

LaQuatra Bonci Associates

95 South Tenth Street Pittsburgh, Pennsylvania 15203 tel 412.488.8822 fax 412.488.8825

February 21, 2019

Ms. Katrina Ricks, Director
City of Pittsburgh
Department of Mobility and Infrastructure
414 Grant Street
215-B
Pittsburgh, PA 15219

RE: Larimer/East Liberty Choice Neighborhood Implementation – Phases 3&4
Street Vacation Application

Director Ricks

On behalf of the Housing Authority City of Pittsburgh (HACP) and their co-developer McCormack Baron Salazar (MBS), please accept the enclosed Street Vacation Application and supporting materials for the above referenced project.

The proposed vacation is for a small section of Stoebner Way, between Meadow Street and Winslow Street in Larimer. The purpose of this vacation is to facilitate the construction of multi-family housing units along Larimer Avenue in accordance with the community's vision and obligated by the Choice Neighborhood Implementation (CNI) grant that was awarded to the City of Pittsburgh in 2014. The proposed project is both Phase 3 and Phase 4, the final two phases of new housing construction, and represents the culmination of decades of planning by the Larimer Consensus Group and local residents.

It is the community's vision to construct a three story apartment building along Larimer Avenue, not only to provide housing units but also retail/commercial opportunities in a structure of sufficient scale to compliment the mass of the nearby Larimer School. Currently, the northernmost section of Stoebner Way is in the same location as the proposed apartment therefore the project is proposing to vacate 121-ft of the current alley and reconstruct it to terminate at Meadow Street. The new, reconstructed section of Stoebner Way will be constructed in accordance with DOMI standards.

The property adjacent to the proposed vacation is currently owned by HACP, the Urban Redevelopment Authority (URA) or the City of Pittsburgh. All are partners in this project and have provided letters of support. HACP has an option agreement with the City and



Nature leads, art follows.

will eventually acquire all the City-owned parcels within the projects boundary. Therefore, HACP has provided a second letter explaining their option agreement.

The proposed vacation has been reviewed with the Larimer community, the adjacent property owners, the Pittsburgh Water and Sewer Authority and DOMI staff (on November 7, 2018) and there have been no objections. One of the adjacent homeowners (Iota Phi Foundation, 123 Meadow Street, #124-N-308 and #124-J-260) have raised minor concerns with the new alley, however HACP and MBS are committed to resolve these concerns to the satisfaction of all parties. Members of the development team have met with this homeowner three times, and will continue to meet in the future. These concerns will be articulated to DOMI when the project submits preliminary roadway design plans in the coming weeks.

We hope the enclosed materials are sufficient for evaluation of this Street Vacation request. If you have questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Hackett', with a long horizontal line extending to the right.

Joseph Hackett, RLA, ASLA
Principal – LaQuatra Bonci Associates

CC: Randy Rhoads (MBS)
Lindsey Evans (MBS)
Sasha Gaye Angus (MBS)
JW Kim (HACP)
Anisah Ahmad (HACP)
Steve Savich (MBI)
Collette O'Leary (URA)
LBA file



APPLICATION FOR RIGHT OF WAY VACATION
City of Pittsburgh
Department of Mobility and Infrastructure
 Page 1 of 2

Project Site Address	LARIMER AVENUE / WINSLOW STREET / MEADOW STREET / STOEBNER WAY
Applicant Name or Representative	MR. RANDALL RHOADS, VICE PRESIDENT
Address	MCCORMACK BARON SALAZAR PHONE: 314-621-3400
Phone	720 OLIVE STREET, SUITE 2500
Email	ST. LOUIS, MISSOURI 63101 RANDALL.RHOADS@MCCORMACKBARON.COM
Date Filed	HAND DELIVERED TO PERMIT COUNTER FEBRUARY 22, 2019

Property Owner Name:	HOUSING AUTHORITY - CITY OF PITTSBURGH
Property Owner	100 ROSS STREET PHONE: 412-456-5020
Address	PITTSBURGH, PA 15219
Phone	JUNGWOOK.KIM@HACP.ORG
Email	CONTACT: JW KIM
Survey Name and Contact	GATEWAY ENGINEERS (JIM BRETHAUER)
Planning/Zoning Case Number (if applicable)	NOT ASSIGNED YET

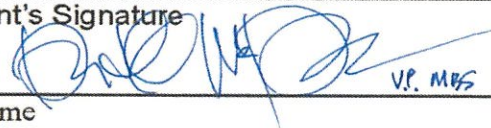
Address or Location of Proposed Vacation	PORTION OF STOEBNER WAY (NEAR LARIMER AVENUE)
Ward No. <u>12</u> Council District <u>9</u> Zip Code <u>15206</u>	
Lot and Block <u>NA</u>	Name of Plan of Lots T.A. MELLON PLAN OF LOTS - COLLINS PARK
Plan Book Volume <u>3</u> Page No. <u>60</u>	
Is the proposed vacation developed?	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Is the proposed vacation paved?	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Width of proposed vacation (prior to vacation)	20-FT RIGHT OF WAY
Length of proposed vacation (prior to vacation)	121.08-FT OF RIGHT OF WAY TO BE VACAT-
Number of square feet/Number of linear miles requested	2,470 SF (.025 MILES)

RIGHT OF WAY VACATION PACKAGE CHECKLIST *	
Letter of request with description of proposal and justification addressed to: Karina Ricks, Director of the Department of Mobility & Infrastructure 414 Grant Street, 215 B, Pittsburgh, PA 15219	<input type="checkbox"/> PROVIDED
Site survey w/ property lines, parcel numbers, proposed vacation extents, and owners	<input type="checkbox"/> PROVIDED
Signed petition expressing support for the vacation from property owners directly adjacent to the proposed ROW including name, contact information, parcel numbers, mailing address, telephone number, and email address. Note: letters of support from affected property owners such as those who may have impact to site access may also be requested.	<input type="checkbox"/> (3) LETTERS PROVIDED
Legal Description signed and stamped by Licensed Surveyor	<input type="checkbox"/> PROVIDED
Copy of all related recorded documents (Easements, Maps, Irrevocable Offer of Dedication, etc.)	<input type="checkbox"/> NOT APPLICABLE
Dimensioned Site Plan which shows the use of the proposed vacation for private development (if applicable). Provide full size plot and 8.5x11 or 11x17.	<input type="checkbox"/> PROVIDED
Survey of all known utilities and letters from affected utilities stating that there is no	<input type="checkbox"/> (2) EMAIL PROVIDED

objection to the proposed vacation. Note: all utilities will be contacted for external referral even if they are not shown on the utility plan. For utility relocation or abandonment, DOMI may accept a letter of correspondence when the application is filed and a final letter when coordination is complete.	(2) EMAIL PROVIDED
Undated check for \$150.00 made payable to "Treasurer, City of Pittsburgh"	PROVIDED
Description of changes to the roadway with dimensions that demonstrate that provisions for vehicles, trucks/loading, pedestrians, cyclists, transit are maintained (if appropriate)	NOT APPLICABLE
Other, as requested by DOMI:	

