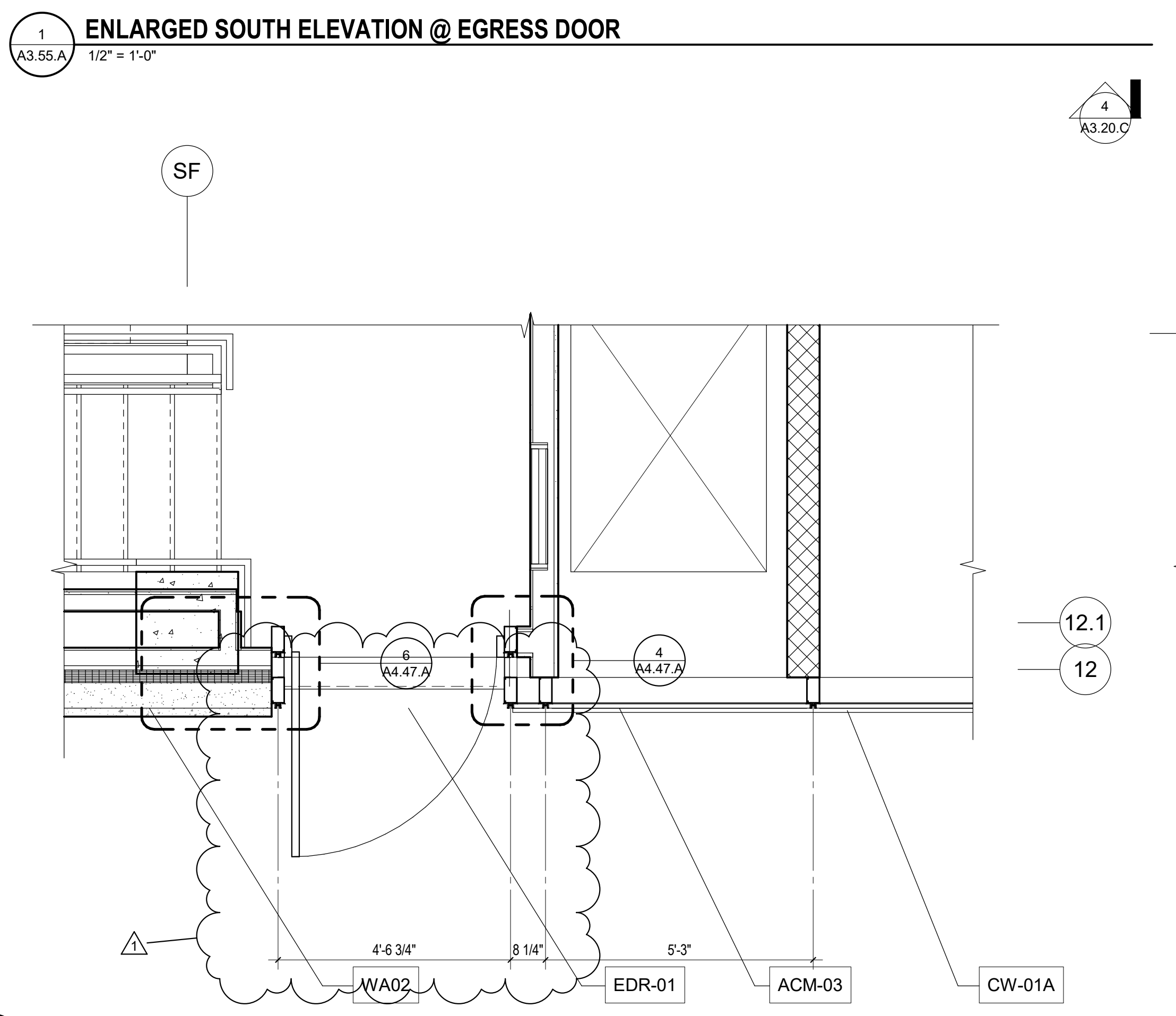
4 WALL SECTION @ SOUTH ELEVATION RETAIL ENTRY
A3.55.A 1/2" = 1'-0"



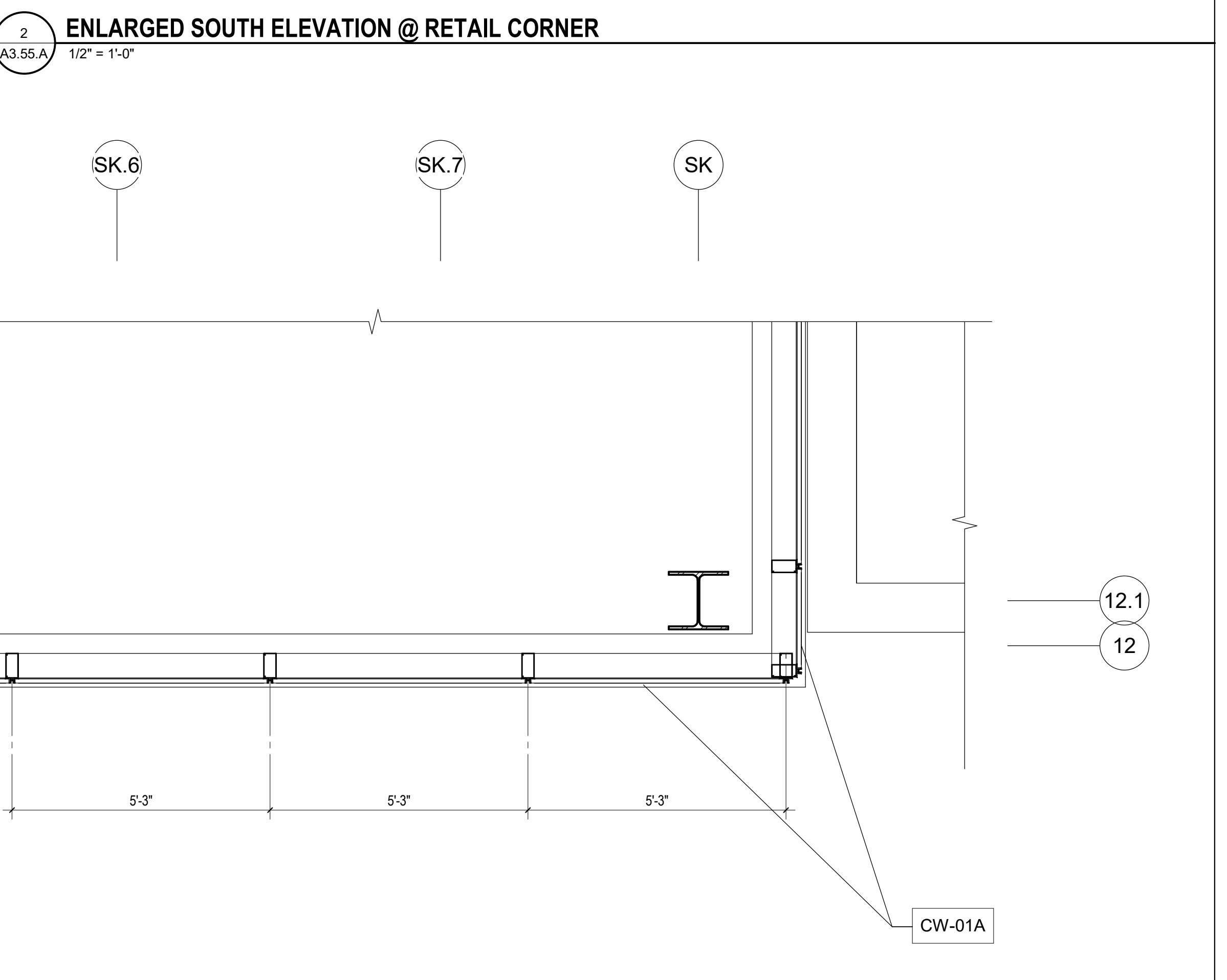
1 ENLARGED SOUTH ELEVATION @ EGRESS DOOR
A3.55.A 1/2" = 1'-0"



