

## HEARING AND ACTION REPORT

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<b>APPLICATION:</b>	DCP-MPZC-2021-01727
<b>PROPERTY:</b>	See attached map
<b>PROPERTY OWNER:</b>	Carnegie Mellon University
<b>NEIGHBORHOOD:</b>	Squirrel Hill North, Oakland, Shadyside
<b>RCO:</b>	Pittsburgh Downtown Partnership
<b>ZONING DISTRICTS:</b>	RM-H, R1D-L, and EMI
<b>PROPOSAL:</b>	Zone Map Change Petition and Institutional Master Plan
<b>COUNCIL DISTRICT:</b>	8; Councilperson Erika Strassburger and 5; Councilperson Corey O'Connor
<b>MEETING DATE:</b>	September 6, 2022

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### FINDINGS OF FACT

1. An application for a Zone Change Petition and new Institutional Master Plan was submitted by Carnegie Mellon University.
2. The Zone Change Petition is to change the zoning of ~~three~~ two locations to Educational Medical Institution (EMI).
  - a. Neville at 5 the Avenue; parcels 52-J-60 and 52-J-50, currently Residential Mutli-Unit, High Density (RM-H);
  - b. Devonshire Road; parcels 52-K-175, 52-K-182, 52-K-185, 52-K-188, 52-K-191, currently Residential Single Unit Detached, Low Density (R1D-L);
  - ~~c. Forbes and Margaret Morrison; parcel 53-C-93, currently Residential Two Unit, Low Density (R2-L). Withdrawn by applicant.~~
3. There is no development in the 10 Year Development Envelope proposed for these ~~three~~ two locations requested in the Zone Change Petition; all of the sites in the 10-year development envelope are already within the Educational Medical Institution (EMI) district.
4. Notice of this Planning Commission Hearing will be mailed to abutting property owners 21 days in advance, posted on site, and posted on the City Planning website.
5. This Institutional Master Plan includes 20 development sites in the 10 Year Development Envelope.

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### PLANNING COMMISSION

SEPTEMBER 6, 2022

## HEARING AND ACTION REPORT

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6. The development site indicated as Site 17 is within the RM-VH zoning district and is advisory only, not regulated by the IMP.
7. The applicant team participated in City Planning's Performance Targets program. This program reviews performance targets generated based on City and 2030 District goals. Targets include Energy Use, Energy Generation, Water Use, Standards & Certifications, Stormwater, Open Space, & Tree Canopy, Public Art, Neighborhood Enhancement, Mobility, Waste, and Resilience. This process was designed to go hand-in-hand with the IMP Best Practices Guide adopted by the Planning Commission in 2018.
8. The Transportation Impact Study has been approved by the Department of Mobility and Infrastructure (DOMI).
9. This application is within the Registered Community Organization areas for Squirrel Hill Urban Coalition, Oakland Planning and Development Corporation, and Oakland Business Improvement District.
10. An Institutional Master Plan is intended to permit flexibility for a large institution that is not possible on a lot-by-lot basis while providing a level of understanding to the public about potential growth of the institution. Provisions of the Master Plan are intended to:
  - a. Protect the integrity of adjacent residential neighborhoods by addressing the impacts of institutional development on adjacent areas;
  - b. Provide a growing and continuing source of employment which is easily accessible;
  - c. Create attractive and efficient urban areas which incorporate a high degree of amenity;
  - d. Protect sensitive portions of the natural and man-made environment which are potentially affected by institutional development.
11. As per 922.05, the review criteria Planning Commission uses for evaluation of a Zoning Map are:
  - a. The consistency of the proposal with adopted plans and policies of the City;
  - b. The convenience and welfare of the public;
  - c. The intent and purpose of this Zoning Code;
  - d. Compatibility of the proposal with the zoning, uses and character of the neighborhood;
  - e. The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;

