



University of Pittsburgh

INSTITUTIONAL MASTER PLAN | 2021

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A1.0 CITY WORKSHOP #1 - DECEMBER 20, 2018

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A1.1 Sign In Sheet

IMP MEETINGS 12/20/18	
CITY #1	SIGN-IN SHEET
NAME	COMPANY
Ilona Beresford	Pitt
PREEN MASCOTRA	PORT AUTHORITY
Scott Bernotas	Pitt
Michael Haberman	Gateway Engineers
STEVE SWOBODA	Pitt
Dereke Dauphin	City Planning
Marti Battistone	DCP
Elizabeth Long	ASG
KATE RAKUS	DCP ZONING
Paul Supowitz	Pitt
Kevin Petersen	ASG
Isaac Smith	GBA
Angelica Gianni	GBA
Kyle Brown	Gateway Engineers
SEAN DONNELLY	GATEWAY ENGINEERS
Simone D'Rosa	Pitt
Aurora Sharrard	Pitt
Ron Leibow	Pitt
Anjie Martinez	DOMI
Kara Smith	DCP
Justin Miller	DOMI

Out of respect for the privacy of attendees, personal contact information has been redacted.

A1.2 Meeting Minutes



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Pitt IMP City Workshop 1
December 20, 2018

Attendees: Per sign-in sheet

- Pitt does not anticipate changing previous IMP boundary with the possible exception of the Bouquet Gardens site identified for student housing. Pitt requested guidance on whether this site should be added to the EMI and IMP. Derek indicated that it would be good planning practice to include the site in the EMI.
- Pitt intends to maintain the districts identified in the previous IMP. Direction was given that district boundaries are for Pitt to define in coordination with the Design Guidelines.
- Student housing not allowed in current zoning for Oakland pocket zones / IMP District Boundary – Green Area
- Delivery model for housing in Bouquet
- Pitt has no appetite to make Fifth and Forbes in EMS
- List/Identify properties with 1000ft of EMI Boundary that we own
- Innovation District – Derek – How does Pitt plan to manage engagement with community?
- What's change in EMI? How are we navigating this process with the community
- Districts are currently historic – City agrees to leave as is. Use district boundaries to our advantage with regards to IMP Guidelines
- Pitt would prefer to provide a range in enrollment growth in the IMP. Previous public presentations indicated no enrollment growth, but flexibility is necessary to meet institutional goals. Direction was given that enrollment is NOT regulatory in the IMP - Pitt should include the best prediction of growth. Ideally enrollment message will be consistent with previous presentations – anticipate no growth but could be X%.
- Be careful of messaging growth – we indicated no growth before and now be careful what you say. Best prediction: 0-10%
- Growth has no legislative ramifications.
- We think it's 0% but could be as high as 5%. Growth in some areas vs. shrinking in others
- Housing: heading in the right direction. Telling the story that we are just like other companies.
- How are existing buildings currently used? What is the shift in the future? Classrooms, labs, libraries, etc.
- How many student beds need to be built? Ron to provide numbers.

- Where are the students coming from? Already in the neighborhood
- Pitt requested guidance regarding the 10-year development sites. Master Plan indicates 0-7 year, 8-15 year and 15+ year development. Direction was given that the IMP should maintain flexibility – the 10-year sites will not all be realized within that time frame.
- Regulatory Act 156 for stormwater
- Showing examples for Proposed Projects, what could box look like
- Use Wellness/Rec as example. Box ourselves in a little bit – what percentage of site is open space
- Act 166 will require green infrastructure – energy, SWM, open space.
- Questions were raised regarding what part of the Design Guidelines are regulated. Massing envelope may be regulated, master plan conceptual plan should not be regulated and may be included in the IMP appendix. The community presentations should include the master plan as well as the envelope.
- The IMP Design Guidelines can define design criteria with text. For example, if text indicates “active ground floor” it will be regulatory so must define what “active” means.
- Design Guidelines should commit to some % of the site as open space. Public art should also be identified.
- TIS scoping meeting is scheduled in January.
- There are many existing TDM programs - questions were raised as to how to build on them. Pitt transportation and parking strategies were discussed – identified as a polarizing issue.
- Pitt Sustainability initiatives were presented. Location for SWM should be identified – SW fee being implemented for impervious surfaces. SW retention should be included with each new development.
- Environmental Protection Act 167 code update will change state regulations – more stringent regulations anticipated in urban areas. Storm and sanitary should be separated on all new projects. Clarification needed on credits.
- How are we doing, preservation vs. new trees? Commit to a process, proposed locations for tree planting
- IMP should include aspirational goals and metrics but the specifics of how goals are being met should be submitted with each project.
- The Innovation District will not be included in the EMI – it is a market driven effort not controlled by Pitt.
- The community will be interested in proposed gateway areas particularly in disadvantaged neighborhoods.
- Pedestrian safety at Bellfield was discussed. Pitt may contribute but meeting with city required to discuss phasing and cost sharing.
- Meeting with city needed to discuss quantifiable transportation goals.
- Process to develop policy around Historic Preservation – How will we evaluate our buildings? Carry out a Preservation Impact Assessment
- Pitt requested that city identify any gaps in information that should be addressed before Workshop 2.