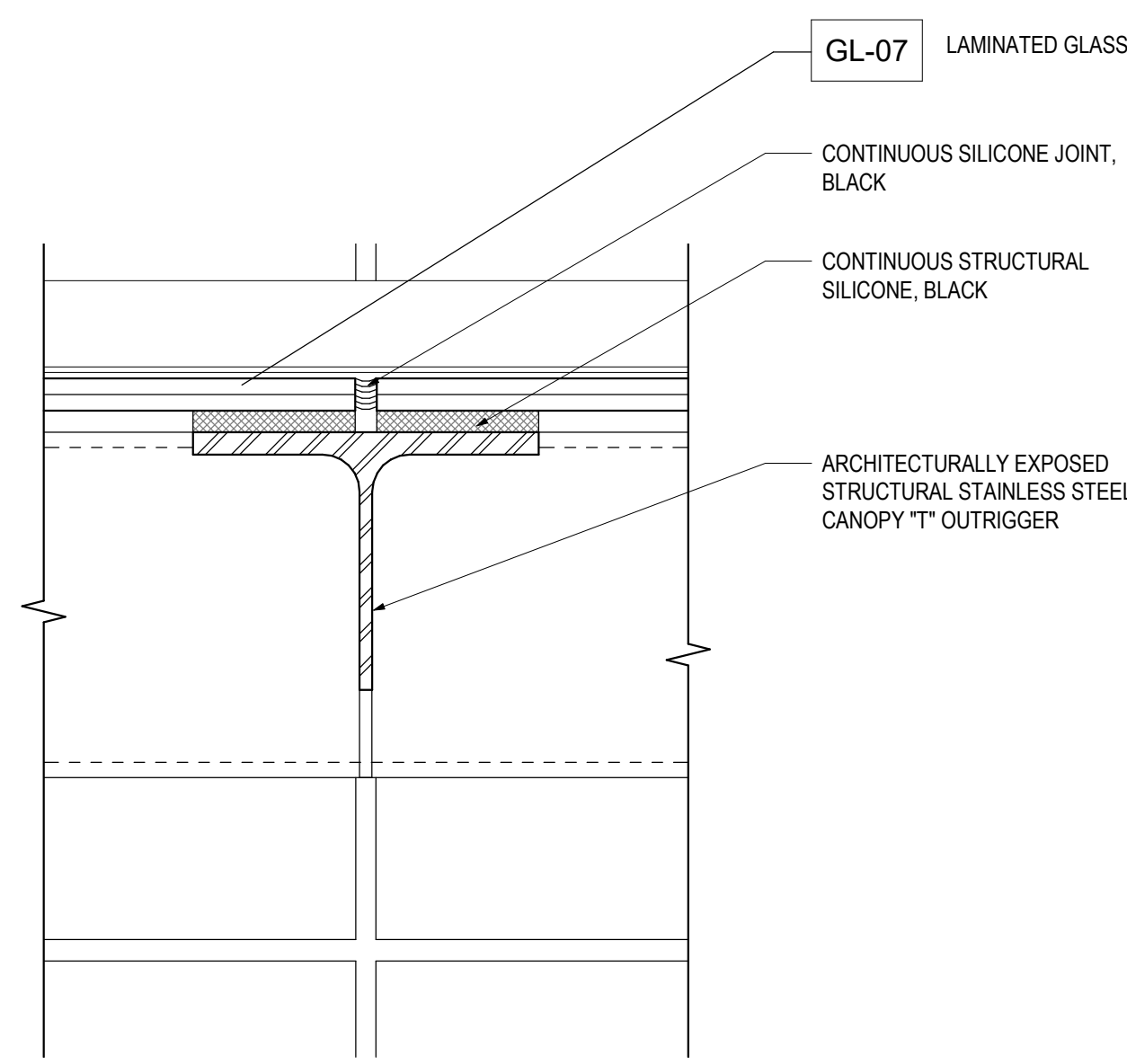
2 ENLARGED SOUTH ELEVATION @ RETAIL CORNER
A3.55.A 1/2" = 1'-0"



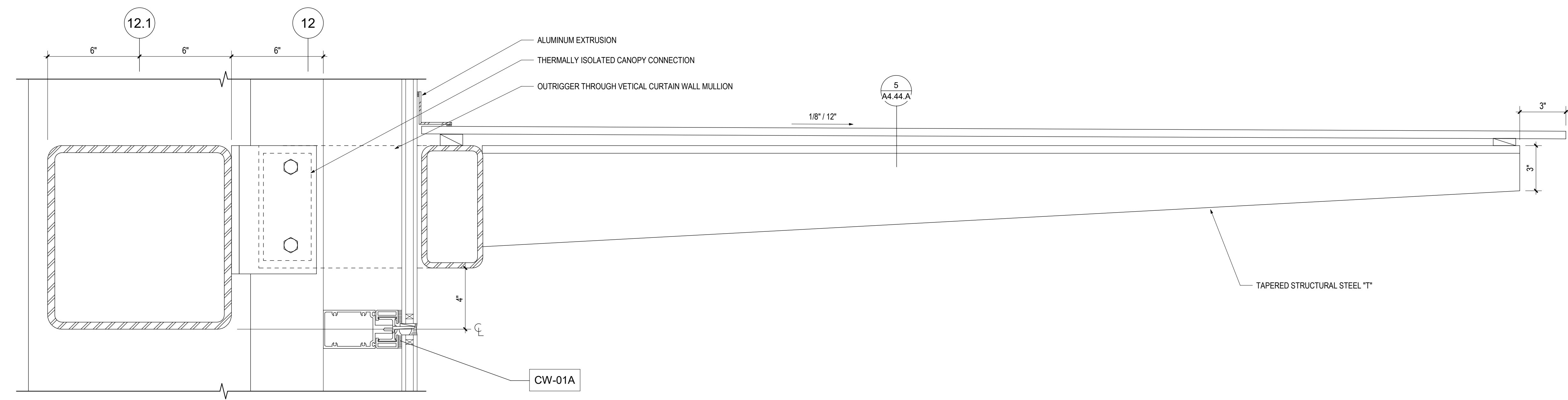
5 ENLARGED PLAN @ SOUTH WALL STAIR 8
A3.55.A 1/2" = 1'-0"