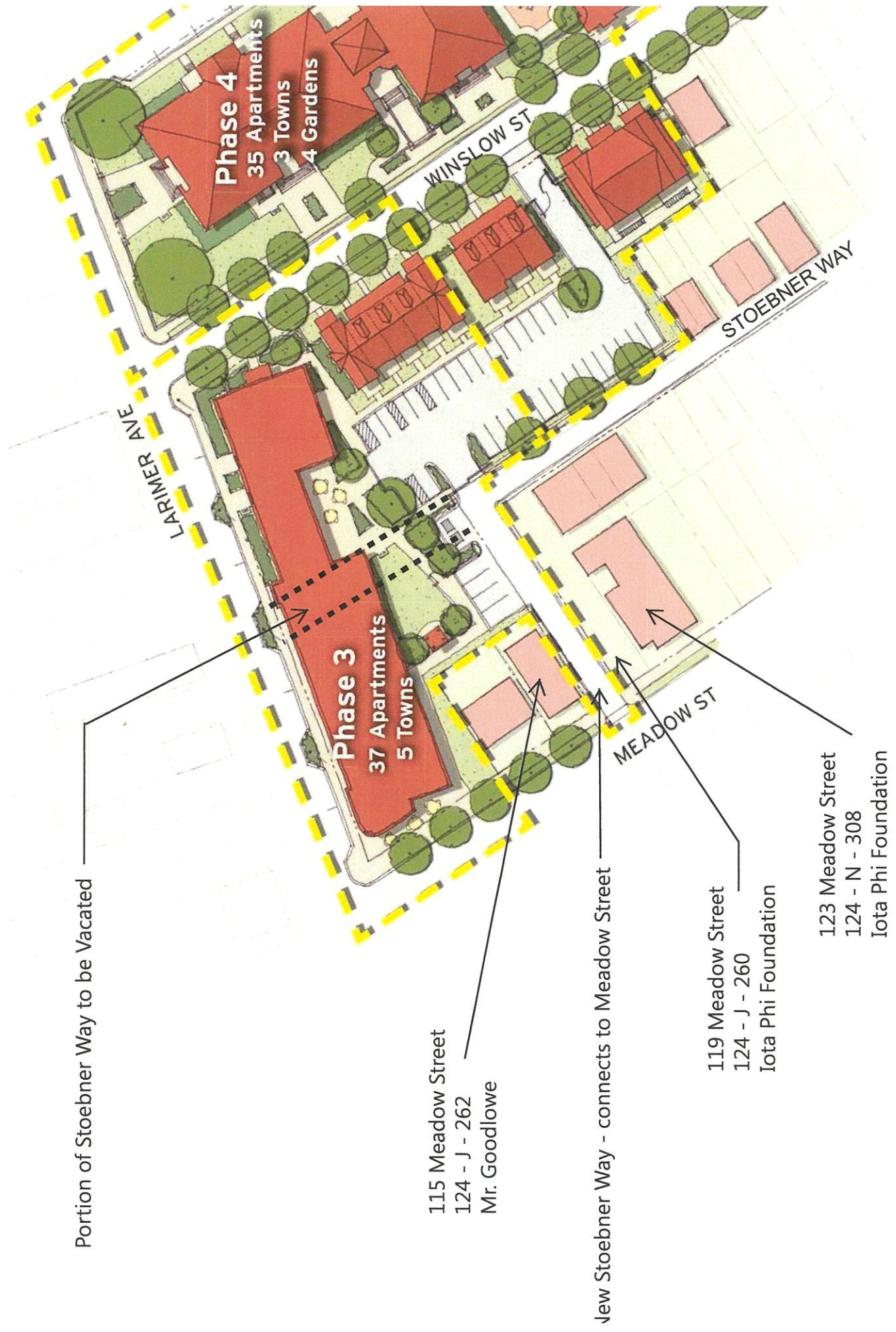
Applicant has Read and Acknowledged the Following

- The applicant should submit all materials outlined in attached checklist for the application to be deemed to complete.
- The requesting property owner must be the underlying owner of the requested vacation for the application to be accepted.
- When a street is fully vacated, half the reversionary rights go to the adjacent property owners on each side of the street.
- If the requested street vacation requires utility easements as part of the vacation, no building of structures will be allowed over the easement area.
- All vacated street areas are subject to the existing zoning requirements for the area in which they are located.
- Most street vacations of unimproved or unopened streets ("paper streets") have no additional cost other than the processing fee.
 - The adjacent owners effectively own half of the street if it has never been opened after 21 years and are also responsible for half of the maintenance.
 - The street vacation legislation essentially validates this ownership and allows for official map changes by the County.
- If a street vacation request is limited to one parcel or lot, it may be determined that it is feasible to vacate a larger portion of the street. The requester would then be responsible to have the adjacent property owners sign the petition to support the larger vacation.
- When legislation is passed supporting the street vacation, DOMI sends a copy of said legislation to the Allegheny County Board of Assessment. The area of the vacated street will then be assigned an assessed value for tax purposes.

Applicant's Signature Date	 V.P. MBS	FOR OFFICE USE ONLY	
Print Name	RANDALL RHOADS, VICE PRESIDENT	Date Received _____	Permit Meeting _____
		Complete or Incomplete (checkbox) C <input type="checkbox"/>	I <input type="checkbox"/>
		Notes:	

**This checklist is provided for your convenience to ensure that required materials are submitted with the application. The completion of this checklist may not constitute a full scope of submission materials or review.*

Proposed Vacation and Re-alignment of Stoebner Way



412.255.6600

200 Ross Street
Pittsburgh, PA 15219

ura.org February 7, 2019

Mr. Caster D. Binion
Housing Authority of the City of Pittsburgh
200 Ross Street
Pittsburgh, PA 15219

RE: Larimer Avenue / Meadow Street
512 Larimer Avenue
Street Vacation

Dear Mr. Binion:

The Urban Redevelopment Authority of Pittsburgh (URA) is the owner of 512 Larimer Avenue (Block & Lot number 124-J-269). This property is a vacant structure and URA is in the process of having the building demolished to allow for a new construction housing development to be built along Larimer Avenue, Winslow Street and Stoebner Way. The housing development is part of the Larimer CHOICE Neighborhood Initiative. URA understands that as part of the construction a small portion of Stoebner Way will be abandoned and/or vacated, and a new section of Stoebner Way will connect to Meadow Street.

The portion of Stoebner Way to be vacated is adjacent to the referenced property owned by URA. This letter is to confirm that the Housing Authority of the City of Pittsburgh (HACP) has informed URA of the necessary change to construct the new housing and that URA has no objection or concerns with the proposed change. At the time of construction closing of the housing development, URA will sell this parcel to HACP.

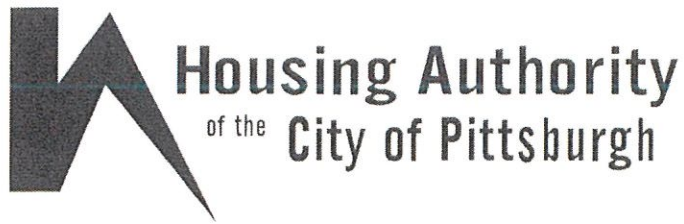
If you have any further questions about the street vacation, please contact Collette O'Leary, URA's Housing Department, at 412.255.6699 or coleary@ura.org or me at 412.255.6687 or nclark@ura.org.

Sincerely,



Nathan Clark
Director, Real Estate Department

cc: J. Edwards
J. Hackett, LaQuatra Bonci
C. O'Leary



Executive Office
200 Ross Street, 9th Floor
Pittsburgh, PA 15219
(412) 456-5012
www.hacp.org

February 11, 2019

Ms. Karina Ricks
Director
Department of Mobility & Infrastructure
215 B City-County Building
414 Grant Street
Pittsburgh, PA 15219

SUBJECT: Larimer/East Liberty Choice Neighborhoods Phase III Project

Dear Ms. Ricks:

The Housing Authority of the City of Pittsburgh (HACP) has been granted an Option to Purchase Agreement dated November 13, 2018 for certain vacant properties owned by the City of Pittsburgh (i.e. Parcel Nos. 124-J-271, 124-J-272, 124-J-273, and 124-J-274) for the Larimer/East Liberty Choice Neighborhoods Phase III project, a 42-unit mixed-use/mixed-income development on Larimer Avenue.