A1.3 Campus Performance Targets

Campus Performance Targets – University of Pittsburgh IMP

For Discussion at 2/22/2019 Meeting

IMP Best Practices sections are used to organize the content below. Energy is addressed in two sections of the IMP Best Practices Guide: 10-Year Development Envelope and Campus Energy Planning. The intent is to holistically integrate energy generation and energy efficiency into the IMP using the 10-Year Development Envelope, with the narrative for these efforts in the Campus Energy Planning section. For the targets below, energy is divided into Energy use and Energy generation.

- **Energy use:**

- Proposed target: The campus should seek to be carbon neutral by 2040. Commit to enforcing campus EUI standards as part of lease agreements off-campus including leases in forthcoming Innovation District buildings. Commit to re-engaging and perhaps leading the Higher Education Climate Consortium (HECC) to share practices and collaborate on developing solutions with regional academic institutions.
- Current status: 20% EUI reduction by 2020, 50% reduction by 2030. No 2050 goals. Baseline EUI of 189.3. Committed to keeping EUI flat while buildings and users are added.
- For discussion: We should discuss a process for the university to determine what becoming carbon neutral would mean. This can be based on looking to other institutions that have made a similar commitment as well as engagement with partners in Denmark. If you can investigate this matter and bring discussion items to the next Performance Targets meeting that would be very helpful.

- **Energy generation:**

- Proposed target: The campus should seek to be carbon neutral by 2040. This will likely require a commitment to energy planning post-IMP and studying conversion of current energy plants to low- / no-carbon inputs. Phase out RECs over the next decade and replace with local investments in renewables. Commit to fully engaging in energy planning as part of the Oakland and Hill District Plan processes.
- Current status: 50% from renewables on-site, through PPAs, or through RECs.
- For discussion: The forthcoming neighborhood planning processes will look at opportunities to develop low- / no-carbon strategies that serve institutional needs but also extend into the adjacent neighborhood areas. The university should consider contributing financially to this process (e.g., partnering with other institutions, foundations, etc. to fund the consultant position). This action would show the university's dedication to this work and to leading this effort.

- **Infrastructure Plan:**

- Proposed target: For Tree Canopy, clearly state baseline coverage and commit to a goal that is the actual coverage, not an increased percentage, per the City's Urban Forest

Master Plan. Commit to pursuing ambitious standards such as Sustainable SITES and/or Living Building/Community Challenge. For both Stormwater and Water Use, consider more proactive water management and reuse systems such as Emory University's Water Hub, or Portland's Natural Organic Recycling Machine (NORM). Establish habitat restoration goals and a suite of activities to meet those goals. For Open Space, identify areas where community-serving uses will be developed, particularly adjacent to Fifth and Forbes and adjacent to residential areas. Commit to and identify locations for stormwater detention / storage and slow release, particularly for new development / redevelopment.

- Current status: Water use reduced 50% by 2030. Reduce impervious surfaces 20% by 2030. Divert 25% of stormwater from impervious surfaces. Increase tree canopy 50% by 2030. None related to open space or habitat restoration.
- For discussion: Consider building on discussions started during the Bigelow Complete Streets project about partnering with PWSA to design and fund green infrastructure projects in the right-of-way and beyond the campus boundaries.