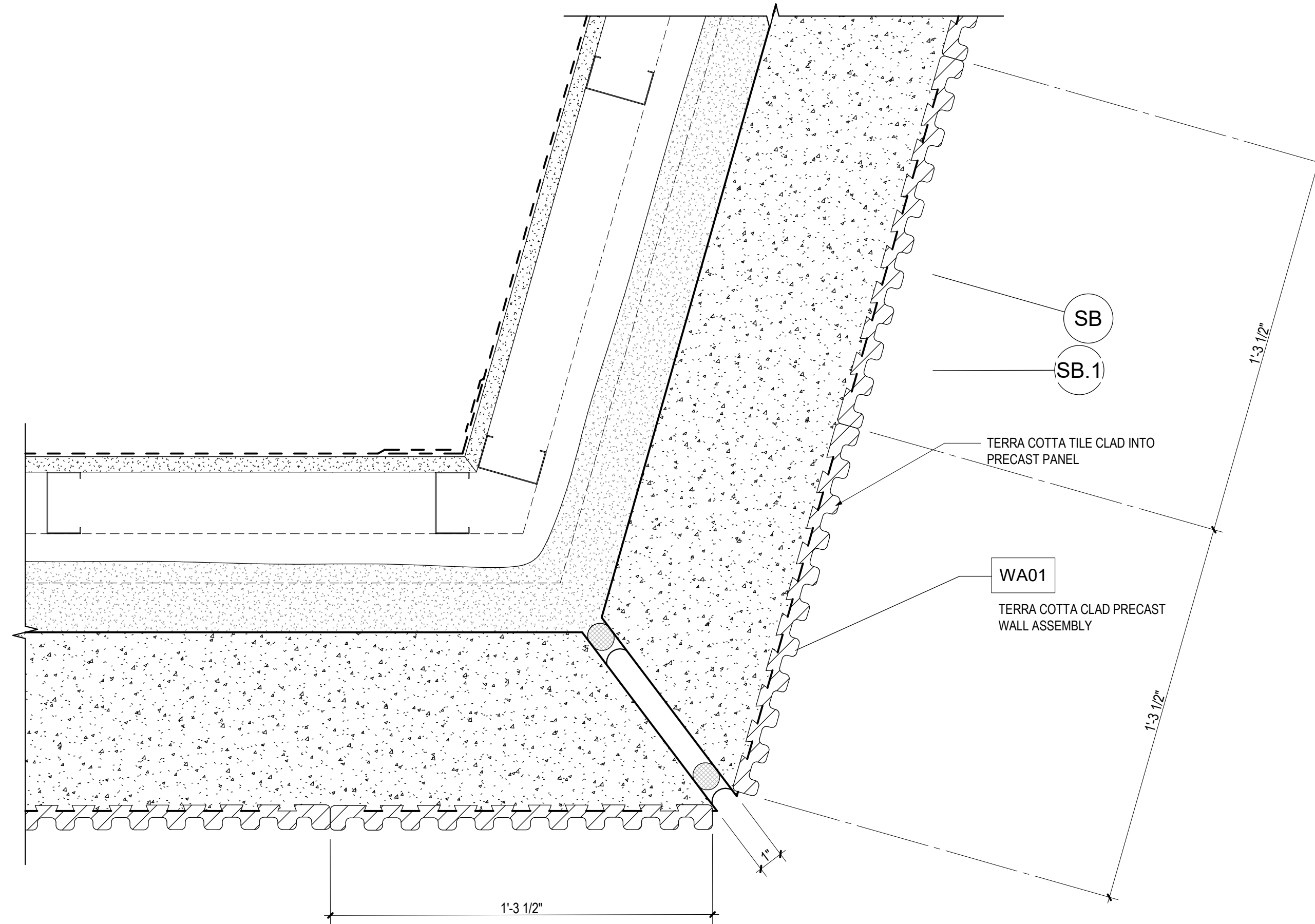
6 ENLARGED PLAN @ SOUTH WALL RETAIL SPACE
A3.55.A 1/2" = 1'-0"



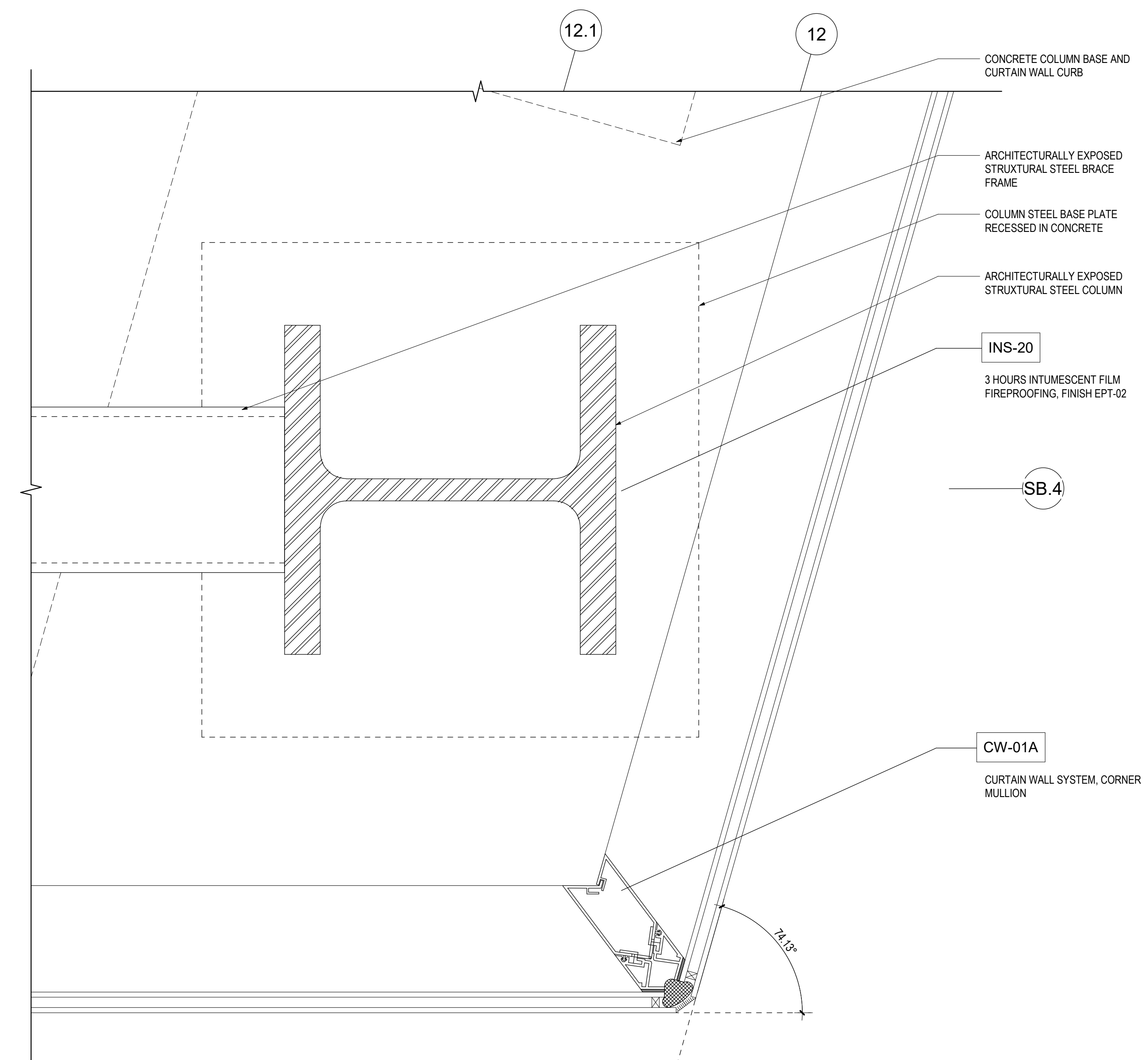
5
A4.44.A
GLASS JOINT AT CANOPY
3" = 1'-0"