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## PLANNING COMMISSION

SEPTEMBER 6, 2022

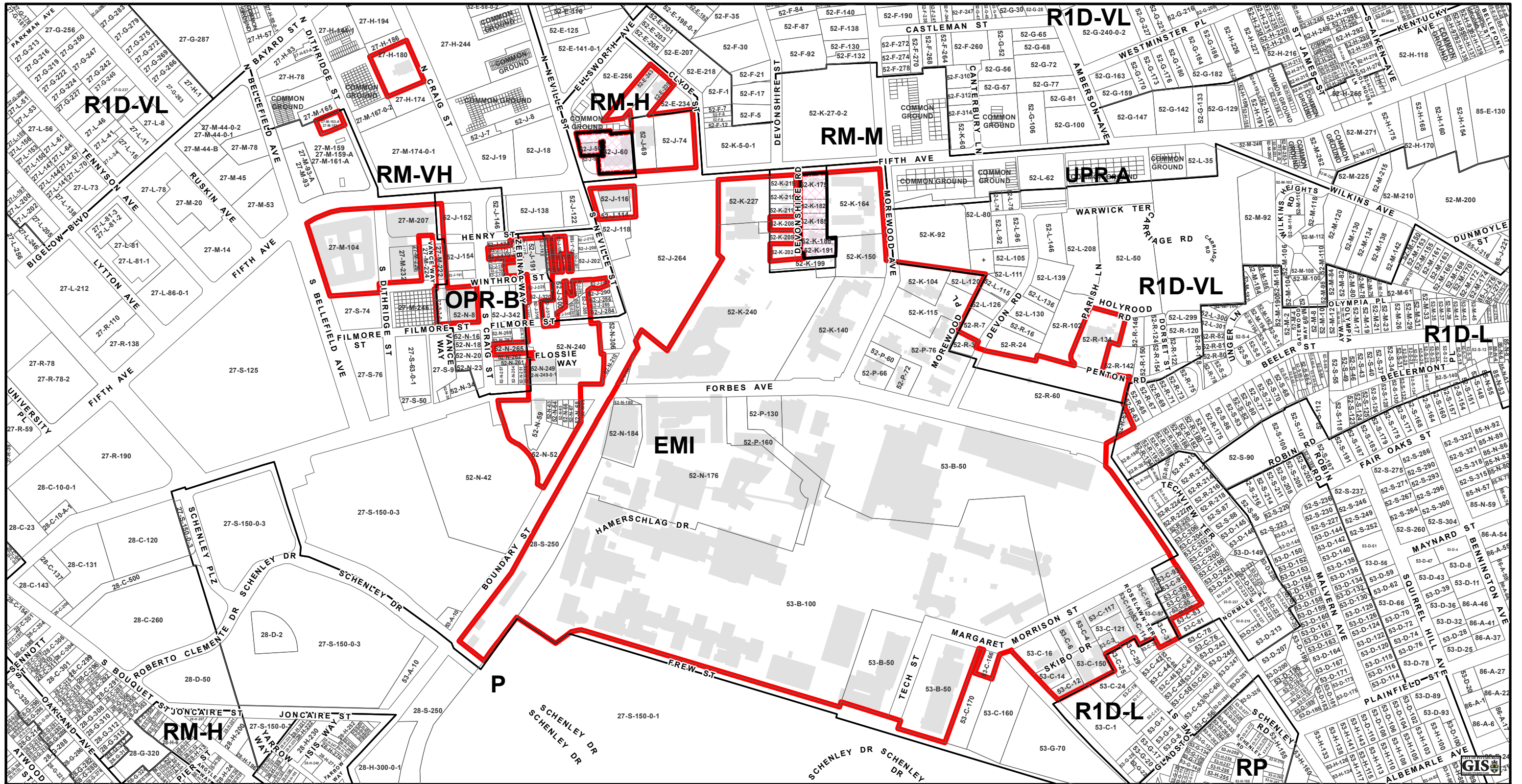
- f. The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property;
- g. The length of time the subject property has remained vacant as zoned;
- h. Impact of the proposed development on community facilities and services; and
- i. The recommendations of staff

**RECOMMENDED MOTION**

That the Planning Commission of the City of Pittsburgh **Recommends Approval** to City Council of Zone Change Petition DCP-MPZC-2021-01727 to rezone 7 parcels associated with the Carnegie Mellon University from Residential Mutli-Unit, High Density (RM-H), and Residential Single Unit Detached, Low Density (R1D-L) to Educational Medical Institution (EMI) and **Recommendation Approval** to City Council the Institutional Master Plan for Carnegie Mellon University dated September 2022.

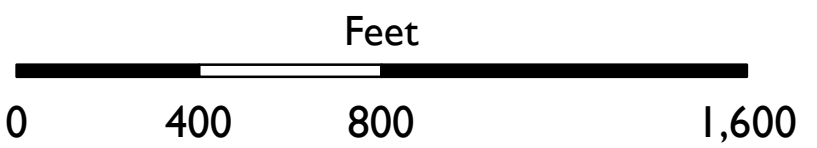
SUBMITTED BY:

Kevin Kunak, Senior Planner



**DCP-MPZC-2021-01727 Carnegie Mellon University Institutional Master Plan and Zone Change from RM-H, R1D-L and R2-L (Multi-Unit Residential High Density, Single-Unit Detached and Two Unit Residential Low Density) to EMI (Educational Medical Institution)**

- Zone Change
- IMP Area
- Parcels
- Building Footprints
- Zoning





CITY OF PITTSBURGH, DEPARTMENT OF CITY PLANNING  
**PLANNING COMMISSION**

August 1, 2022

Re: DCP-MPZC-2021-01727 – Carnegie Mellon University Zone Change Petition and Institutional Master Plan

An application was submitted for a new Institutional Master Plan and to change the Zoning Districts for 8 (7) seven parcels to Educational Medical Institution (EMI) from Residential Multi-Unit, High Density (RM-H); and Residential Single Unit Detached, Low Density (R1D-L); ~~and Residential Two Unit, Low Density (R2-L)~~. This submission is presently being considered by the Pittsburgh Planning Commission which will be taking action in the near future. The action that Planning Commission will make will be a recommendation to City Council.