- **Design Guidelines**

- Proposed target: More targets are forthcoming following a discussion as outlined below. Commit to incorporating bird-safe building design best practices into all new construction and redevelopment projects, perhaps through the design guidelines section of the IMP. More information can be found [here](#), [here](#), and with examples of how to integrate this into design guidelines starting on page 148 of [this document](#).
- Current status: Design guidelines are being drafted, but Pitt needs more discussion with DCP staff to capture the right level of detail.
- For discussion: Hold for first meeting.

- **Neighborhood Enhancement Strategy:**

- Proposed target: Commit to fully engaging in the forthcoming Oakland and Hill District Plan processes, including delaying new development projects that are adjacent to residential areas until the planning processes have developed guidance. Also consider making financial commitments to a limited number of community serving topics with the actual projects and programs to be determined through the neighborhood planning process (e.g., workforce development, overcoming residential energy burden, supporting local and/or disadvantaged business entrepreneurship, supporting families, affordable housing, etc.). Commit to investments in the public realm such as sidewalk improvements, furnishings, façade improvements, and public art.
- Current status: Many of the concepts above have been agreed to in principle, but further discussions are need. More clarity is needed about intended investments in gateways to the campus such as Robison Street, Heron Avenue, etc.
- For discussion: Be sure to cross-reference proposals from other sections that also respond to community needs. For example, if shuttle services are reconfigured to serve

Oakland residents or new transit services provided, reference that here in addition to the Mobility Chapter. Similarly, if the university commits to a goal of finding homes in Oakland for a percentage of staff, faculty, and graduate students, include that here. These concepts must be vetted through community engagement for the IMP. The university should record input on specific projects or programs and incorporate this into the neighborhood planning process. DCP's Division of Public Art & Civic Design can provide advice for incorporating public art into the IMP.

- **Mobility Plan:**

- Proposed target: Establish current mode share baselines and work with DOMI staff to develop medium- and long-term goals. Commit to regular monitoring and reporting to DOMI including 6 months and 2 years after the opening of the BRT. Present existing mode splits and intent to develop a Transportation Demand Management (TDM) plan to Planning Commission as a part of the IMP submission. Commit to working with other shuttle service providers, the Port Authority, and DOMI to develop and act on transportation scenarios. Ensure transportation staff have appropriate expertise to run programs. Commit to no net parking increase within the City of Pittsburgh. This would include no new parking on parts of the campus in the Hill District, but would not limit regional park and ride discussions as part of the transportation scenario planning.
- Current status: Pitt has an approved TIS scope for the IMP. As requested by DOMI, the scope will apply a parking-oriented trip generation methodology. Pitt has conducted a transportation survey of students and faculty that will be utilized to develop mode splits for the transportation study and mode share goals for the TDM plan. Information will be shared with DOMI as a part of the preliminary review of the TIS. Status of transportation scenarios with other shuttle provider unclear, but DOMI and Port Authority need to be incorporated into these discussions as early as possible. Staff need more clarity about what mobility-related components of the Campus Master Plan are being integrated into the IMP.
- For discussion: Transportation scenarios should consider different options to meet the university's needs to get faculty, staff and students into campus such as sharing / reorganizing shuttle services, subsidizing new transit routes, and cost sharing of park and ride facilities in the region. Consider operating cost per rider in these analyses. Resident needs should also be considered; particularly those of Oakland residents where there is an opportunity to also satisfy Neighborhood Enhancement Strategy requirements. As part of the TDM plan, consider physical and programmatic strategies including Employer Assisted Housing and other methods of helping employees find housing in Oakland and adjacent areas, particularly for lower wage staff who often carry a high transportation burden due to long commutes from lower cost parts of the region. Refer to DOMI's [TDM guidelines](#). Link the Mobility Chapter and the Design Guidelines by establishing street types and design guidelines for all streets on campus including recommendations for curbside management such as shuttle services, rideshare, bikeshare, etc. Work with the Port Authority to incorporate transit oriented development guidance into the Design Guidelines, particularly for development and infrastructure investments adjacent to future BRT stations.