HACP has worked with the City, Urban Redevelopment Authority, and Larimer Consensus Group to develop the site plan (See Attached) which requires a vacation and realignment of a small segment of Stoebner Way alleyway. As envisioned by the community-drive Choice Neighborhoods revitalization plan, this Phase III development will create an attractive, sustainable mixed-use development that will expand opportunities for economic development and contribute to the preservation of affordable housing in the Larimer Neighborhood.

Thank you.

Sincerely,

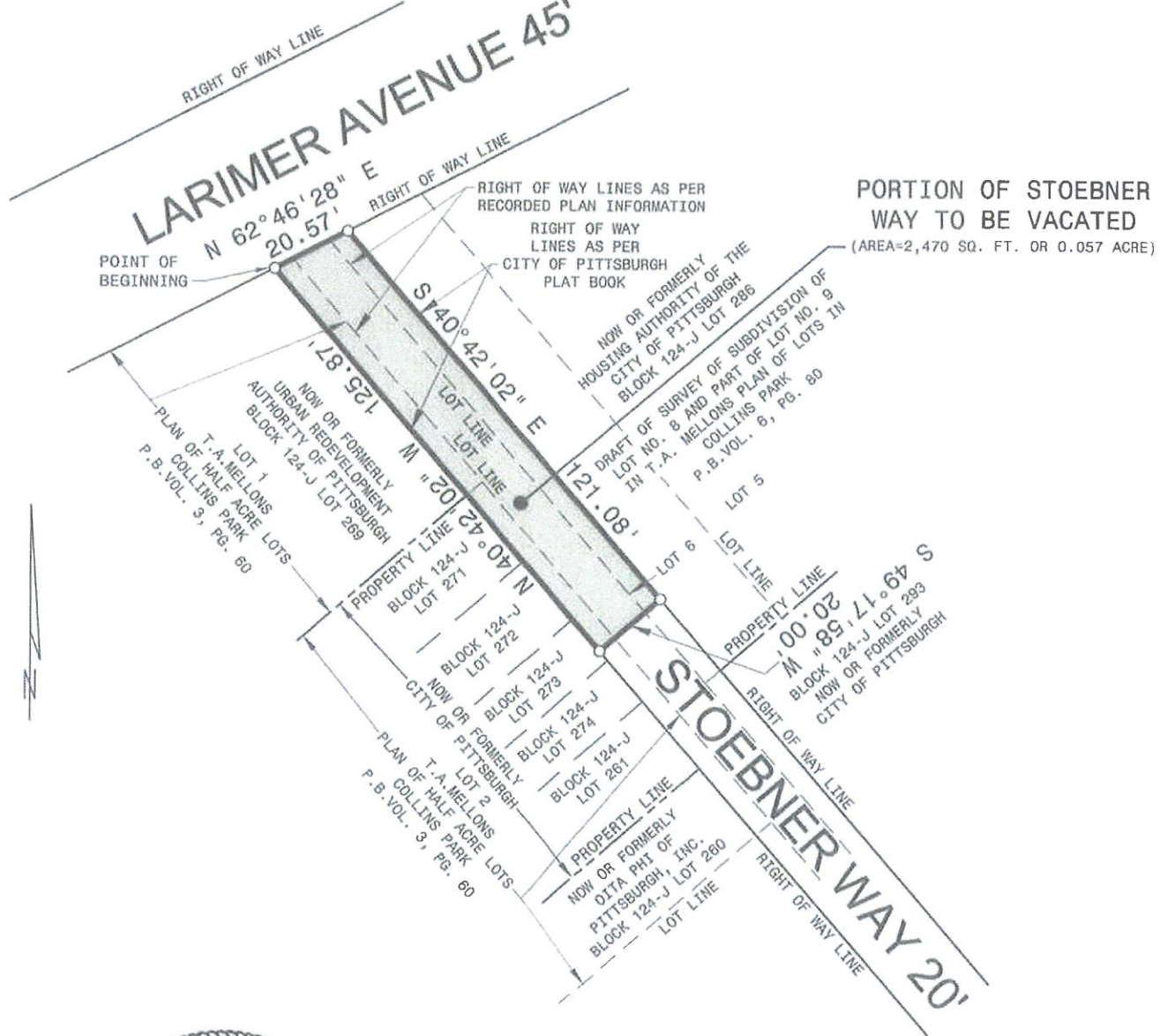
A handwritten signature in blue ink, appearing to read 'Caster D. Binion', is written over a light blue horizontal line.

Caster D. Binion
Executive Director

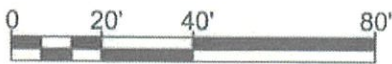
Attachment: Larimer/East Liberty Phase III Site Plan

LARIMER AVENUE 45'

PORTION OF STOEBSNER WAY TO BE VACATED
(AREA=2,470 SQ. FT. OR 0.057 ACRE)



Handwritten signature of Kevin Patrick Hannegan



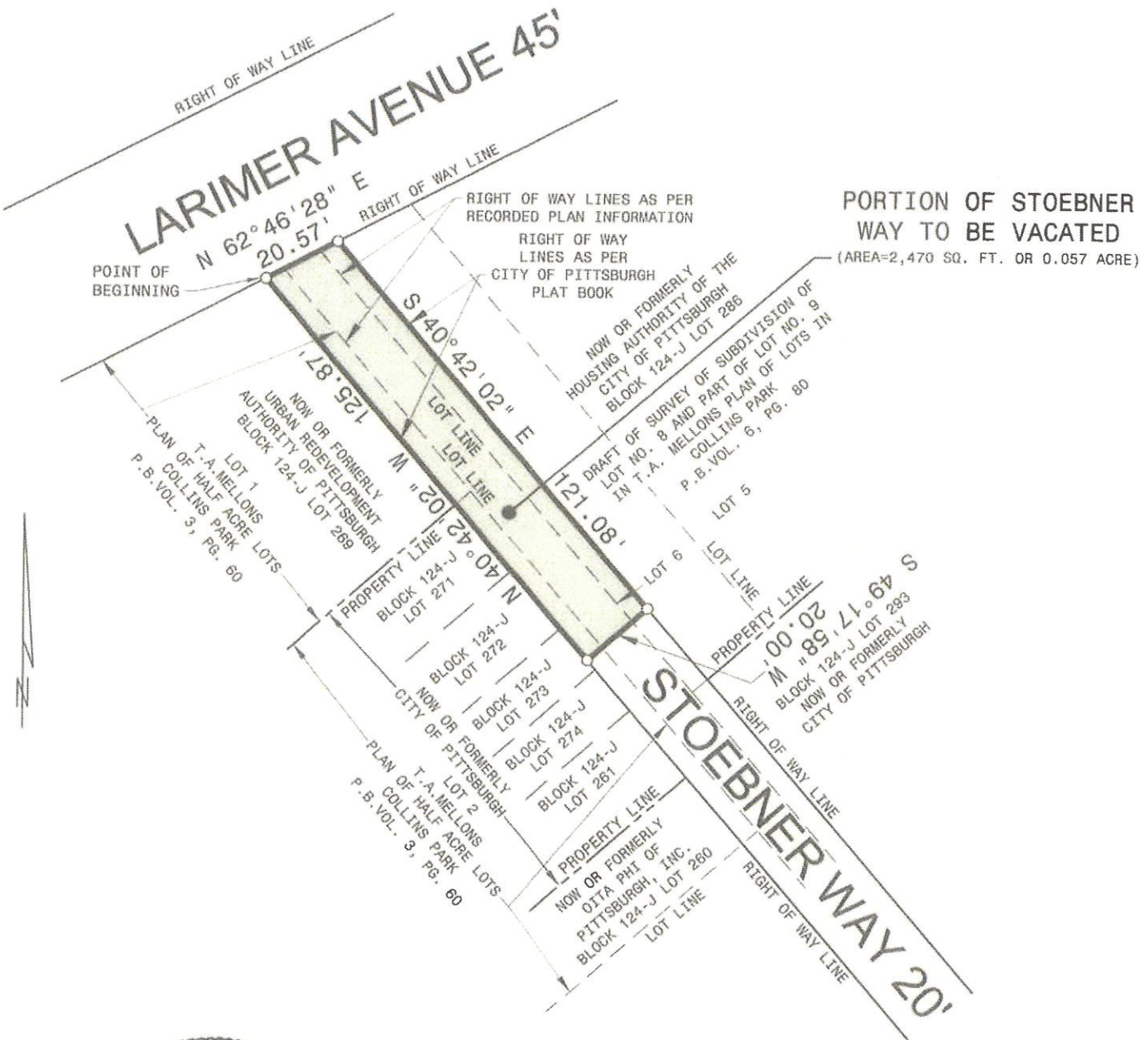
PM: J.A.B. DB: T.A.G. CB: K.P.H.