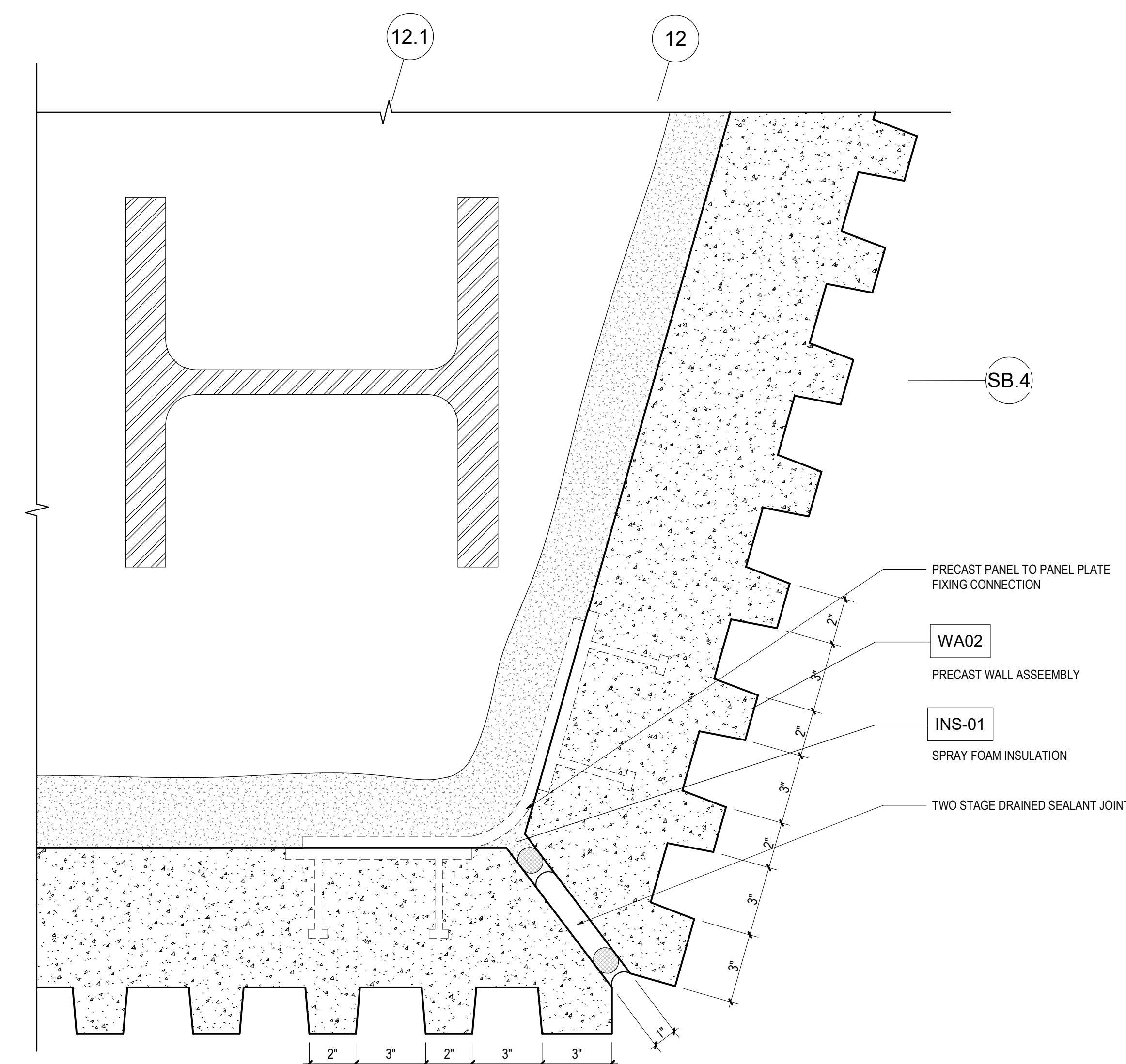
6
A4.44.A
GLASS CANOPY AT CURTAIN WALL
3" = 1'-0"



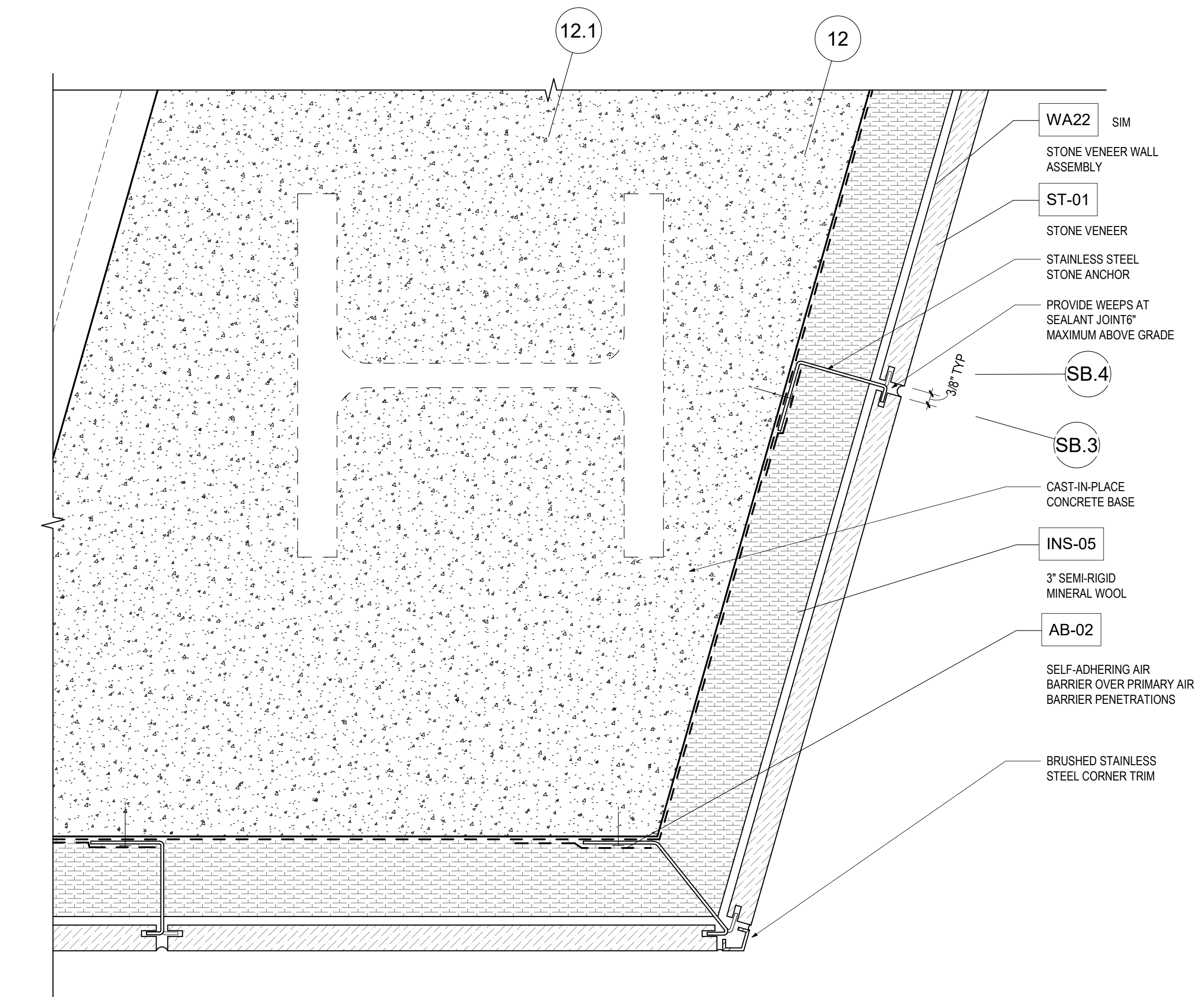
3
A4.44.A
PLAN DETAIL - TYP OUTSIDE CORNER AT TERRACOTTA FACED PRECAST
3" = 1'-0"