The documents submitted as part of this application are available online on the Department of City Planning's Notices website: <http://pittsburghpa.gov/dcp/upcoming> - search for CMU.

Email questions to: [planningcommission@pittsburghpa.gov](mailto:planningcommission@pittsburghpa.gov).

The Planning Commission is interested in obtaining the opinion of residents concerned with this matter. **A virtual public hearing** is scheduled before the Commission on **Tuesday, September 6, 2022**. The Planning Commission meeting starts with briefing at 1 PM, this hearing will begin no earlier than **2 PM**.

Commission meetings will be hosted on Zoom and streamed on YouTube Live. To join the Zoom webinar, use the link: <https://us02web.zoom.us/j/88275113502> or call 301-715-8592 with Webinar ID: 882 7511 3502. If you are not planning to testify, please watch the YouTube Live stream to allow those testifying to be able to join the meeting: <https://www.youtube.com/PittsburghCityPlanning>

To provide public comment, you can:

- Email [planningcommission@pittsburghpa.gov](mailto:planningcommission@pittsburghpa.gov). Email testimony will be accepted until the business day before the meeting at 12 p.m.
- Send a letter to 200 Ross St., 4th Floor, Pittsburgh, PA 15219. Mailed testimony must be received by two business days before the meeting.
- Join the virtual meeting and use raise hand function to request to speak.
- Call into the meeting on your phone and use the raise hand function to request to speak by pressing \*9.

Anyone who requires an accommodation for effective communication or a modification of policies or procedures to participate in a program, service, or activity provided by the City of Pittsburgh should contact the City ADA Coordinator as soon as possible but no later than two business days before the event. Hillary Roman, City of Pittsburgh ADA Coordinator, [Hillary.Roman@pittsburghpa.gov](mailto:Hillary.Roman@pittsburghpa.gov); Remote Ph: (412) 301-7041; Office Ph: (412) 255-2102 int.457

## Development Activities Meeting Report (Version: 12/20/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
<b>Project Name/Address: CMU IMP (3 RCO Meeting)</b>	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> Three RCOs, residents, applicants, etc.
<b>Parcel Number(s): Multiple</b>	
<b>ZDR Application Number: None yet.</b>	
<b>Meeting Location: Virtual (Zoom)</b>	
<b>Dates: 12/13/2021</b>	
<b>Meeting Start Time: 5:45 p.m.</b>	
<b>Applicant: CMU</b>	<b>Approx. Number of Attendees:</b>
<b>Boards and/or Commissions Request(s): Planning Commission</b>	

### How did the meeting inform the community about the development project?

*Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.*

*Note: A prior DAM occurred on October 26, 2021 with OPDC and SHUC. After that meeting but before CMU submitted their application, another RCO, OBID, extended their boundaries which then overlapped CMU's IMP area necessitating a second and final DAM. The questions and answers from both DAMs are represented below.*

Carnegie Mellon University has completed multiple meetings with Squirrel Hill Urban Coalition, Oakland Planning and Development, Oakland Business Improvement District, Shadyside Action Coalition and other community organizations since spring 2021 regarding the 2022 Institutional Master Plan. There are 20 development sites inclusive of new student support centers, entrance to campus, potential mixed-use buildings, increased transportation components: managing the mobile components, public realm improvements. CMU is committed to sustainability practices, and Neighborhood Enhancement strategies. Making landscape improvements that include stormwater improvements. There have been approximately 80 meetings regarding the master plan on and off campus.

### Input and Responses

Questions and Comments from Attendees (10/26/2021)	Responses from Applicants
Does "no net new parking" mean "we will maintain the same ratio of parking to campus head count as head count grows", or does it mean "the same number of spaces as we have now"? IIRC Frew St I City, not CMU How do city parking spaces figure into the analysis?	Hard number, based on number of spaces. Already working with DOMI about analysis.
Scarcity of campus parking is impacting neighborhoods even a mile or so away because commuters park in the neighborhoods and walk/bus/scooter/etc to campus. How will you avoid increasing the impact on parking nearby?	Fully supportive of Registered Community Organizations and monitor conditions.

