



Text File

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Bill No: 2018-1123, **Version:** 1

Committee: Committee on Public Works

Status: Passed Finally

Resolution accepting the dedication of a portion of South Water Street, Portal Place and Coal Street in the South Side Works 16th Ward, 3rd Council District of the City of Pittsburgh.

WHEREAS, The Urban Redevelopment Authority of Pittsburgh (URA), owner of certain properties in the South Side Works Project in the 16th Ward, wishes to dedicate certain streets and other public improvements to the City for public highway and utility purposes, and the City wishes to accept the dedication.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1.

The dedication of the following streets is hereby accepted:

South Water Street (Parcel 24)

All that certain lot or piece of ground situate in the 16th Ward, City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania being all of Parcel 24 in the South Side Works Plan of Lots No. 30 of Record in the Recorder's Office of Allegheny County in Plan Book Volume 283, Page 124, being bound and described as follows:

Beginning at a point of intersection of the northwesterly corner of S. Water Street and the southerly line of Lot 1 - Sixteenth Revised Reserved for Future Development as laid out on said recorded plan, being the Point of Beginning;

Thence, from said Point of Beginning, along the westerly line of S. Water Street as laid out on said recorded plan, South 28° 53' 49" West, a distance of 45.00 feet to a point on the northerly line of Parcel B-RR2 First Revised as laid out on said recorded plan;

Thence, along the northerly line of Parcel B-RR2 First Revised and Parcel 25 as laid out on said recorded plan, by a line curving to the left having a radius of 2907.00 feet, an arc distance of 147.08 feet to a point on curve, the chord of said line being North 62° 33' 09" West, a distance of 147.07 feet;

Thence, along the easterly line of Parcel A3 as laid out on said recorded plan, North 26° 38' 24" East, a distance of 15.18 feet to a point of curvature;

Thence, continuing along the same, by a line curving to the right having a radius of 30.00 feet, an arc

distance of 47.10 to a point of compound curvature, the chord of said line being North 71° 36' 53" East, a distance of 42.41 feet;

Thence, along the southerly line of Lot 1 - Sixteenth Revised Reserved for Future Development as laid out on said recorded plan, by a line curving to the right having a radius of 2952.00 feet, an arc distance of 118.88 feet to the northwesterly corner of S. Water Street, the place of beginning, the chord of said line being South 62° 15' 24" East, a distance of 118.87 feet;

Containing an area of 6,467.32 square feet or 0.148 Acres.

Portal Place (Parcel 25)

All that certain lot or piece of ground situate in the 16th Ward, City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania being all of Parcel 25 in the South Side Works Plan of Lots No. 30 of Record in the Recorder's Office of Allegheny County in Plan Book Volume 283, Page 124, being bound and described as follows:

Beginning at a point of intersection of the southerly line of Parcel A3 and the northerly corner of Parcel B-RR3 First Revised as laid out on said recorded plan, being the Point of Beginning;

Thence, from said Point of Beginning, along the southerly line of Parcel A3 and Parcel 24 as laid out on said recorded plan, by a line curving to the right having a radius of 2907.00 feet, an arc distance of 65.23 feet to a point on curve, the chord of said line being South 63° 34' 14" East, a distance of 65.22 feet;

Thence, along the westerly line of Parcel B-RR2 First Revised as laid out on said recorded plan, by a line curving to the left having a radius of 10.00 feet, an arc distance of 15.80 to a point, the chord of said line being South 71° 49' 19" West, a distance of 14.20 feet;

Thence, continuing along the same, South 26° 34' 19" West, a distance of 39.40 feet to a point of curvature;

Thence, continuing along the same, by a line curving to the left having a radius of 10.00 feet, an arc distance of 15.61 to a point on the northerly line of Tunnel Boulevard as laid out on said recorded plan, the chord of said line being South 18° 09' 35" East, a distance of 14.08 feet;

Thence, along the northerly line of said Tunnel Boulevard, by a line curving to the left having a radius of 2828.93 feet, an arc distance of 64.77 to a point, the chord of said line being North 63° 32' 49" West, a distance of 64.77 feet;

Thence, along the easterly line of Parcel B-RR2 First Revised as laid out on said recorded plan, by a line curving to the left having a radius of 10.00 feet, an arc distance of 15.57 to a point, the chord of said line

being North 71° 11' 04" East, a distance of 14.05 feet;

Thence, continuing along the same, North 26° 34' 19" East, a distance of 39.38 feet to a point of curvature;

Thence, continuing along the same, by a line curving to the left having a radius of 10.00 feet, an arc distance of 15.85 feet to the place of beginning, the chord of said line being North 18° 49' 15" West, a distance of 14.24 feet;

Containing an area of 2,758.30 square feet or 0.063 Acres. Portal place is also designated as a bridge.