- **Resilience:**

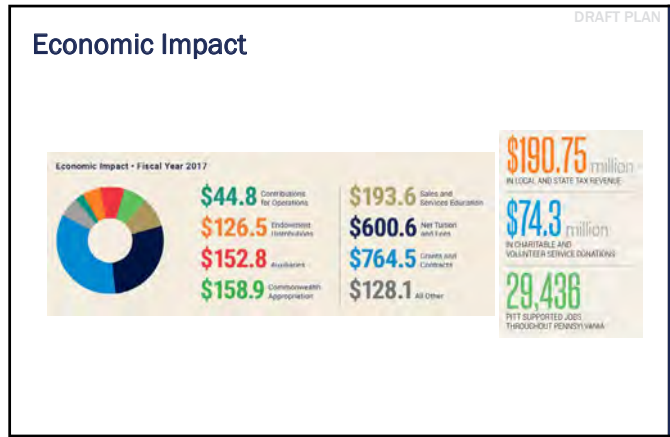
- Proposed target: Work with Rebecca Kiernen from DCP's Sustainability and Resilience Division to establish resiliency goals that serve university needs.
- Current status: N/A.
- For discussion: To be added following discussions.

A1.4 Workshop Presentation Slides



Workshop Agenda

1. Introduction
2. Existing Conditions
3. Needs of the Institution
4. Long-Term Vision and Growth
5. Ten-Year Development Envelope
6. Mobility Plan
7. Infrastructure Plan
8. Neighborhood Enhancement Strategy



Economic Impact

Top 10 Industries Supported by the University of Pittsburgh in Terms of Total Employment, 2015

Description	Total Employment
Colleges and Universities	12,883 jobs
Limited-service restaurants	1,839 jobs
Real estate	1,743 jobs
Personal care services	619 jobs
Full-service restaurants	619 jobs
Hospitals	550 jobs
Hotels and motels	442 jobs
Retail - Food and beverage stores	396 jobs
Automotive repair and maintenance, except car washes	362 jobs
Wholesale trade	356 jobs

Source: Tripp Umbach, using IMPLAN results from data obtained through the University of Pittsburgh.

1.0 Introduction

- 1.1 Mission and Objectives
- 1.2 Requirements
- 1.3 Planning Context

Overview of Pitt

LEADER: PAT GALLAGHER (A&S '87G, '91G)
18th Chancellor of the University of Pittsburgh

FOUNDED: February 28, 1787
COLORS: Blue and Gold
MOTTO: Veritas et Virtus: Truth and Virtue

MEMBER: Association of American Universities
consisting of 62 preeminent doctorate-granting research institutions in North America

PITTSBURGH CAMPUS:
16 SCHOOLS AND COLLEGES
132 ACRES, 131 BUILDINGS

300+ CENTERS, INSTITUTES, AND LABORATORIES

Economic Impact

Top 10 Industries Supported by the University of Pittsburgh in terms of Total Economic Output, 2015

Description	Total Output
Colleges and Universities	\$1,651,583,486.7
Real estate	\$370,958,848.9
Owner-occupied dwellings	\$147,764,242.6
Limited-service restaurants	\$102,493,904.9
Wholesale trade	\$83,640,080.0
Hospitals	\$79,574,199.0
Insurance carriers	\$54,993,596.5
Wired telecommunications carriers	\$43,998,926.9
Hotels and motels	\$42,408,084.4
Other local government enterprises	\$40,682,095.1

Source: Tripp Umbach, using IMPLAN results from data obtained through the University of Pittsburgh.

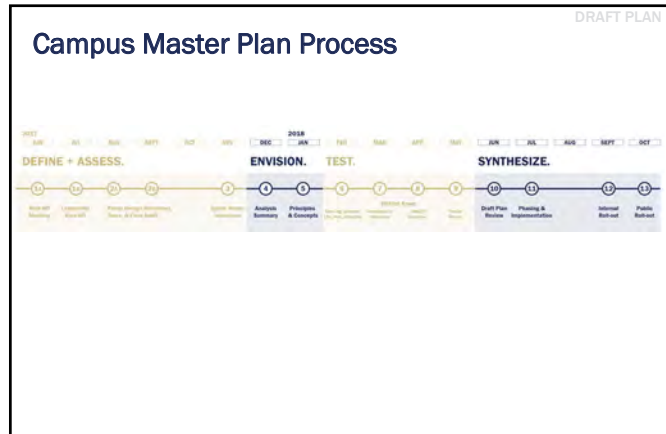
- ### Previous IMPs
- 2003
 - East Campus District Update
 - Hillside District Update
 - Hilltop District Update
 - 2008
 - Schenley Park/Museum District
 - East Campus District
 - Mid Campus District
 - Lower Hillside District
 - Hillside District Update
 - West Hilltop District
 - 2010
 - Mid Campus District Update
 - Lower Campus District