Questions and Comments from Attendees (10/26/2021)	Responses from Applicants
Will improvements to Forbes Avenue bridge over the Railroad include protection from weather? It's not just spray from passing cars, it's wind and rain whipping down the valley	Yes, we would love to see solar shading. It has to do with the low capacity of the bridge. We are also proposing a lacy bridge across the hollow, a pedestrian bridge that would be protected
Inch by inch replacement is good, but since it is the older trees that work hard for our environment, will you have as a priority saving old wood trees where possible.	Absolutely. We do not take down trees that do not have to be taken down.
"caliper" is diameter, right? Cross-section of trees grows as the square diameter, though. So replacing a 3' caliper tree with three 1' caliper trees would be a substantial reduction in cross section, would it also be a substantial reduction in canopy?	It would. We would attempt the highest caliper possible. We like to replace or keep as many mature trees as possible. Where do we need to focus on trees now and project out for the life of this plan and thereafter.
Would like to see more analysis of connections between campus bicycle connections and the improvements planned by MoveForwardPGH (e.g., Morewood and Fifth).	
Sounds like you're planning net loss of parking on Frew and Craig?	We do not know for Craig Street yet. We are still trying to work through a strategy.
Can you comment on saving the old wood	Urban tree is the organization that we work with to save the wood. It would be reclaimed and used to furnish the next residence hall and other trees will be re furnished for the new office building
Forbes Bridge is PennDOT, right? Is its replacement in the Long range plan?	It is owned by the City and PennDOT owns the roadway. It was rebuilt in the 1980s and there may be some short-term interventions that can be done without rebuilding the bridge. We are hearing about it regularly; we are thinking about the long term as well.
Unrelated, what is the IMP process? Is there a separate process for the CMU campus community for the long-range (10-year) plan? Is there discussion about future investments and government?	We have talked with on campus constituents as we have discussed with those off campus. We worked with the division of Student Affairs regarding development sites and with the public/neighborhoods.
What's the status of the plans for construct in the hollow? DOMI's plans to realign Neville to accommodate a sidewalk at-grade will that affect existing CMU construction there.	Maintains the 10-foot easement along the railroad tracks as well as the contiguous safe path for the Eliza Furnace Trail. DOMI is only looking to realign at the Duquesne site. It does not affect our project/plan.
Questions and Comments from Attendees (12/13/2021)	Responses from Applicants
Question about parking demand and not providing more parking.	Multi-pronged mobility effort is designed to make it easier to walk and bike to campus. More likely to do so if they have places to shower, store bikes, etc. Also supporting the City in the creation of residential parking areas. Also, by having more students live on campus by providing more housing, we hope to be ensuring they aren't in the community and parking on neighborhood streets.
Question about Margaret Morrison, Tech, and Frew Street neighborway and slowing traffic.	Agree that it should not be a fast-paced, lots of pedestrians, people accessing homes, golf course, park, on weekends people use these streets to get to Schenley

Questions and Comments from Attendees (10/26/2021)	Responses from Applicants
	Park, so want to discourage more people from using the streets as cut throughs.
Replacing the total caliper would allow the replacement of a 3 inch tree with a three 1 inch trees, but canopy would not be the same. Can you replace the canopy?	Agree, but stuck with the City code which focuses on caliper. This is a 20-30 year document, and if we do replace one 3 inch tree with three 1 inch trees, we will still have three times as many trees over the long run. Working with EvolveEV to come up with exactly what that means, how we measure, what other factors we need to consider. In addition to EvolveEA, we have an ecologist who's a part of the tree management plan team and are looking at what types of tree we're planting. Need to balance out the tree loss today and impacts to people today with future benefits.
Question about gaps in the bike connections between Oakland and Shadyside.	In regards to bike route, from Fifth to Forbes on Morewood, to the bike lanes on Forbes Ave, this is the missing last leg to get to Schenley. Working with City we're looking at creating a two-way bike track and rebuilding the sidewalk on Morewood. In terms of getting to Shadyside, agree that the plan seems to have gotten stalled.
Talked about Donner, is that replacing the whole building?	That's the idea. No concrete plans, but if we're going to do something with that building we would take it down and replace with 1-2 buildings. On the interior of campus vs. the edges of campus.

**Other Notes**

All three RCOs introduced their organizations, missions, and then described prior meetings where the applicant presented the IMP and various projects contained therein. This includes the Squirrel Hill Urban Coalition (SHUC), Oakland Planning and Development Corporation (OPDC), and the Oakland Business Improvement District (OBID).

**Planner completing report:** Derek Dauphin, Ose Akinlotan, and Phil Wu



## Development Activities Meeting Report (Version: 4/18/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
<b>Project Name/Address: Carnegie Mellon Institutional Master Plan</b>	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Squirrel Hill Urban Coalition (SHUC), Oakland Planning and Development (OPDC) Residents, Carnegie Mellon University (CMU), Department of City Planning,</b>
<b>Meeting Location: Department of City Planning Zoom</b>	
<b>Date: 10/26/2021</b>	
<b>Meeting Start Time: 07:00 PM</b>	
<b>Applicant: Carnegie Mellon University- Bob Reppe</b>	<b>Approx. Number of Attendees: 28</b>