1
A4.44.A
PLAN DETAIL - TYP CURTAIN WALL OUTSIDE CORNER
3" = 1'-0"



4
A4.44.A
PLAN DETAIL - OUTSIDE CORNER AT PRECAST PANELS
3" = 1'-0"



2
A4.44.A
PLAN DETAIL - TYP OUTSIDE CORNER AT STONE WALL BASE
3" = 1'-0"

University of Pittsburgh

WEXFORD
SCIENCE+TECHNOLOGY

IMMUNE TRANSPLANT AND THERAPY CENTER

—
Canopy and Door Encroachments
PITTSBURGH, PENNSYLVANIA

September 16, 2020

ZGF

ENCROACHMENTS: OVERVIEW

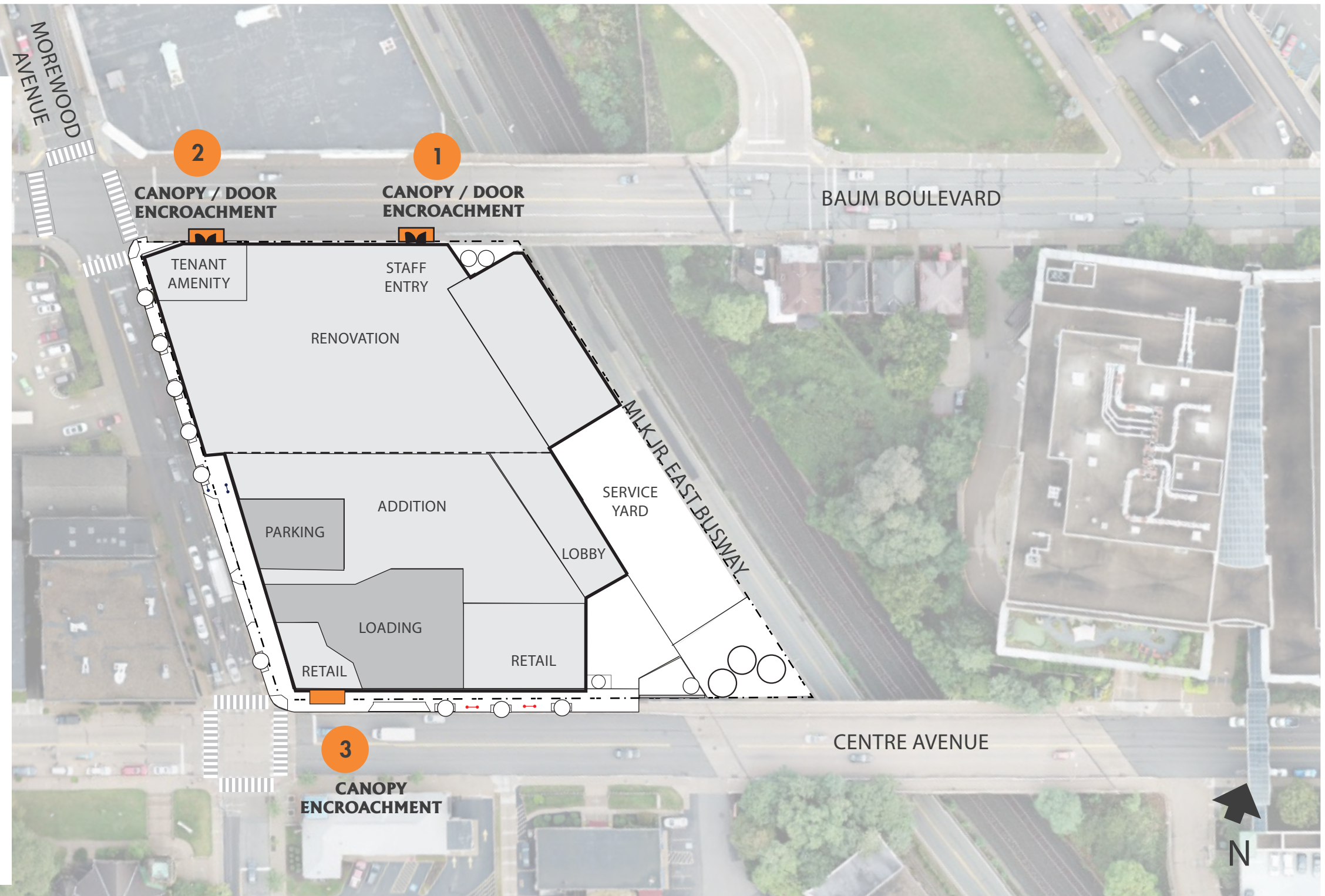
This project is a renovation of a 1915 Ford Motor plant and its conversion into research spaces for the University of Pittsburgh. As part of the development, the project is proposing several property line encroachments.

1 **2**

On the north side of the property, in order to maintain the historical entry to the 1915 structure, the project is proposing egress doors swing outward over the property line. Historically these doors had inward swinging doors. In order to meet current life safety requirements these doors are being modified to swing outward, while maintaining their historical character. The new entry at the northeast corner is intended to match this same character and would also egress over the property line. New canopies at these locations will align with historical conditions, and are proposed at these two locations. These will also encroach over property line. This project has been registered with the National Park Service. These proposed modifications have been reviewed by the PA SHPO as well as the NPS and been approved. These modifications have also been reviewed with PA L&I and approved conditional based on City of Pittsburgh approval.

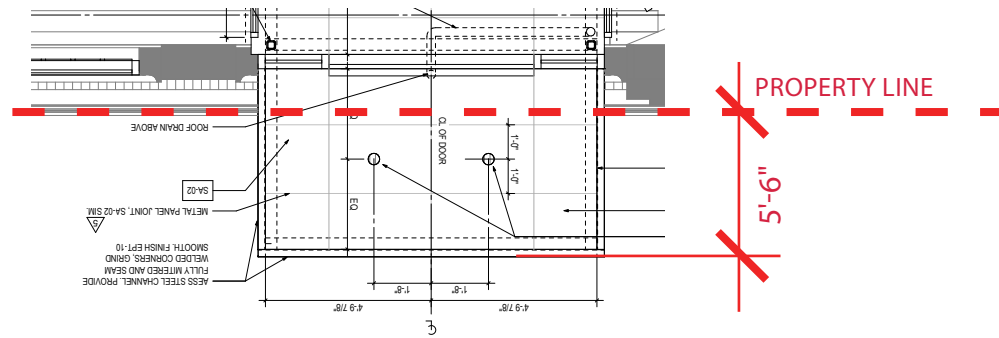
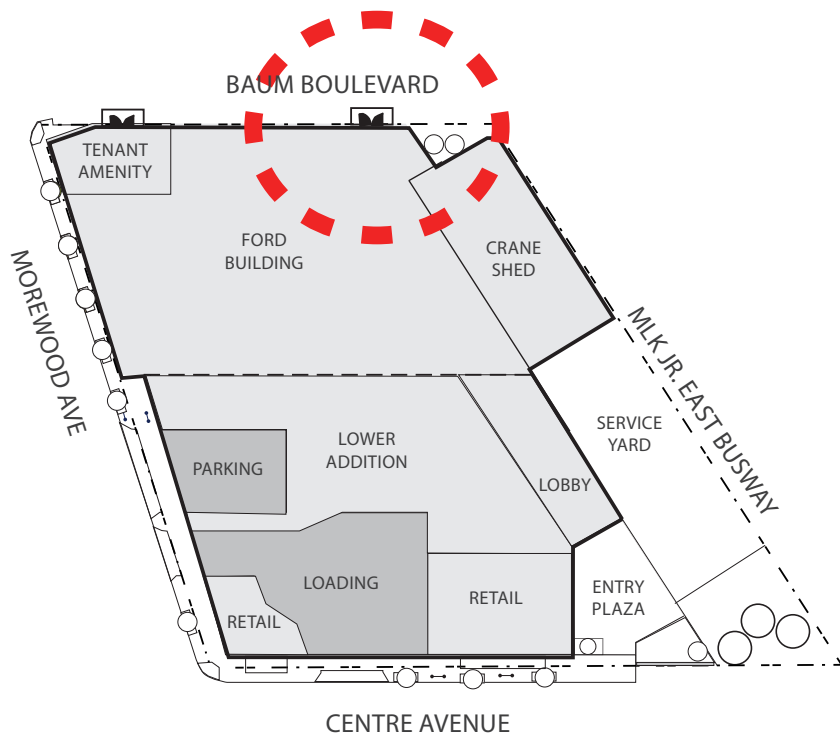
3