- ### Pitt's Mission
- Offer superior educational programs
 - Advance the frontiers of knowledge and creative endeavor
 - Share expertise with private, community, and public partners

- ### The University of Pittsburgh
- Founded in 1787, the University of Pittsburgh is one of the oldest institutions of higher education in the United States.
 - Pitt people have defeated polio, unlocked the secrets of DNA, lead the world in organ transplantation, and pioneered TV and heavier-than-air flight, among numerous other accomplishments.
 - In 2018, for the second consecutive year, the *Wall Street Journal/Times Higher Education* College Rankings named Pitt as the best public university in the Northeastern United States.

- ### A Change in Pitt's Leadership
- **Previous** administration's legacy:
 - Stabilized the ship
 - Significantly enhance Pitt's academic standing
 - More cautious of partnerships
 - Left a fabulous foundation for the future
 - **Current** administration's approach and ambitions:
 - Comprehensive strategic thinking and planning
 - Creativity in partnership opportunities
 - Focus on innovation, commercialization, and differentiation
 - Internal and external transparency, collaboration, and engagement
 - Distinctive architecture, accessibility, sustainability

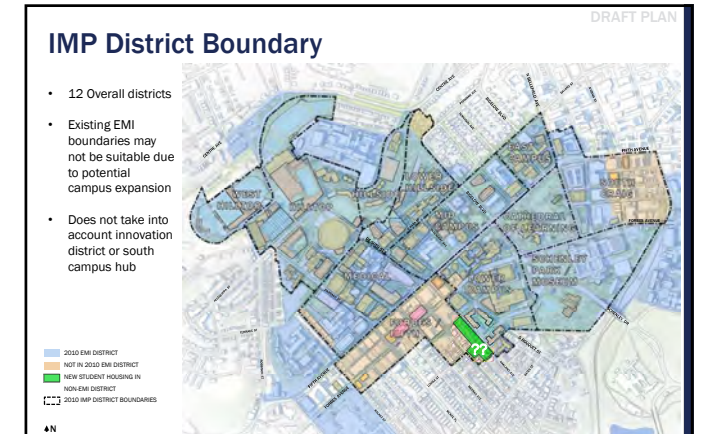
- ### Strategic Plan Process
- Timeline - The Plan for Pitt**
- February 2015 - Strategic Planning framework
 - March 2015 - Community Input Town Hall meetings
 - June 2015 - First draft of the Plan for Pitt presented to Board of Trustees
 - September 2016 - Strategic Plan update with community members
 - November 2016 - The Plan for Pitt published, meetings held with faculty, staff, and students



Existing Properties and Uses

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- Existing IMP Boundary
- Proposed IMP Boundary
- Current Land Uses within the EMI District, contiguous properties & University owned properties within 1,000' of the EMI District
- Maps including Zoning, Site Plan, Building Uses, Energy, & Parking
- Table 1: Buildings – year built, GFA, height, use, daily users, energy use
- Table 2: Parking Facilities



IMP Proposed Schedule

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December 20:	First City Performance Target Meeting
January 2 – 30:	Micro Meetings with community leadership
January 25:	ASG Complete Content Development
January 30:	First Public Meeting: Introduction Presentation to community and certain feedback solicitation
February 8 +/-:	Second Performance Target Meeting
February 15-28:	Two working public, subject driven sessions
March 7:	Third performance Target Meeting
March 15:	ASG Format Draft Document for review
March 15-31:	Final Public meeting Presentation
March 31:	Pitt and community final review complete
April 15:	Final Document for publishing and legislative approval
May – July:	Legislative process per above

3.0 Needs of the Institution

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- Expectations for Growth or Change
- Current & Future Needs for Facilities
- Current & Future Needs for Housing



IMP Proposed Legislative Process

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- Legislative process
 - Planning Commission
 - Introduction briefing Meeting
 - Hearing 2 or 4 weeks later at which if all goes well, IMP is approved. Note that typically 4 weeks later because need time for revisions and responses
 - City council
 - Cannot schedule until approved at Planning Commission (true?)
 - Introduction Meeting, referred to standing committee 2 or 4 weeks later
 - Standing committee hearing
 - Final approval
- The total legislative process, on average is 3 months.