### How did the meeting inform the community about the development project?

*Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.*

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### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Does “no net new parking” mean “ we will maintain the same ratio of parking to campus head count as head count grows”, or does it mean “the same number of spaces as we have now”? IIRC Frew St I City, not CMU How do city parking spaces figure into the analysis?	. Hard number, based on number of spaces. Already working with DOMI about analysis.
Scarcity of campus parking is impacting neighborhoods even a mile or so away because commuters park in the neighborhoods and walk/bus/scooter/ect to campus. How will you avoid increasing the impact on parking nearby?	Fully supportive of Registered Community Organizations and monitor conditions.
Will improvements to Forbes Avenue bridge over the Railroad include protection from weather? It’s not just spray from passing cars, it’s wind and rain whipping down the valley	Yes, we would love to see solar shading. It has to do with the low capacity of the bridge. We are also proposing a lacy brige across the hollow, a pedestrian bridge that would be protected
Inch by inch replacement is good, but since it is the older trees that work hard for our environment, will you have as a priority saving old wood trees where possible.	Absolutely. We do not take down trees that do not have to be taken down.

Questions and Comments from Attendees	Responses from Applicants
<p>“caliper” is diameter, right? Cross-section of trees grows as the square diameter, though. So replacing a 3’ caliper tree with three 1’ caliper trees would be a substantial reduction in cross section, would it also be a substantial reduction in canopy?</p>	<p>It would. We would attempt the caliper as high as possible. We like to replace or keep as many mature trees as possible. here do we need to focus on trees now and project out for the life of this plan and thereafter.</p>
<p>Would like to see more analysis of connections between campus bicycle connections and the improvements planned by MoveForwardPGH, especially Morewood x Fifth</p>	
<p>Sounds like you’re planning net loss of parking on Frew and Craig</p>	<p>We do not know for Craig Street yet. We are still trying to work through a strategy.</p>
<p>Can you comment on saving the old wood</p>	<p>Urban tree is the organization that we work with to save the wood. It would be reclaimed and used to furnish the next residence hall and other trees will be re furbished for the new office building</p>
<p>Forbes Bridge is PennDOT, right? Is its replacement in the Long range plan?</p>	<p>It is owned byCity and PennDOT owns the roadway. It was rebuilt in the 1980s and there may be some short-term interventions that can be done without rebuilding the bridge. We are hearing about it regularly; we are thinking about the long term as well.</p>
<p>Unrelated, what is the IMP process Is there a separate process for the CMU campus community for the long-range (10-year) plan? Is there discussion about future investments and government?</p>	<p>We have talked with on campus constituents as we have discussed with those off campus. We worked with the division of Student Affairs regarding development sites and with the public/neighborhoods.</p>
<p>What’s the status of the plans for construct in the hollow? DOMI’s plans to realign Neville to accommodate a sidewalk at-grade will that affect existing CMU construction there.</p>	<p>Maintains the 10-foot easement along the railroad tracks as well as the contiguous safe path for the Eliza Furnace Trail. DOMI is only looking to realign at the Duquesne site. It does not affect our project/plan.</p>

**Other Notes**

**Planner completing report: Ose Akinlotan, Senior Planner**

**Re: DCP-MPZC-2021-01727 -- Carnegie Mellon University Zone Change Petition and Institutional Master Plan**

Barbara Ackerman <backerman310@gmail.com>

Tue 8/9/2022 2:23 PM

To: Planning Commission <planningcommission@pittsburghpa.gov>

To whom it may concern:

My wife, Barbara, and I object to the Zone change proposed by Carnegie Mellon University (CMU) on August 1, 2022. We live on the southeast corner of Fifth and Morewood in 5000 Fifth Avenue, a condominium with 29 valuable condominiums. The proposal change comes right up against our property. Across the street on the northeast corner of Fifth and Morewood are other valuable condominiums. The 5000 block of Fifth Avenue has many valuable properties. CMU will adversely affect the value, the reputation and the serenity of our properties.

Although we respect CMU and what it has done for Pittsburgh, it is getting greedy, ignoring the special residential value and character of Shadyside and Squirrel Hill (and some of Oakland), which has a Pittsburgh and national reputation for the quality and character of its urban life. CMU has grown from a school of approximately 6000 students, when we moved here, to one of more than 15,000 students today. They are not always the best neighbors.

Furthermore, CMU and the other non-profits in Pittsburgh refuse to contribute to the city's property taxes, making the burden for real estate taxes harder on the residents, many of whom are retired.

CMU has built huge dormitories during the past year at Fifth and Clyde and at Forbes and Beeler. When are they going to stop? CMU must stop invading and ruining the neighborhood. Just because CMU has a good reputation, it must not grow into a behemoth disregarding its neighbors and the city of Pittsburgh.

Alan L. Ackerman  
5000 Fifth Avenue, #310  
Pittsburgh, PA 15232  
412-681-2516

**Zone change proposed by Carnegie Mellon University (CMU) on August 1, 2022.**

C. Leon Sherman <clsherman68@gmail.com>

Wed 8/10/2022 3:21 PM

To: Planning Commission <planningcommission@pittsburghpa.gov>

Gentlemen,

I am writing to you in response to the Zone change proposed by Carnegie Mellon University (CMU) on August 1, 2022. We live on the southeast corner of Fifth and Morewood in 5000 Fifth Avenue. We join with the Ackermans in opposition to the proposal for the reasons stated in Mr. Ackerman's email of August 9, 2022.