 **GATEWAY**[®]
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
gatewayengineers.com 855-634-9284

STOEBSNER WAY VACATION PLAN
SITUATE IN
12th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
MADE FOR
MCCORMACK BARON SALAZAR, INC.
C-39078-0004

DATE: DEC. 7, 2018	SCALE: 1" = 40'	DWG. NO.: 102,651
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COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL LAND SURVEYOR
KEVIN PATRICK HANNEGAN
 No. SU048536E
K.P.H.



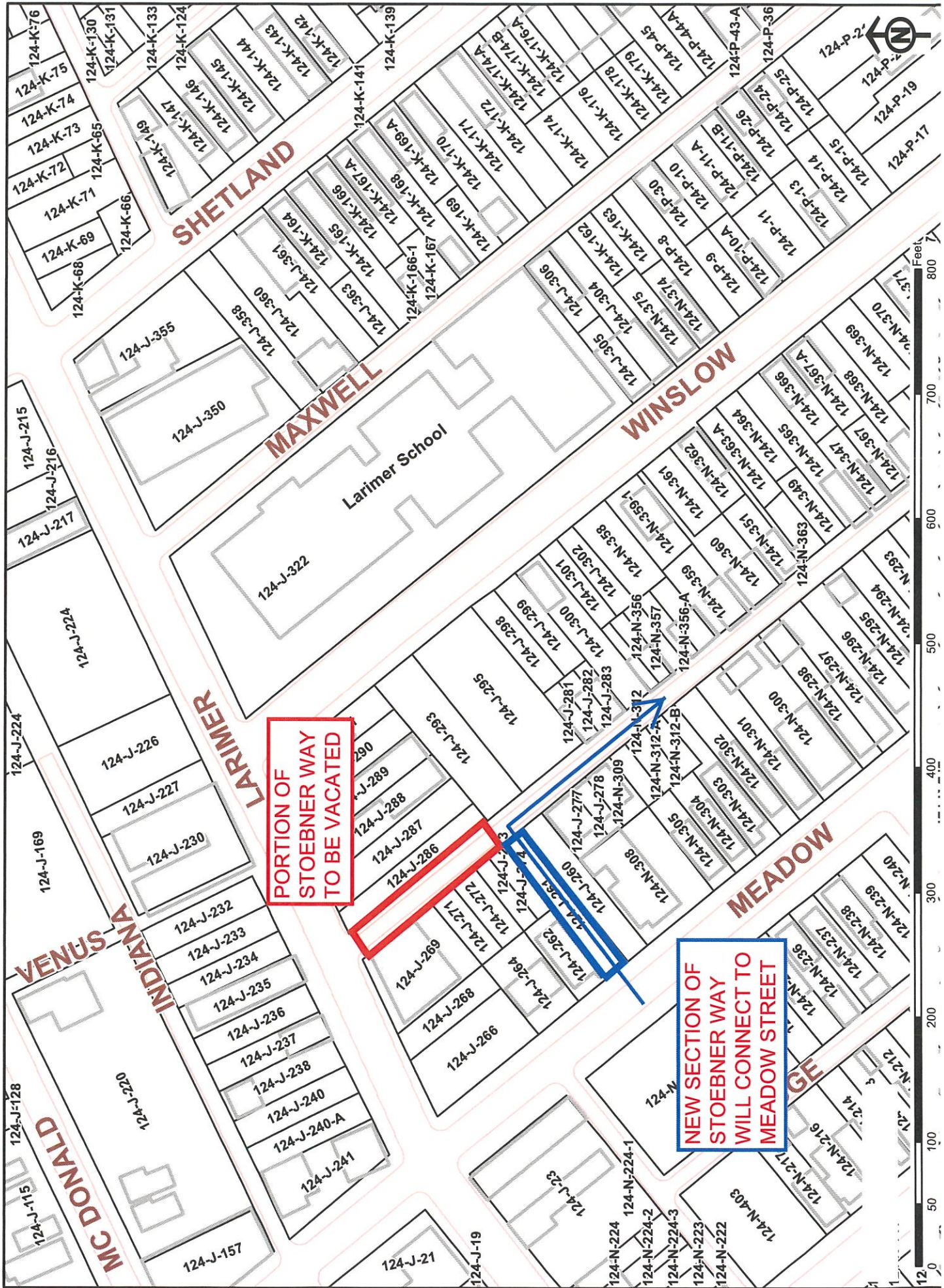
PM: J.A.B. DB: T.A.G. CB: K.P.H.

	The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 100 McMorris Road, Pittsburgh, PA 15205 gatewayengineers.com 855-634-9284
	STOEBSNER WAY VACATION PLAN SITUATE IN 12th WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PA MADE FOR McCORMACK BARON SALAZAR, INC. C-39078-0004

DATE: DEC. 7, 2018	SCALE: 1" = 40'	DWG. NO.: 102,651
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Path & Filename: G:\Projects\39000\39078 Larimer-East Liberty Phases 3A & 3B\0304 Stoebner Way Vacation\Draw\01-Base\Vacation Plan Stoebner Way.dwg