2.0 Existing Conditions

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- IMP Boundary
- Existing Properties & Uses

Drivers

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- Partnering for Impact**
 - Facilitate internal collaboration to enrich the interdisciplinary of our academic endeavors and enhance operational efficiency
- Harnessing Information**
 - Drive innovative approaches to research, student learning and development, community and alumni engagement, and operational excellence.
- Shaping Our Culture**
 - Ours will be a culture in which faculty, staff, students, and alumni all strive for excellence.
 - We will invest in the continuous development of our people; and become more diverse and interconnected, agile in our decision making, and engaged as a community.
 - With resiliency, integrity, and determination, we will be entrepreneurial and innovative in achieving impactful results.

Goal 1: Advance Educational Excellence

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We aspire to be a university that ...

Prepares students to lead lives of impact through a supportive environment focused on a holistic and individualized approach to learning inside and outside the classroom.

- Enhance the curriculum.
- Serve as a leader in personalizing education experiences
- Enrich the student experience
- Promote access and affordability

Goal 2: Engage in Research of Impact

We aspire to be a university that ...

Advances the frontiers of knowledge and makes a positive impact on the world through collaborative and multidisciplinary approaches to research that focus on areas of great societal need.

- Identify and engage in strategic research opportunities
- Position the University to participate in large research collaborations
- Expand our computational capacity
- Extend the impact

Goal 3: Strengthen Communities

We aspire to be a university that ...

Strengthens our communities—from the Pitt community, to our region and the world around us—by expanding engagements, supporting collaborations, and embracing a global perspective.

- Strengthen life-long alumni connections
- Foster a culture of civic engagement
- Increase the economic impact

Pitt's Challenges: Demographic Trends

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- High school graduate counts are shrinking; university demographic base eroding.
- Western PA: "The Cliff" of high school graduates: 10% reduction in 2026.
- 80% of graduate position enrollment is international students.

Pitt's Challenges: Competitive Environment

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- The market – meaning higher education is saturated (small scale schools, regionals, community colleges, elite Universities)
- Competition for reduced funding (research) is intensifying.
- Serious international competition.
- Higher education is an industry.

Goal 4: Promote Diversity and Inclusion

We aspire to be a university that ...

Embodies diversity and inclusion as core values that enrich learning, scholarship, and the communities we serve.

- Transform the campus climate
- Enrich the student experience
- Help attract and retain a diverse regional population and University community

Goal 5: Embrace the World

We aspire to be a university that ...

Engages with the world to explore and address global issues that improve life in the world's local communities.

- Connect our domestic and international pursuits
- Cultivate globally capable and engaged students
- Convene a global community of researchers
- Rewire and improve our infrastructure

How do we overcome these challenges?

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- Build from our strengths
 - Still best value in northeast (US News) of all publics even if highest sticker price in country.
 - Top 5 public university in research \$\$\$ (NIH)
 - A campus where professional schools (business, engineering, law, and health sciences) all in one location

What Else Do We Do?

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- Differentiate ourselves:
 - Strategic Plan is our North Star
 - Community support and Engagement (CEC)
 - Personalized Education
 - Research support to private industry.
 - Diversify from traditional sources of support for research
 - Pendulum swing to translational research
 - True Impact E.g. human glue by Dr. Eric Bedman?/ bio-engineer
 - Innovation Institute

Goal 6: Build Foundational Strength

We aspire to be a university that ...

Supports success through a foundation of strong internal culture, a robust capacity to partner, outstanding infrastructure, and effective operations.

- Build a faculty to advance the goals and strategies
- Create a supportive and productive work environment
- Transform information infrastructure
- Strengthen administrative and operational efficiency
- Enhance our ability to partner
- Facilitate and support engagement with Pitt

Pitt's Challenges: Reduced Public Funding

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- Wavering public support to subsidize students and research.
- In PA – wavering public support for University operations
- PA in the bottom 3 states of per capita public education spending.
- PA in top 3 states in rate of shrinking public \$\$ support.
- 1990: 66% Pitt revenue is public support; 2018: 7%
- Revenue source for operations is in jeopardy.

What will drive campus space needs?