In addition, we note that CMU appears to have been in the process of building several structures in the area and easily could have designed that construction to serve the purposes for which this zone change is proposed. We should not be victimized by CMU's poor planning.

C. Leon Sherman

## DCP-MPZC-2021-01727

BACA <bacaneighbors@gmail.com>

Mon 7/11/2022 3:07 PM

To: Planning Commission <planningcommission@pittsburghpa.gov>

Date: July11, 2022

To: [planningcommission@pittsburghpa.gov](mailto:planningcommission@pittsburghpa.gov)

Cc: [breppe@andrew.cmu.edu](mailto:breppe@andrew.cmu.edu), [mepierce@andrew.cmu.edu](mailto:mepierce@andrew.cmu.edu)

Re: DCP-MPZC-2021-01727  
Carnegie Mellon University IMP

The Bellefield Area Citizens Association voted unanimously to support the Institutional Master Plan of Carnegie Mellon University, as presented to our organization April 12, 2022.

We have met with representatives from Carnegie Mellon on numerous occasions during the development of the Master Plan. We have been updated and given an opportunity to respond from the beginning of the process until its completion.

As residents, we are directly impacted by both the institution and the students attending Carnegie Mellon. We welcome the University's community outreach.

As permanent residents of the community, we look forward to continued transparency and engagement during the implementation of the IMP. We congratulate Carnegie Mellon University on a job well done in completing this plan and applaud their inclusion of the neighbors in so doing.

Kathleen D. Gallagher  
President  
Bellefield Area Citizens Association.



April 15, 2022

Re: Carnegie Mellon University Institutional Master Plan

To City of Pittsburgh Boards and Commissions:

On behalf of the Oakland Task Force (OTF), I write in support of Carnegie Mellon University's Institutional Master Plan.

The Oakland Task Force (OTF) is an information organization of Oakland area institutions and organizations that meets monthly to exchange information and review projects proposed for the Oakland neighborhood. OTF represents a partnership among Oakland institutions, businesses, community groups, and public agencies.

Our focus is to work through collaboration and coordination to address Oakland-area issues. The OTF has consistently played a leading role in the implementation of projects that have enhanced Oakland and the role it plays as the region's economic driver.

Carnegie Mellon University has kept the Oakland Task Force engaged throughout the entire planning and public engagement process and the new IMP will be an asset to the Oakland community while providing many new services and spaces to the CMU community.

Therefore, we support the Carnegie Mellon University Institutional Master Plan and all that it will bring to encourage the growth of our Oakland community for the wide range of educational, medical, and cultural amenities the area has to offer.

Sincerely,

Jamilah Ducar

DocuSigned by:

BC9CD43C66534C0...

On Behalf of the Oakland Task Force



[Pittsburghparks.org](http://Pittsburghparks.org)

317 East Carson Street  
West Tower, Suite #230  
Pittsburgh, PA 15219

P: 412.682.7275 • F: 412.622.0160

May 26, 2022

City of Pittsburgh Boards and Commissions  
City Council  
200 Ross Street, Fourth Floor  
Pittsburgh, PA 15219

Re: Letter of Support for Carnegie Mellon University Institutional Master Plan

Dear Commissioners,

I am writing to express the Pittsburgh Parks Conservancy's support for Carnegie Mellon University's proposed Institutional Master Plan.

For over a year, the Parks Conservancy has been collaborating with the university's Campus and Facilities Design staff to plan and coordinate around how the campus and Schenley Park can be better integrated. These conversations have generated exciting ideas about how both the park and campus can help advance key priorities for Pittsburgh residents, such as pedestrian safety, sustainability, mobility, and access to public open spaces. This ongoing coordination effort will undoubtedly result in a stronger, better park system.

We are pleased that Carnegie Mellon University has continued this spirit of collaboration with the greater Pittsburgh community during the development of their Institutional Master Plan. We applaud the University's efforts to listen and engage with community members and other partners, as well their recognition that the Institutional Master Plan should not only provide benefit to the University's students and employees, but also to the communities in which the University is a part of.

The Pittsburgh Parks Conservancy is pleased to support Carnegie Mellon University's Institutional Master Plan.

Sincerely,

A handwritten signature in black ink that reads 'Ross Chapman' in a cursive script.