This project includes a substantial addition to the historic renovation of the Ford Building. On the south side of the building, the project is proposing a canopy at a retail location that extends over the property line on Centre Ave.

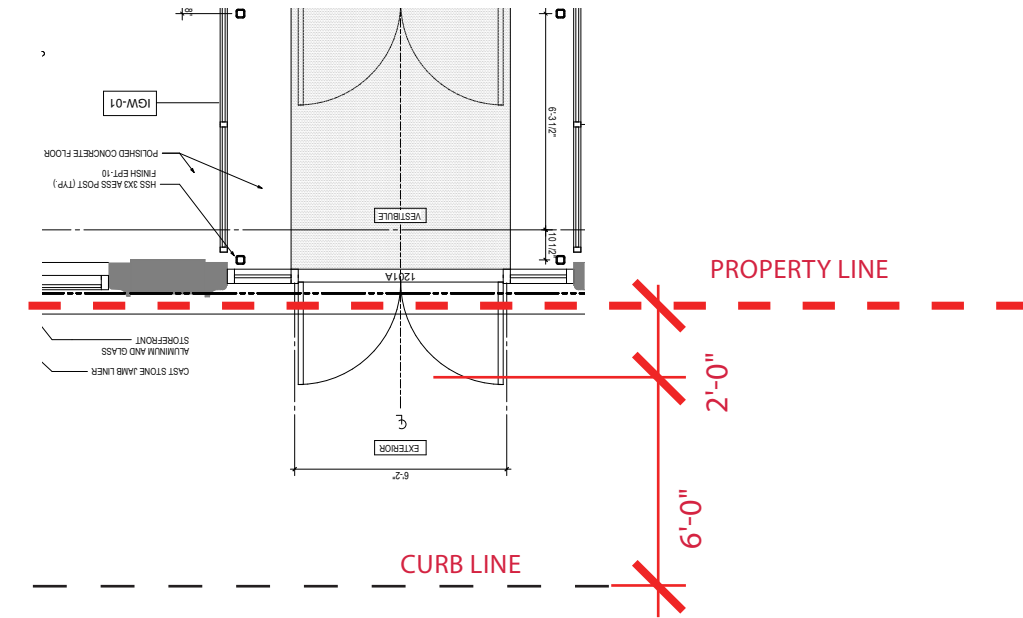


PROPOSED SITE PLAN WITH ENCROACHMENTS

ENCROACHMENTS: 1 CANOPY & EGRESS DOORS



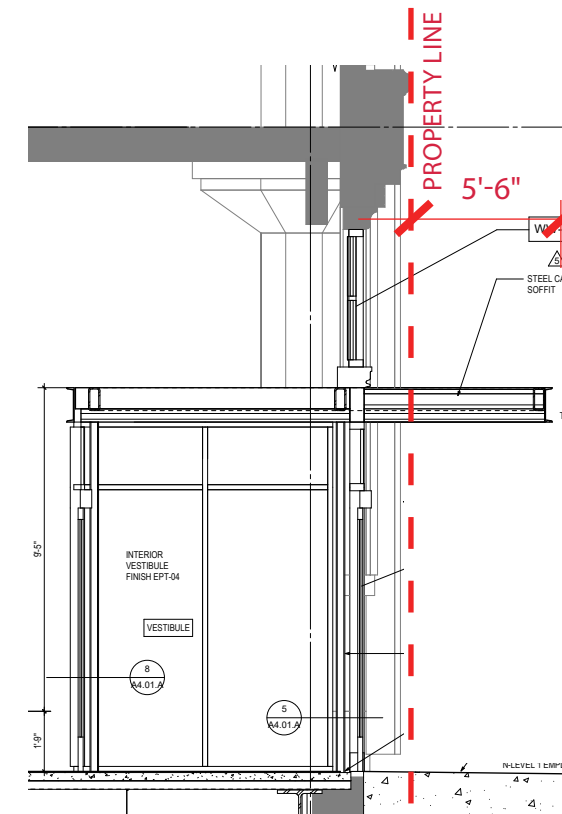
BAUM BOULEVARD ENTRY CANOPY PLAN



BAUM BOULEVARD ENTRY PLAN

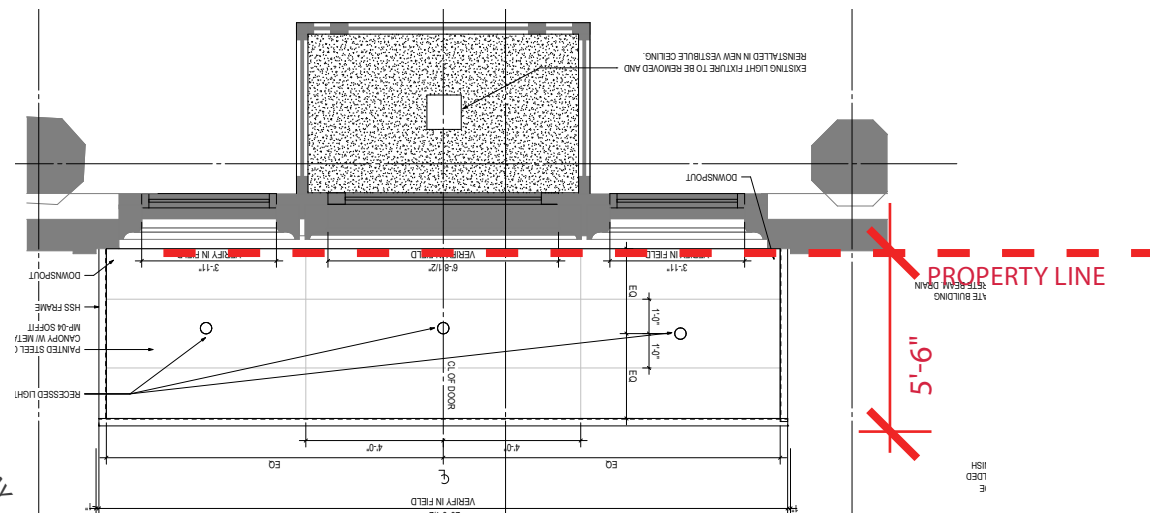
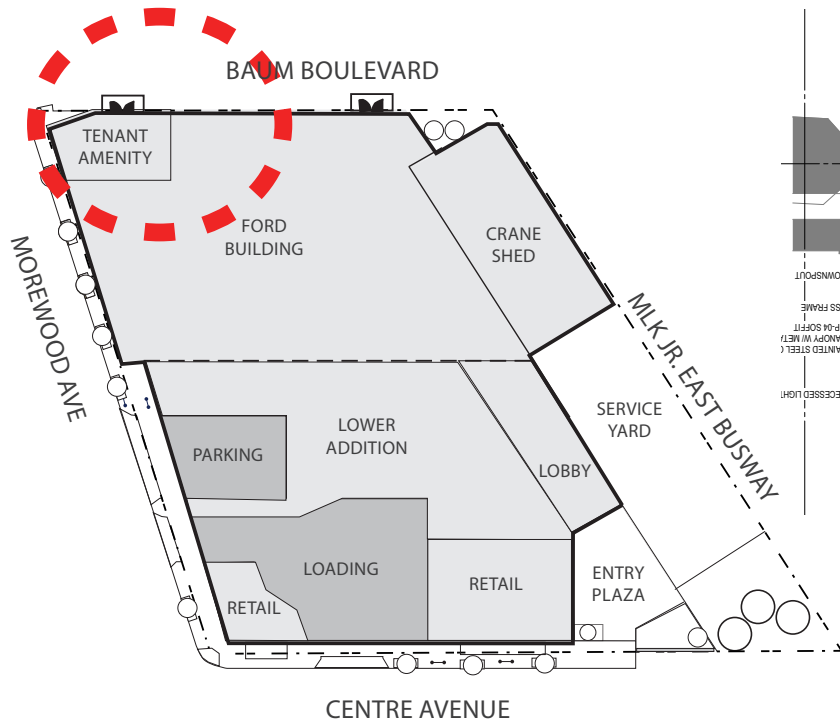