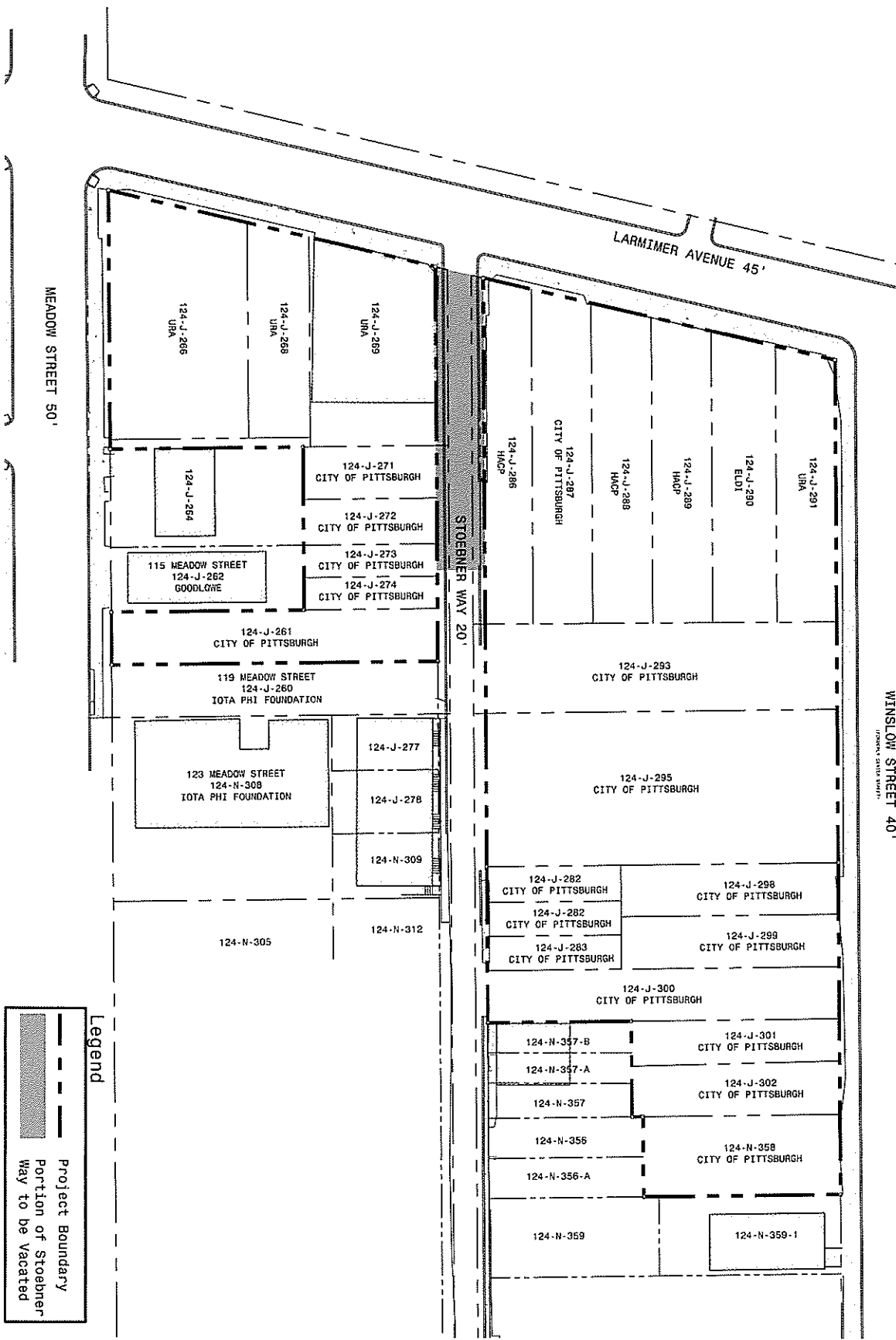
Choice Neighborhoods Mixed-Income Housing (Phases 3 & 4)



**PORTION OF
STOEBNER WAY
TO BE VACATED**

**NEW SECTION OF
STOEBNER WAY
WILL CONNECT TO
MEADOW STREET**

LETTERS OF SUPPORT FROM PROPERTY OWNERS IMMEDIATELY ADJACENT TO
THE PROPOSED VACATION

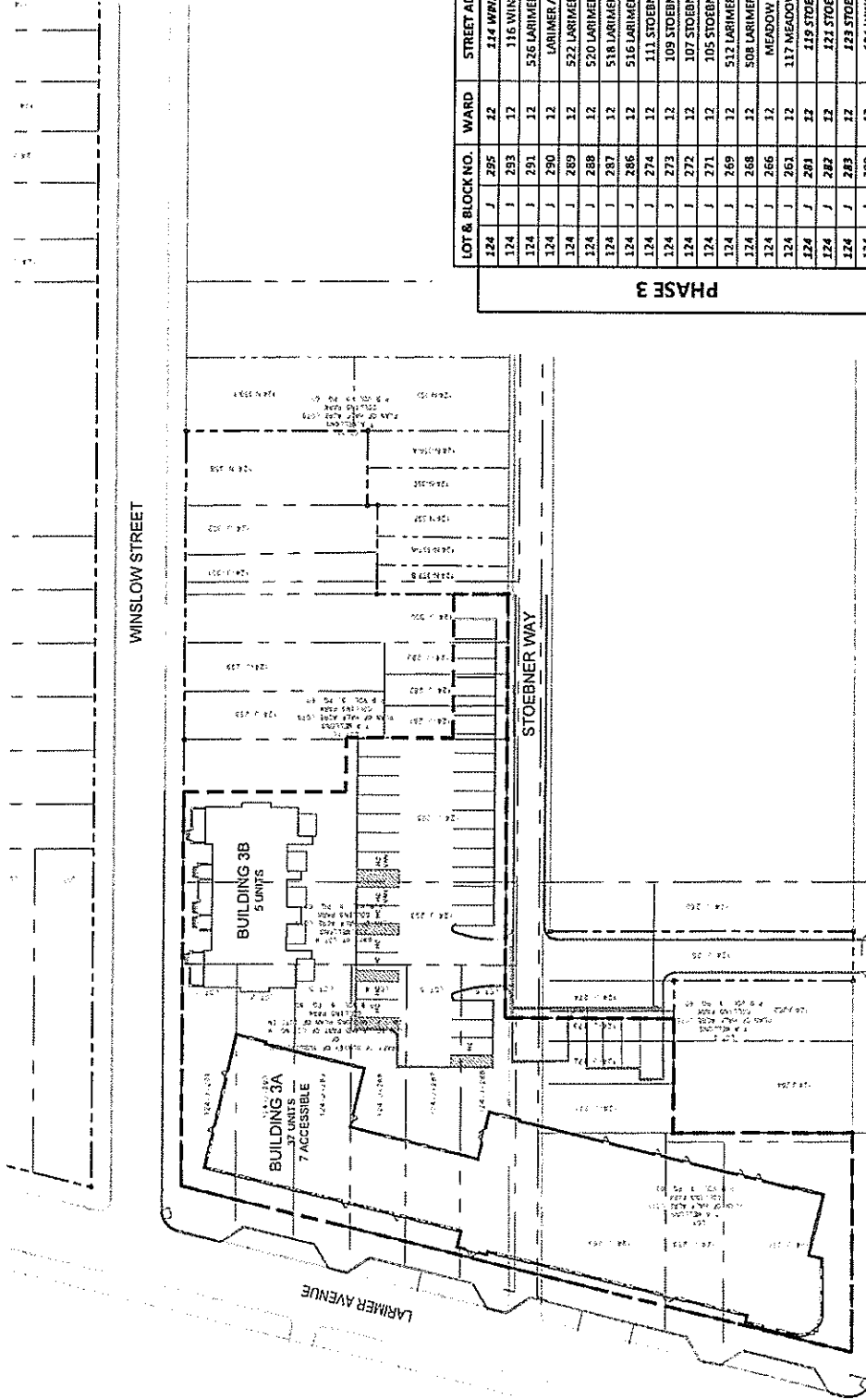


Legend

--- Project Boundary

■ Portion of Stoebner Way to be Vacated

Attachment: Larimer/East Liberty Phase III Site Plan



References indicates existing parcels that are within both Phase 3 and Phase 4

1"=50'



PHASE 3 - EXISTING PARCELS TO BE CONSOLIDATED LARIMER/EAST LIBERTY PHASE 3 LIHTC APPLICATION



Executive Office
200 Ross Street, 9th Floor
Pittsburgh, PA 15219
(412) 456-5012
www.hacp.org

January 28, 2019

Ms. Karina Ricks
Director
Department of Mobility & Infrastructure
215 B City-County Building
414 Grant Street
Pittsburgh, PA 15219

RE: SUPPORT FOR VACATION OF STOEBNER WAY AS PART OF LARIMER/EAST LIBERTY CHOICE NEIGHBORHOODS PHASE III

Dear Ms. Ricks,

The Housing Authority of the City of Pittsburgh (HACP) is a co-grantee, together with the City of Pittsburgh, for the Larimer/East Liberty Choice Neighborhoods Initiative project. HACP currently owns parcel 124-J-286, which is situated alongside the portion of Stoebner Way (near Larimer Avenue) that is to be vacated.

Please accept this letter as HACP's support for the vacation of a portion of Stoebner Way for the purpose of continued development of the third phase of Larimer/East Liberty Choice Neighborhoods program's replacement housing.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caster D. Binion', written in a cursive style.