Ross Chapman  
Director of Park Operations and Civic Engagement

Cc Catherine Qureshi, President and CEO, Pittsburgh Parks Conservancy

July 18, 2022

Christine Mondor, Chair  
City of Pittsburgh Planning Commission  
*Via Electronic communication*

Re: DCP-MPZC-2021-01727, Carnegie Mellon Institutional Master Plan

Dear Chair Mondor and Members of the Planning Commission:

I submit testimony on behalf of Oakland Planning and Development Corporation (OPDC), a community-based organization whose mission is to build a better Oakland and help neighbors thrive. Fundamental to our work is communication to the public about development proposals and hosting meetings to discuss plans and proposals. We are a Registered Community Organization for the four Oakland neighborhoods and maintain detailed information about projects on our website.

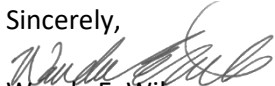
OPDC has had four engagements with the Carnegie Mellon Institutional Master Plan to date:

- March 30, 2021: Carnegie Mellon presented early ideas and aspirations at an Oakland-wide meeting. They explained their goals for three campus divisions and introduced planners involved in the development.
- August 31, 2021: Carnegie Mellon delivered a midpoint update at an OPDC meeting.
- October 26, 2021: Carnegie Mellon returned to present updates related to IMP themes to a group of 28 attendees at a Development Activities Meeting.
- December 13, 2021: Carnegie Mellon presented their endpoint update at a Development Activities Meeting hosted by City Planning, where community members were informed that key takeaways on mobility, sustainability, and neighborhood strategy remained constant.

At these engagements, community members provided feedback about spillover parking impacts to neighboring streets, desire to encourage multi-modal transportation to campus, street safety/vehicle speeds, desire for connecting the city's bicycle network, and redesign of crosswalk on Schenley Drive at Westinghouse Memorial. Tree care was also a common topic, with audience questions on tree preservation and the use of wood from felled trees. Community members asked about a shuttle system to Hazelwood. Points of emphasis with regard to community benefits include public use of recreational facilities and the university's plans for cultivating a variety of businesses on Craig St.

OPDC appreciates Carnegie Mellon's attention to public process; we support approval of the IMP.

Sincerely,



Wanda E. Wilson  
Executive Director





**Board of Directors**

July 7, 2022

Martha Isler  
*President*

Marshall Hershberg  
*Vice President*

Lisa Murphy  
*Vice President*

Raymond Baum  
*Secretary*

Dalia Belinkoff  
*Assistant Secretary*

Lisa Steindel  
*Treasurer*

Paul Katz  
*Assistant Treasurer*

Anna Batista  
Jill Beck  
Guy Costa  
Vivian Didomenico  
Lori Fitzgerald  
Michael D. Henderson  
Sarika Goulatia  
Heather Graham  
Barb Grover  
Joseph Ott  
Mary Shaw  
Erik Wagner

Maria H. Cohen,  
*Executive Director*

The Squirrel Hill Urban Coalition is a 501(c)(3) non-profit organization of Public Charity status and eligible to receive charitable donations to the fullest extent of the law.

EIN: 25-1243029

Members of the City Planning Commission  
c/o Ms. Christine Mondor, Chair  
City of Pittsburgh  
200 Ross Street  
Pittsburgh PA 15219  
c/o Kate Rakus, emailed to: [planningcommission@pittsburghpa.gov](mailto:planningcommission@pittsburghpa.gov)

**Re: DCP-MPZC-2021-01727 – Carnegie Mellon University Institutional Master Plan Update**

Dear Planning Commission Members

I write to you on behalf of the Squirrel Hill Urban Coalition (SHUC) to offer our organization's support of the approval of the proposed Institutional Master Plan Update for Carnegie Mellon University (CMU).

This support is offered based on information presented by Carnegie Mellon University Campus Design and Facility Development (CDFD) Staff representatives during meetings held throughout 2021 and 2022. Informal, informational presentations were made to SHUC in March and August 2021. Formal, public Development Activities Meetings were hosted by SHUC on October 26, 2021, December 13, 2021 and March 1, 2022. Our support is based on Master Plan information as reflected in the most current version, the April 19, 2022 draft, as published on the Carnegie Mellon University website (<https://www.cmu.edu/cdfd/planning-and-design/master-plan/pdf/2022-04-19-2022-imp-draft.pdf>)

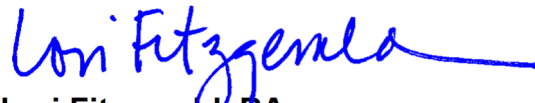
We offer this support based on the following understandings and conclusions:

- Carnegie Mellon University strives to be a “good neighbor” within its own neighborhood and those to which it is adjacent. Much of the proposed impact of the Master Plan update falls geographically outside of Squirrel Hill, but we at SHUC certainly appreciate the ripple effect that development can have from one neighborhood to another. As such, we appreciate the extensive communication from CMU regarding proposed developments, and the considerations for impact of those.
- Many of the proposed improvements are within the “historic core” or areas of campus with minimal significant direct impact on Squirrel Hill.
- CMU has a comprehensive Mobility Plan for consideration of safety for transit, vehicular, pedestrian, bicycle and other modes of transportation. This plan incorporates understanding of the proposed Bus Rapid Transit (BRT) proposal, and places special focus on safety along Forbes Avenue, a primary connector into Squirrel Hill.