Coal Street (Parcel 26)

All that certain lot or piece of ground situate in the 16th Ward, City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania being all of Parcel 26 in the South Side Works Plan of Lots No. 30 as Recorded in the Recorder's Office of Allegheny County in Plan Book Volume 283, Page 124, being bound and described as follows:

Beginning at a point of intersection of the southerly line of S. Water Street and the northerly corner of Parcel B-RR2 First Revised as laid out on said recorded plan, being the Point of Beginning;

Thence, from said Point of Beginning, along the southerly line of S. Water Street as laid out on said recorded plan, by a line curving to the right having a radius of 2907.00 feet, an arc distance of 65.23 feet to a point on curve, the chord of said line being South 58° 05' 59" East, a distance of 65.22 feet;

Thence, along the westerly line of Parcel B-RR1 First Revised as laid out on said recorded plan, by a line curving to the left having a radius of 10.00 feet, an arc distance of 15.83 to a point, the chord of said line being South 77° 10' 45" West, a distance of 14.23 feet;

Thence, continuing along the same, South 31° 48' 56" West, a distance of 39.63 feet to a point of curvature;

Thence, continuing along the same, by a line curving to the left having a radius of 10.00 feet, an arc distance of 15.57 to a point on the northerly line of Parcel 20 as laid out in South Side Works Plan of Lots No. 24 in the Recorder's Office of Allegheny County, in Plan Book Volume 261, Page 97, the chord of said line being South 18° 09' 35" East, a distance of 14.08 feet;

Thence, along the northerly line of Parcel 20 as laid out on said recorded plan, by a line curving to the left having a radius of 2828.93 feet, an arc distance of 64.77 to a point, the chord of said line being North 58° 02' 14" West, a distance of 64.77 feet;

Thence, along the easterly line of Parcel B-RR2 First Revised as laid out on South Side Works Plan of Lots No. 30 as Recorded in the Recorder's Office of Allegheny County in Plan Book Volume 283, Page 124, by a line curving to the left having a radius of 10.00 feet, an arc distance of 15.62 to a point, the chord of said line

being North 76° 33' 40" East, a distance of 14.08 feet;

Thence, continuing along the same, North 31° 48' 56" East, a distance of 39.56 feet to a point of curvature;

Thence, continuing along the same, by a line curving to the left having a radius of 10.00 feet, an arc distance of 15.81 feet to the place of beginning, the chord of said line being North 13° 27' 49" West, a distance of 14.21 feet;

Containing an area of 2,767.63 square feet or 0.064 Acres. Coal Street is also designated as a bridge.

Section 2. The grading, paving, curbing, sidewalks, light pole foundations, street lighting, street trees (species to be approved by the City) and the storm, sanitary and water systems within the public right-of-way of the streets listed in Section 1, portion of South Water Street, Portal Place (bridge) and Coal Street (bridge); fixing the width and position of the roadways and sidewalks, Accession Numbers A-8036 to A-8133 on as-built drawings, are hereby accepted.

Section 3. This dedication is subject to the terms, conditions and provisions of the Environmental Covenant by and between the URA and the Pennsylvania Department of Environmental Protection ("Department") dated December 3, 2015, which was recorded on February 24, 2016 in the Real Estate Department of Allegheny County, Pennsylvania in Deed Book Volume 16298, page 1, and is also on file with the URA, including the following activity and use limitations:

Prohibition of groundwater use for any purpose.

A protective Cap (consisting of structures, parking lots, sidewalks or other impermeable surfaces) shall be maintained; as described in the April 15, 1998 and December 27, 2004 Department approved Cleanup Plans.

Non-residential areas not covered with structures, parking lots, sidewalks or other impermeable surfaces, must be covered with at least 6 inches of clean soil cover to prevent contact with underlying soils. Residential areas not covered with structures, parking lots, sidewalks or other impermeable surfaces, must be covered with at least 18 inches of clean soil cover to prevent contact with underlying soils.

Provide notice to construction workers or anyone breaching the Cap to abide by a dust control plan and worker Health and Safety Plan to minimize dermal contact with possibly contaminated soils;

Any excavation or other intrusive activity that could result in contact with contaminated soil or groundwater is prohibited unless it is supported by a site specific health and safety plan and a work plan for management and possible disposal of soils.