Caster D. Binion
Executive Director

EMAIL CORRESPONDENCE WITH PROPERTY OWNERS IMMEDIATELY ADJACENT TO
NEW PROPOSED STOEBCNER WAY RIGHT-OF-WAY

MR. JEROME GOODLOWE
115 MEADOW STREET
PARCEL #124-J-262

IOTA PHI FOUNDATION
119 MEADOW STREET AND 123 MEADOW STREET
PARCEL #124-J-260 AND 124-N-308

Joe Hackett

From: Eric Anderson <ea@andrew.cmu.edu>
Sent: Monday, February 18, 2019 7:19 PM
To: Joe Hackett
Cc: Rahmon Hart; JW Kim; Anisah Ahmad; Evans, Lindsey; Angus, Sasha Gaye; Rhoads, Randall
Subject: Re: Larimer/East Liberty CNI Phases 3-4 Meeting with Iota Phi Foundation

Dear Joe,

Thank you as well for meeting with us last Friday and for presenting the concerns of the Iota Phi Foundation to the representatives of McCormack Baron Salazar. We are pleased that they acknowledge our concerns to be legitimate and realistic. We are also encouraged by their desire to collaborate to achieve the best possible outcome.

We appreciate the offer to meet following the City Council meeting on February 20th to have the details of the proposed plan further explained and to further discuss our concerns. We propose that we meet immediately afterwards rather than later in the afternoon/early evening.

As we shared, our members are deeply invested in the community and this issue. We have a special meeting called for tomorrow (Tuesday) evening where we will update the membership and discuss how to proceed. While we are encouraged about future outcomes, based on your communication, we expect several of our members to be present for the City Council meeting on Wednesday. We also expect to represent that we have concerns about the proposed alley but are in positive conversations with the developer towards addressing them and therefore request a delay while we work through those discussions.

Thank you again,

Eric Anderson,
Iota Phi Foundation, Chairman of the Board

Dr. Ramon Hart
Iota Phi Foundation, Vice-Chairman of the Board

On Feb 18, 2019, at 9:48 AM, Joe Hackett <hackett@laquatrabonci.com> wrote:

Rahmon and Eric:

Thank you again for meeting with me last Friday. Please see the email correspondence below. The first email is from myself to the developer summarizing our conversation and your concerns, and the second email is their response.

The developer (McCormack Baron Salazar) will be in Pittsburgh on Wednesday Feb20 for the City Council hearing. If you or other members of your organization have time, we could meet after the City Council hearing. I realize this is short notice, so if that time doesn't work, we could schedule something for the next time they visit Pittsburgh.

I'm in the office all day if you'd like to discuss this further.

Thank you

Joe Hackett, RLA
PRINCIPAL
hackett@laquatrabonci.com

LaQuatra Bonci Associates
LANDSCAPE ARCHITECTURE

95 SOUTH TENTH STREET
PITTSBURGH, PA 15203
T 412.488.8822
F 412.488.8825
www.laquatrabonci.com

From: Evans, Lindsey [<mailto:Lindsey.Evans@McCormackBaron.com>]
Sent: Monday, February 18, 2019 9:31 AM
To: Joe Hackett <hackett@laquatrabonci.com>; Angus, Sasha Gaye <SashaGaye.Angus@McCormackBaron.com>; Rhoads, Randall <Randy.Rhoads@McCormackBaron.com>
Cc: JW Kim <jungwook.kim@hacp.org>; Anisah Ahmad <anisah.ahmad@hacp.org>
Subject: RE: Larimer/East Liberty CNI Phases 3-4 Meeting with Iota Phi Foundation

Dear Joe,

Thank you very much for your email as a follow up to your meeting with the Iota Phi Foundation. As the co-developers of Larimer Phases 3 & 4, McCormack Baron Salazar and the Housing Authority of the City of Pittsburgh are committed to working with the Foundation, and all members of the community, to assist in creating a thriving Larimer neighborhood. McCormack Baron Salazar agrees that the feedback from the Foundation is legitimate and realistic. As future neighbors to the Foundation, we (along with our design team and future contractor) look forward to collaborating with the Iota Phi Foundation in order to achieve the best possible outcome.

If it works with the Foundation's schedule, McCormack Baron Salazar is available on February 20th in the late afternoon or evening to further explain the details of the proposed design. If this date doesn't work, we are happy to find alternatives. Additionally, Open Community Meetings will be scheduled as the design progresses. The team will be sure to share the meeting schedule with the Foundation directly.

Thank you again,
Lindsey

Lindsey Evans
Project Manager
McCormack Baron Salazar, Inc.
Lindsey.Evans@mccormackbaron.com

+1-314-335-2974 (direct)
720 Olive Street, Suite 2500, St. Louis, MO 63101
www.mccormackbaron.com

Transforming places into communities where all people can thrive.

Joe Hackett

From: Jerome Goodlowe <goodlowej@gmail.com>
Sent: Friday, January 25, 2019 1:15 PM
To: Joe Hackett
Cc: Pascale Joseph; Collette O'Leary; Donna Jackson
Subject: Re: Your House on Meadow Street

Yes, I received the email. I do understand the project it is okay with me.

On Jan 21, 2019 11:26 AM, "Joe Hackett" <hackett@laquatrabonci.com> wrote:

Mr. Goodlowe:

Just checking in to be sure you received my email below. Please reply when you get a minute, so I know you received it.

If you have any questions, feel free to contact me.

Thank you

Joe Hackett, RLA

PRINCIPAL
hackett@laquatrabonci.com

LaQuatra Bonci Associates

LANDSCAPE ARCHITECTURE

95 SOUTH TENTH STREET
PITTSBURGH, PA 15203
T 412.488.8822
F 412.488.8825
www.laquatrabonci.com

From: Joe Hackett
Sent: Wednesday, January 16, 2019 1:33 PM
To: 'goodlowej@gmail.com' <goodlowej@gmail.com>
Cc: Pascale Joseph <pascale.joseph@hacp.org>; 'Collette O'Leary' <coleary@URA.ORG>; Donna Jackson

<donnamj52@gmail.com>

Subject: Your House on Meadow Street

Mr. Goodlowe:

Thank you again for speaking with us yesterday. To refresh your memory, here are the folks you were speaking with...

Collette O'Leary	Urban Redevelopment Authority
Pascale Joseph	Housing Authority
Joe Hackett	Architect for the new project
Donna Jackson	Larimer Consensus Group

The purpose of yesterday's conversation was to explain how a portion of the alley behind your house (Stoebner Way) will be abandoned and reconstructed on the east side of your house. Attached to this email are a few drawings/pictures to further explain the project and the new alley.

Here is a summary of our conversation:

- There will be a new housing project constructed along Larimer Avenue, Winslow Street and Stoebner Way.
- The new housing project will consist of townhouses and apartments, very similar to the townhouses and apartments that have been constructed at the intersection of Larimer Avenue and East Liberty Boulevard.
- Construction will begin Fall 2019.
- Part of the construction will be the abandonment (or vacation) of a small piece of Stoebner Way and the construction of a new alley immediately adjacent to your house.
- The new alley will NOT be constructed on your property.
- The property next to your house on which the new alley will be constructed is owned by the Housing Authority.

You raised concern about vibration during construction and potential damage to your foundation. These are valid concerns. Before construction starts, we would like to inspect and photograph the condition of your

house. If damage occurs during construction, we can compare the damage to the photographs to determine who is responsible.

The new alley is being designed right now by a civil engineer. Once final drawings are available, we would like to meet with you again to explain the details. That would also be a good time to inspect and photograph your house.

Please share this email and the attached drawings with your tenant. As we get closer to construction, we will invite you, your tenant and all the neighbors around the project to a meeting, where we will answer questions and explain the sequence of construction. Any inconvenience will be temporary and we will do our best to minimize the disruption to your tenant and the other neighbors.