BAUM BOULEVARD ELEVATION

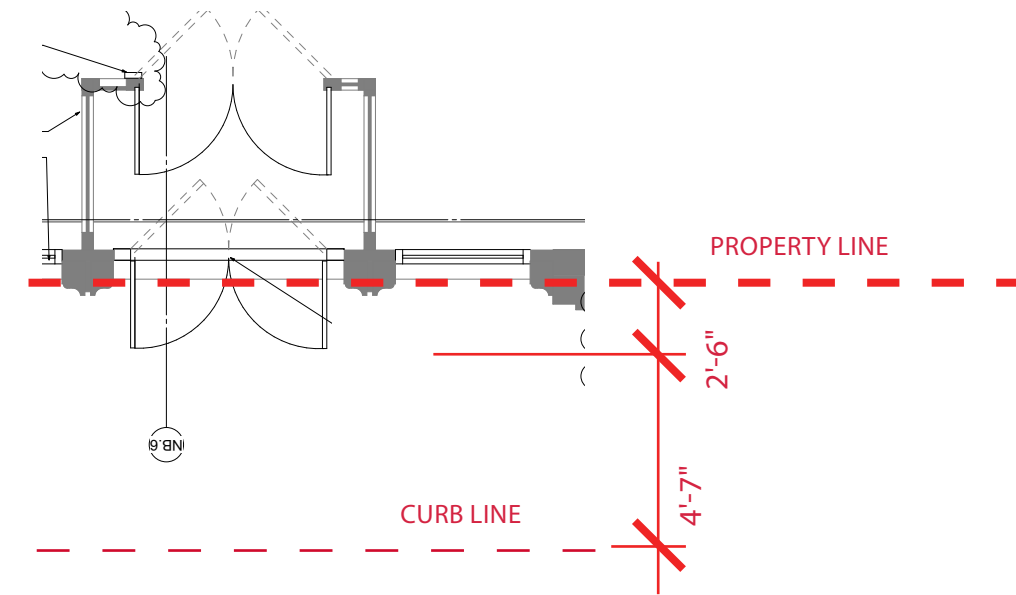


BAUM BOULEVARD ENTRY ELEVATION

ENCROACHMENTS: 2 CANOPY & EGRESS DOORS



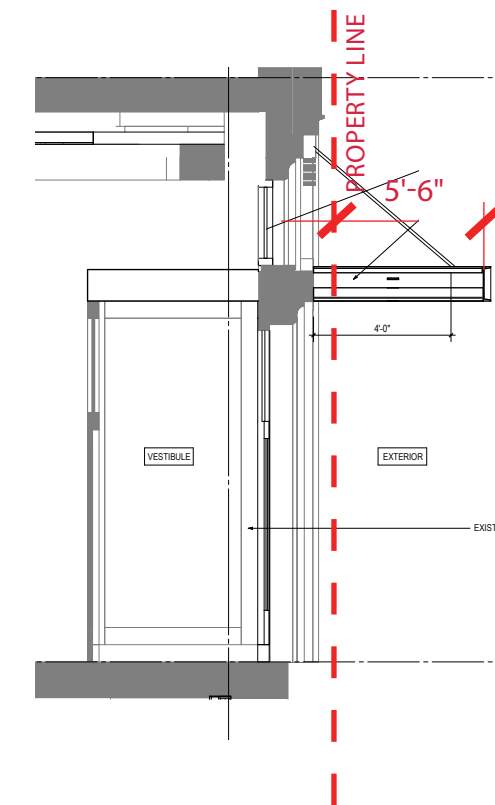
BAUM BOULEVARD SHOWROOM CANOPY PLAN



BAUM BOULEVARD SHOWROOM ENTRY PLAN

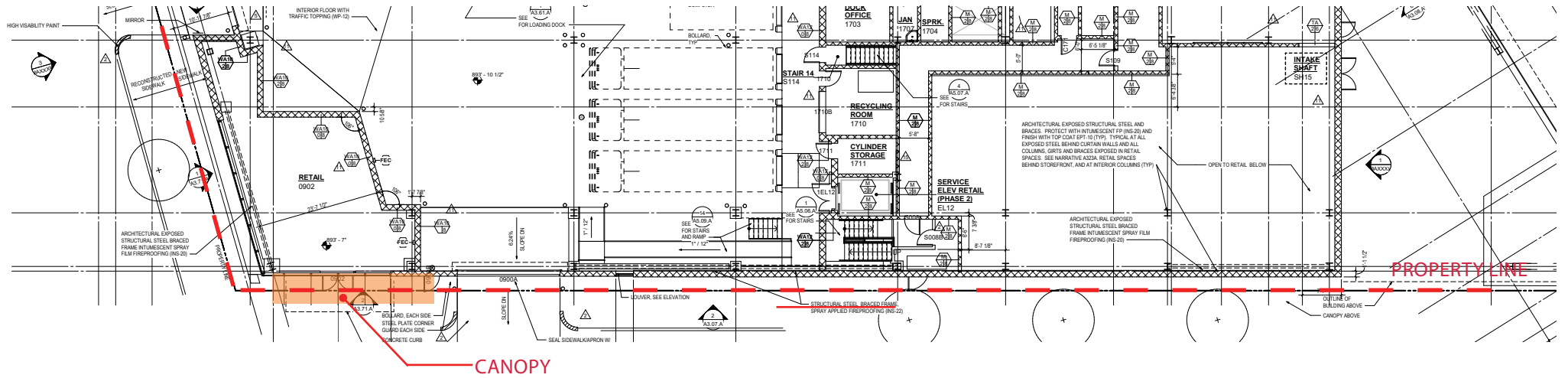
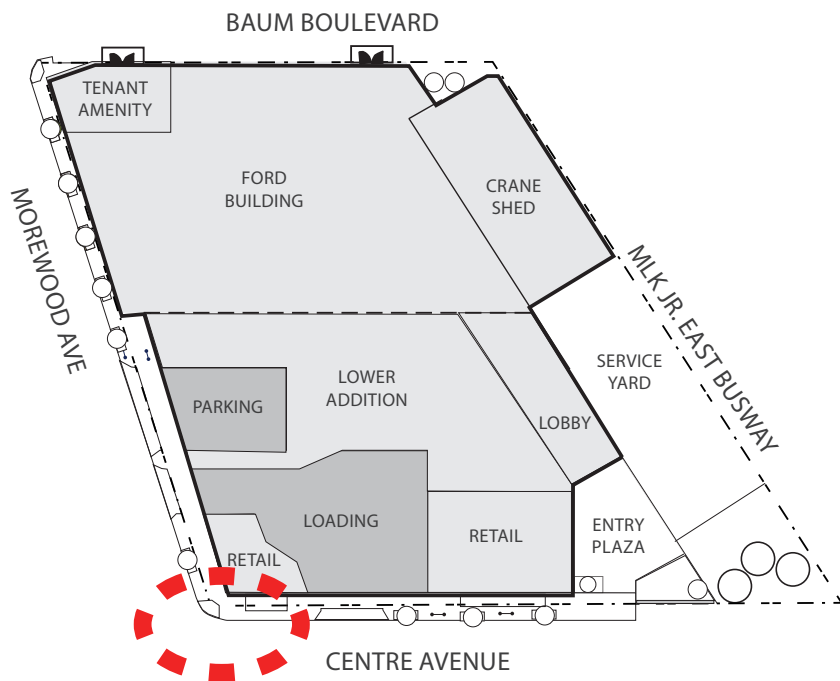


BAUM BOULEVARD ELEVATION



BAUM BOULEVARD ENTRY ELEVATION

ENCROACHMENTS: 3 CANOPY



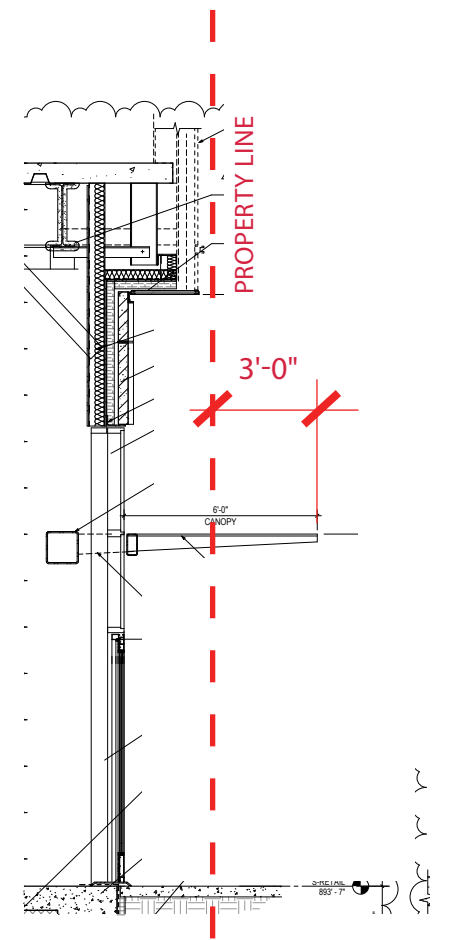
CENTRE AVENUE CANOPY PLAN



CENTRE AVENUE ELEVATION



PERSPECTIVE VIEW OF CANOPY



CANOPY SECTION



CITY OF PITTSBURGH

Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

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

Date 12/15/2020

Applicant Name University of Pittsburgh - Thomas O'Toole

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

Address 5051 Centre Ave, Pittsburgh, PA 15213

Phone Number: 412-624-9500 Alternate Phone Number: _____

Location of Proposed Encroachment: 5008 Baum Blvd - Retail Space
5034 Baum Blvd - Secondary Entry

Ward: 8th Council District: 7th Lot and Block 51-P-13

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

Is the existing right-of-way, a street or a sidewalk? Sidewalk (ROW includes Street as well)

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

Length of Existing Right-of-Way (sidewalk or street): 242.29' (Before encroachment)
(along property line)

Width of Proposed Encroachment: 3'

Length of Proposed Encroachment: 6'-0"

Number of feet the proposed object will encroach into the ROW: 3'

Reason for application: This project includes renovation of the historic Ford Assembly Plant on Baum Blvd. The existing doors originally swung into the building. Per building code, the doors must swing out for egress. PA State SHPO that reviews the historic character of the building and has requested the doors remain in place and not be recessed.

*****PLEASE ATTACH ALL ADDITIONAL INFORMATION*****



December 16, 2020

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

Re: Encroachment Permit Request at 5051 Centre Ave

Dear Karina,

This encroachment permit request is regarding the University of Pittsburgh's new facility at 5051 Centre Ave. The new facility includes a renovation of the historic Ford Assembly Plant located at the corner of Baum Blvd and Morewood Ave. The existing Ford building is located directly adjacent to the property line along both Baum and Morewood.