- CMU proposed an overall strategy of no net new parking, based on parking numbers from 2018/2019 academic year, with a goal of reducing/eliminating surface parking lots.
- SHUC does not want CMU to manage parking and mobility strategies carefully, so as to avoid having nearby residential streets in Squirrel Hill become de facto “park and ride” locations for vehicular parking. This does occur in some isolated locations, and can be detrimental to the neighborhood.
- SHUC encourages continued improvement of stormwater management strategies.
- SHUC encourages the Master Plan strategies for increasing on-campus undergraduate housing, so as to relieve pressure for this type of housing from the neighborhoods.
- CMU will strive to improve connections to Schenley Park, and will work with the Pittsburgh Parks Conservancy and other stakeholders to ensure those connections are historically and aesthetically appropriate.

We believe the acceptance of the Carnegie Mellon University Institutional Master Plan update will be beneficial for the University, Squirrel Hill and for the adjacent communities, and we ask the Planning Commission to consider it favorably.

Sincerely



**Lori Fitzgerald, RA**  
WELL AP | LEED AP BD+C

SHUC Built Environment Committee Chair

cc: Ms. Mardi Isler, President, Squirrel Hill Urban Coalition  
Ms. Maria Cohen, Squirrel Hill Urban Coalition, Executive Director  
Mr. Corey O'Connor, City of Pittsburgh Councilman, District 5  
Ms. Ose Akinlotan, Community Planner, City of Pittsburgh

## **SHADYSIDE action coalition**

TO: City of Pittsburgh Planning Commission

RE: DCP-MPZC-2021-01727 – Carnegie Mellon University Institutional Master Plan and Zone Change

DATE: July 25, 2022

Good afternoon,

Carnegie Mellon University representatives presented their Master Plan for the university during the monthly Shadyside Action Coalition neighborhood meetings throughout calendar years 2021 and 2022.

Members of the surrounding neighborhood attended the meetings and were provided the opportunity to ask questions during the meetings as well as in individual conversations with the university team. The presentations focused on the plans for upgrading academic buildings, infrastructure, student housing and the border areas between the university and the residential neighborhood. There were no outstanding questions or concerns voiced by residents of neighborhood to the Shadyside Action Coalition members after these presentations..

In addition we would like to share that Mr. Reppe and his team attend the SAC meetings on a regular basis, not only to represent CMUs plans but to maintain a pulse of issues on going in the neighborhood that could impact the university students and to further develop a relationship od open dialogue between residents and the CMU team. SAC has invited other institutions bordering the Shadyside neighborhood to regularly attend the SAC meetings and CMU and UMPC are the only 2 that regularly participate.

Please accept this letter of support by the Shadyside Action Coalition for the proposed Institutional Master Plan for Carnegie Mellon University

Sincerely,

*Carol A. McGinty*

Carol McGinty, Chair  
Shadyside Action Coalition  
412-596-2079

### 922.05.F Review Criteria

The criteria for review of a proposed amendment to the Zoning District Map or the text of the Zoning Code are set out in this section. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall be as follows:

1. The consistency of the proposal with adopted plans and policies of the City;

*The two proposed zoning changes are called for in the under-review CMU 2022 Institutional Master Plan and align with CMU's policy of having university property zoned EMI / Educational-Medical Institute.*

2. The convenience and welfare of the public;

*The properties being considered for rezoning are all currently owned by the university and, once rezoned, will be guided by the IMP document; thus their use is identified well in advance for adjoining neighbors.*

3. The intent and purpose of this Zoning Code;

*While the proposed rezoning addresses the overall Purpose and Intent of the Zoning Code, the properties to be rezoned specifically address the following sub-sections of Section 901.03:*

- (a) Facilitate development of good quality;*
- (e) Ensure appropriate opportunities for participation and involvement by all affected parties;*
- (g) Ensure predictability and consistency in the land development process for neighborhood, business and development interests*

4. Compatibility of the proposal with the zoning, uses and character of the neighborhood;

*The properties proposed for rezoning all are university-owned structures and function as either student housing or university employee housing and are consistent with the other university owned structures in the area.*

5. The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;

*The properties on Fifth Ave, which operate as multi-unit residential, could be more-appropriately reclassified as student housing – this use classification is not permitted under the current zoning.*

6. The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property;
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*All properties in the proposed rezoning have been owned and operated by the university for some time without detrimental impact on neighboring properties; the change to EMI zoning would not detrimentally change that relationship.*

7. The length of time the subject property has remained vacant as zoned;

*As all of the properties contain occupied structures, this criterion is not applicable.*

8. Impact of the proposed development on community facilities and services; and

*There are no changes or development proposed to the properties included in the rezoning and this criterion is not applicable.*

9. The recommendations of staff.

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