As I mentioned on the phone yesterday, the first step is for me to submit an application to the City to allow the abandonment of Stuebner Way and construction of the new alley. In that application, I must include a **letter or email from you** stating that you understand the project and are OK with abandonment of the old alley and construction of the new alley. **Please reply to this email before January 30.**

If you have any questions or wish to discuss this further, please feel free to email me (address above) or call me at the phone number below or my cell (412-965-7302).

Thank you

Joe Hackett, RLA

PRINCIPAL
hackett@laquatrabonci.com

LaQuatra Bonci Associates

LANDSCAPE ARCHITECTURE

95 SOUTH TENTH STREET
PITTSBURGH, PA 15203
T 412.488.8822
F 412.488.8825
www.laquatrabonci.com

CORRESPONDENCE WITH UTILITY COMPANIES

February 7, 2019

Mr. Walt Kasievich III
MDU Account Executive, Comcast Bulk and Major Accounts Dept.
2994 Industrial Boulevard
Bethel Park, PA 15102

Subject: Larimer/East Liberty Phase 3/4
Proposed Stoebner Way Roadway Vacation

Dear Mr. Kasievich:

On behalf of McCormack Baron Salazar, Michael Baker International has requested the vacation of a portion of Stoebner Way as indicated on the attached drawing. This street vacation is a part of Phases 3 and 4 of the Larimer Redevelopment to be located between Meadow Street, Larimer Avenue, Winslow Street, Stoebner Way and Maxwell Way. Existing utilities located on the portion of road to be vacated will be relocated into a new public right-of-way connecting Stoebner Way to Meadow Street, and all costs associated with design and construction of these relocations will be borne by the project.

Attached for your review is a drawing showing the portion of Stoebner Way to be vacated, as well as the proposed new location for Stoebner Way. Also attached is a sample letter that you can use to formulate your approval for the street vacation.

If you have any questions, or require additional information, please contact me at (412) 269-6467.

Regards,
MICHAEL BAKER INTERNATIONAL



Steven M. Savich, P.E.
Project Manager

Vaskov, Andrew

From: Snatchko, Leonard J <Leonard_Snatchko@comcast.com>
Sent: Wednesday, February 13, 2019 12:23 PM
To: Kasievich, WalterE
Cc: Vaskov, Andrew; Anstis, Scott (Contractor)
Subject: EXTERNAL: RE: Larimer Phase 3 & 4 Stoebner Way Road Vacation
Attachments: Comcast Vacation Letter 2019xlsx.xlsx; 313-303.DWG

Comcast will approve the relocation for this project. We will need to follow the new Power route or Verizon
Note: the attachment and

Also
When you can p/z sent us the Site Plan for Phase 3 & 4
Note: the attachment and

From: Kasievich, WalterE <Walter_Kasievich@cable.comcast.com>
Sent: Tuesday, February 12, 2019 1:57 PM
To: Snatchko, Leonard J <Leonard_Snatchko@cable.comcast.com>
Cc: Andrew.Vaskov@mbakerintl.com
Subject: FW: Larimer Phase 3 & 4 Stoebner Way Road Vacation

Good Afternoon Len,

I wanted to forward this information from Andrew about the Larimer project.

Regards,

Walt

From: Vaskov, Andrew [<mailto:Andrew.Vaskov@mbakerintl.com>]
Sent: Friday, February 8, 2019 1:50 PM
To: Kasievich, WalterE <Walter_Kasievich@cable.comcast.com>
Subject: [EXTERNAL] Larimer Phase 3 & 4 Stoebner Way Road Vacation

Good afternoon Walt,

I am working with Steve Savich, who I believe you have communicated with before regarding utility availability, on the Larimer Phase 3 and 4 project. As part of the design, we are proposing a the vacation of a portion of Stoebner Way and need concurrence from you on the plan. Utility relocation costs associated with this will be borne by the project. I have attached pdfs of the letters that have been sent to you for your approval.

If you could review and provide a response by the end of next week that would be appreciated, as we have a hearing for the street vacation on February 20th. If you have any questions please let myself or Steve Savich know.

Andy

February 7, 2019

Mr. Jerry Telin
Project Coordinator
469 Hershey Road
Pittsburgh, PA 15235

Subject: Larimer/East Liberty Phase 3/4
Proposed Stoebner Way Roadway Vacation

Dear Mr. Telin:

On behalf of McCormack Baron Salazar, Michael Baker International has requested the vacation of a portion of Stoebner Way as indicated on the attached drawing. This street vacation is a part of Phases 3 and 4 of the Larimer Redevelopment to be located between Meadow Street, Larimer Avenue, Winslow Street, Stoebner Way and Maxwell Way. Existing utilities located on the portion of road to be vacated will be relocated into a new public right-of-way connecting Stoebner Way to Meadow Street, and all costs associated with design and construction of these relocations will be borne by the project.

Attached for your review is a drawing showing the portion of Stoebner Way to be vacated, as well as the proposed new location for Stoebner Way. Also attached is a sample letter that you can use to formulate your approval for the street vacation.

If you have any questions, or require additional information, please contact me at (412) 269-6467.

Regards,
MICHAEL BAKER INTERNATIONAL



Steven M. Savich, P.E.
Project Manager

February 7, 2019

Mr. Michael Hrubetz
Project Coordinator, Verizon Engineering
3151 Pioneer Ave, FL 2
Pittsburgh, PA 15226

Subject: Larimer/East Liberty Phase 3/4
Proposed Stoebner Way Roadway Vacation

Dear Mr. Hrubetz:

On behalf of McCormack Baron Salazar, Michael Baker International has requested the vacation of a portion of Stoebner Way as indicated on the attached drawing. This street vacation is a part of Phases 3 and 4 of the Larimer Redevelopment to be located between Meadow Street, Larimer Avenue, Winslow Street, Stoebner Way and Maxwell Way. Existing utilities located on the portion of road to be vacated will be relocated into a new public right-of-way connecting Stoebner Way to Meadow Street, and all costs associated with design and construction of these relocations will be borne by the project.

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Regards,
MICHAEL BAKER INTERNATIONAL



Steven M. Savich, P.E.
Project Manager

February 7, 2019

Ms. Beth Reicherter
Sales Representative
375 North Shore Drive
Pittsburgh, PA 15212

Subject: Larimer/East Liberty Phase 3/4
Proposed Stoebner Way Roadway Vacation

Dear Ms. Reicherter:

On behalf of McCormack Baron Salazar, Michael Baker International has requested the vacation of a portion of Stoebner Way as indicated on the attached drawing. This street vacation is a part of Phases 3 and 4 of the Larimer Redevelopment to be located between Meadow Street, Larimer Avenue, Winslow Street, Stoebner Way and Maxwell Way. Existing utilities located on the portion of road to be vacated will be relocated into a new public right-of-way connecting Stoebner Way to Meadow Street, and all costs associated with design and construction of these relocations will be borne by the project.

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Regards,
MICHAEL BAKER INTERNATIONAL



Steven M. Savich, P.E.
Project Manager

February 7, 2019

Ms. Julie Ascioffa
Business and Development Relations Manager, PWSA
1200 Penn Ave
Pittsburgh, PA 15222

Subject: Larimer/East Liberty Phase 3/4
Proposed Stoebner Way Roadway Vacation

Dear Ms. Ascioffa:

On behalf of McCormack Baron Salazar, Michael Baker International has requested the vacation of a portion of Stoebner Way as indicated on the attached drawing. This street vacation is a part of Phases 3 and 4 of the Larimer Redevelopment to be located between Meadow Street, Larimer Avenue, Winslow Street, Stoebner Way and Maxwell Way. Existing utilities located on the portion of road to be vacated will be relocated into a new public right-of-way connecting Stoebner Way to Meadow Street, and all costs associated with design and construction of these relocations will be borne by the project.

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If you have any questions, or require additional information, please contact me at (412) 269-6467.