As part of the historic renovation, the existing historic doors at 5008 & 5034 Baum originally opened into the building. The PA State UCC Building Code requires that these doors open out for life safety egress purposes. The PA State Historic Preservation Office has requested that these doors remain in their current location and not be recessed into the building. As result, the doors will swing across the property line over the sidewalk in the right-of-way.

A related encroachment permit (DOMI-EN-2020-01818) has been filed to replace the original historic Baum Blvd canopies. The canopies provide an important visual marker of the door locations for pedestrians.

We appreciate your consideration of these encroachment requests and feel these improvements will greatly enhance the pedestrian experience along the Baum-Centre corridor.

Sincerely,

R3A Architecture

A handwritten signature in black ink, appearing to read 'Christopher T. Gruendl', written in a cursive style.

Christopher T. Gruendl, AIA
Associate Principal

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

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

Memo

TO: Sarah Kinter, Licensing Director
Margaret Lanier, Director
Anthony Bilan, Assistant City Solicitor

DEPARTMENTS: Permits, Licenses and Inspections
Finance
Law

FROM: Karina Ricks
Director

DATE: January 22, 2021

**SUBJECT: ENCROACHMENT PERMIT FOR
5051 CENTRE AVENUE
(3) ENTRANCE CANOPIES**

We have a request for an encroachment permit at 5051 Centre Avenue, in the 8th Ward, 7th Council District, as shown on the attached plan. A copy of the request is also attached.

University of Pittsburgh, is proposing improvements to install (3) new entrance canopies that will project into the right of way. Kindly let us know if you have objection to this request.

KR/JM

Attachments

cc: Jeff Skalican

WILLIAM
PEDUTO



KARINA RICKS
DIRECTOR

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

January 30, 2021

President and Members
City Council
City of Pittsburgh

**RE: 5051 CENTRE AVENUE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 5051 Centre Avenue, in the 8th Ward, 7th Council District, as shown on the attached plan. The zoning in this area is EMI. A copy of the request is also attached.

University of Pittsburgh, is proposing improvements to install (3) new entrance canopies that will project into the right of way. One canopy to be placed on Centre Ave, two canopies to be placed on Baum Blvd.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

Karina Ricks
Director

KR:JM
Attachments