Regards,
MICHAEL BAKER INTERNATIONAL



Steven M. Savich, P.E.
Project Manager

PRE-APPLICATION MEETING NOTES – DOMI AND PWSA

Larimer/East Liberty Phases 3 and 4
PWSA Pre-Application Meeting
November 6, 2018

Attendees:

Steve Savich (MBI), Joe Hackett (LBA), Pascale Joseph (HACP), Julie Ascioffa (PWSA), Larry Odille (PWSA), Kate (PWSA), Dan Cleary (PWSA) and Megan Zigler (PWSA)

Discussion:

- There is a high point in the existing Stoebner Way sewer, so flows go towards Paulson Avenue and also towards Larimer Avenue. Need to demonstrate that sewer in Meadow Street can handle the additional flow from the relocated sewer.
- It is the intention to terminate the existing water and sewer taps for Larimer School and create new service points.
- Private storm water management – will be handled via chambers under the parking lots in both phases. Due to receiving greater than \$1M in public funding, the projects are required to capture 1.5-inches of runoff.
- We will be CCTV inspecting the surrounding sewers in the next few weeks. This will include:
 - Meadow Street sewer from Larimer to manhole just past point of connection
 - Stoebner Way sewer from Larimer to Paulson
 - Winslow Street sewer from Larimer to Paulson
 - Maxwell Street sewer from school to Paulson
- There were a number of breaks/leaks in the 8" water line in Winslow Street that PWSA has repaired, thus the asphalt patches in the street. It might be better to replace the existing water line in Winslow (where the townhouses tie-in) to Larimer Avenue, rather than tie-in to the existing that has been repaired many times.
- Phase 3 and 4 will need another Developers Agreement between HACP and PWSA. Drawings can be submitted before the Developers Agreement is finalized. Final drawings will not be signed until Developers Agreement is executed.
- Even if the NPDES permit is for both phases together, PWSA will need a Storm Water Management Report for each phase separately, or one for each block.
- Will we be required to separate storm and sanitary? PWSA's goal is for parallel streets and alleys to be either storm or sanitary. Therefore, Stoebner will be storm, Winslow will be sanitary

and Maxwell will be storm. The school and auditorium parking lots drainage should be re-routed to discharge into Maxwell.

- Will tap fees be waived for these phases? No...PWSA is still working with the PUC to determine how to handle affordable housing projects. Phase 2 was permitted to use the 'old' less expensive rates, but Phases 3 and 4 are stuck with the new rates.
- A new use for the auditorium has not been determined yet. The URA is working with the community to reuse the auditorium as some type of community/commercial space. Even though a few additional fixtures will not dramatically impact the total flow, the auditorium needs to be included in the final commercial non-residential calculations. PWSA to provide the amount of fixtures that they would accept as reasonable.
- The Winslow Street townhouses are very similar to townhouses in Phase 1 or Phase 2, therefore they will have 1-1/4" tap, but a 1" meter.
- How will the (2) commercial spaces be served with water and sewer? Are they on the apartment building's meter or will they be metered separately? Does each commercial space need a separate water tap? Will each commercial space have a separate address? To be resolved before we submit.
- Check with the fire marshal regarding separate domestic and fire taps for the apartment building.
- Start your Planning Module soon.
- Public right-of-way Green Infrastructure: Existing rights-of-way are too narrow to provide green infrastructure. Have you thought about utilizing Larimer Park? The project cannot spend money off-site, but could set-up how green infrastructure could be accomplished in the future by others. City has a line-item in the 2019 budget for capital improvements to the park, although not sure if that line-item anticipated green infrastructure or just park features. Larimer Park is logical as the low point along Larimer Avenue, so what can be done/installed in Phase 3 or Phase 4 to facilitate green infrastructure in the park sometime in the future?
- Project will propose to vacate a small portion of Stoebner Way, nearest Larimer Avenue. Any existing water and sewer lines will be terminated and re-routed towards Meadow Street, as part of the project.
- We anticipate submitting 30% design for review in January 2019

End



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PRE-REVIEW MEETING IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY

ADDRESS: Larimer Avenue – Larimer/East Liberty Phase 3 and 4

DATE: 11-7-2018

DESCRIPTION OF PROJECT: Restoration of Larimer school + 2 Buildings (Phase 4), construction of two new buildings (Phase 3).

I. GENERAL IMPROVEMENTS

A. Neighborhood Connectivity

- a. Consistency with existing Master Plans - Larimer Neighborhood Initiative Plan***
- b. Relationship to other developments – N/A***

B. Right of Way Width

- a. Existing lane configuration – Larimer Ave: 45' RoW, 25' cartway, 10' sidewalk on either side; Stoebner Way 20' RoW***
- b. Existing sidewalk condition and width – New sidewalk, 10'***
- c. Proposed modifications – 55' RoW, 24' travel, 8' parking, 12' +/- sidewalk; Stoebner Way proposed rerouted to outlet at Meadow, bumped out to 40' at turn for emergency vehicles***

C. ADA Ramps/Crosswalks – Aligned with path, bifurcate at Meadow Street.

D. Sidewalks- To be replaced, Mike to send sidewalk dimension ordinance.

E. Curb Cuts – Three parking lots, each with two commercial cuts. Proposed loading and four additional spaces on Stoebner. Dumpster access off Maxwell for residential portion.

F. Autoturn –Include in RoW set. Proposed turn in Stoebner can be accommodated with curved “bump out” at corner.

G. Parking and Loading – Parking on site. Loading minimal (expecting vans). All loading on site. Dumpsters on site.

H. Signals – N/A



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I. Cycling – Bike parking on site.

J. Transit – N/A

K. Utilities – Primarily hookups coming off Winslow (for both new and existing buildings), coordination with PWSA for work along Larimer Ave.

II. CONSTRUCTIBILITY

A. Restoration – See Mike if you need details

B. Details – See Mike as above.

C. Drainage – Maxwell Way talking about green alley concept – discuss with PWSA and DPW about construction/maintenance

III. STREETSCAPING/TREES

A. Landscaping – Potentially in sidewalk bumpouts for parking

B. Street Trees – Consult with Forestry

A. Lighting – Existing cobra lights, to remain.

IV. CMP/MPT

A. CMP – Through Zoning

B. MPT – Include MPT plan in RoW set, consistent with CMP.

C. Schedule – To be coordinated.

V. AGREEMENTS

A. Maintenance –

B. Encroachment –

C. Vacation/Dedication – Both for Stoebner Way

D. Sidewalk Easement – N/A

E. HOP – N/A

VI. REVIEW PROCESS

A. Allow 6-8 weeks for review

B. Most projects require 2-3 reviews before final signatures

C. Construction plans must be executed prior to agreements being initiated

Proposed Site Plan - Phases 3 & 4



All that certain portion of Stoebner Way, 20.00 feet wide, to be vacated, situate in the 12th Ward, City of Pittsburgh, Allegheny County, Pennsylvania, more particularly bound and described as follows:

Beginning at a point at the intersection of the southwesterly right of way line of Stoebner Way, 20.00 feet wide, and the southeasterly right of way line of Larimer Avenue, 45.00 feet wide; thence from said point of beginning by the southeasterly right of way line of Larimer Avenue N 62° 46' 28" E a distance of 20.57 feet to a point on the northeasterly right of way line of said Stoebner Way; thence by the northeasterly right of way line of said Stoebner Way S 40° 42' 02" E a distance of 121.08 feet to a point; thence by a line through said Stoebner Way S 49° 17' 58" W a distance of 20.00 feet to a point on the southwesterly right of way line of said Stoebner Way; thence by the southwesterly right of way line of said Stoebner Way N 40° 42' 02" W a distance of 125.87 feet to a point at the intersection of the southwesterly right of way line of said Stoebner Way and the southeasterly right of way line of said Larimer Avenue, at the point of beginning.

Containing an area of 2,470 square feet or 0.057 acre.