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Supporting the Plan for Pitt <ul style="list-style-type: none"> Holistic and individualized approach to learning inside and outside the classroom Collaborative and Multidisciplinary Research, increasing innovation and entrepreneurship activities Enrich the student experience 	Alleviating current space shortages <ul style="list-style-type: none"> General Classrooms Academic Space most acutely in Health Sciences, Engineering and School of Arts and Sciences School of Computing Sciences Multidisciplinary Research Centers Student space Recreation Meeting and conference Athletics Transition some of leased space 	Future opportunities not anticipated today
Modernizing and renovating poor condition space <ul style="list-style-type: none"> Classrooms and Labs – accommodate active learning Workplace – modernize Student space 	Aligning housing inventory with market demand <ul style="list-style-type: none"> Align residential beds with demand Diversify offerings for undergraduates – different unit types, more amenities, address deferred maintenance Decompress certain residence halls 	

Predicting Future Enrollment

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- We would like to be 100% precise; we cannot
- Price point affected by waning public support
- Do we shrink with shrinking public dollars absent new revenue or price increases?
- Unknown direction of research and \$\$
- Private undergrad enrollment is way smaller. Reduced revenue = higher price point.

Where Could Enrollment Change?

- Surging disciplines
 - Computer and Informational Science (One Bigelow)
 - Nursing (Medical facilities)
 - Engineering (New facility)
 - Applied Sciences (Renovations)
 - Business (New addition)
- Would like to increase engineering enrollment by 50% to meet market demand... but there is a risk: Research \$ vs. space.
- UPMC would like us to double the nursing school size. But there is a risk: investment in medical assets.
- Meeting market demand in surging disciplines will require enrollment reductions in other disciplines.

Range of Growth in Enrollment

- 10 year horizon we anticipate in aggregate a 5% - 10% potential increase in undergraduate and graduate enrollment.
- Faculty and staff expansion is a direct function of this factor.
- Even if price point increases, we predict significant growth in graduate/professional programs – perhaps 30%.

Pitt Today: Existing Conditions

About 73% of Pitt's capital investment are in aging facilities

What makes predicting Facility Needs Challenging?

- Fluctuating research dollars and research emphasis
- Emerging industries
- Academic market demand
- Housing typology demand
- Changes in technology
- Changes in University leadership
- Athletic program commitments (Title IX; Lacrosse)
- Student life amenity and dining trends
- Political tides; local + state government priorities
- \$

Facility Needs – What we can Predict

- Connectivity north/south student life corridor
- Connectivity east/west academic corridor
- Decentralized paradigm
- Indoor / outdoor “moments” of great, useful spaces
- Deficiency of space

Current Campus Space Needs by Department

Department	Existing	Proposed	Change	Existing	Proposed	Change
College of Arts and Sciences	1,200,000	1,300,000	100,000	1,200,000	1,300,000	100,000
College of Business Administration	500,000	550,000	50,000	500,000	550,000	50,000
College of Education	300,000	350,000	50,000	300,000	350,000	50,000
College of Engineering	1,500,000	2,000,000	500,000	1,500,000	2,000,000	500,000
College of Health and Human Services	800,000	900,000	100,000	800,000	900,000	100,000
College of Law	200,000	250,000	50,000	200,000	250,000	50,000
College of Music	100,000	150,000	50,000	100,000	150,000	50,000
College of Nursing	400,000	500,000	100,000	400,000	500,000	100,000
College of Public Health	300,000	400,000	100,000	300,000	400,000	100,000
College of Social Work	200,000	300,000	100,000	200,000	300,000	100,000
College of Theology	100,000	150,000	50,000	100,000	150,000	50,000
College of Veterinary Medicine	600,000	700,000	100,000	600,000	700,000	100,000
College of Architecture	100,000	150,000	50,000	100,000	150,000	50,000
College of Environmental and Forestry	100,000	150,000	50,000	100,000	150,000	50,000
College of International Studies	100,000	150,000	50,000	100,000	150,000	50,000
College of Science	1,000,000	1,100,000	100,000	1,000,000	1,100,000	100,000
College of Arts and Sciences (Total)	1,200,000	1,300,000	100,000	1,200,000	1,300,000	100,000
College of Business Administration (Total)	500,000	550,000	50,000	500,000	550,000	50,000
College of Education (Total)	300,000	350,000	50,000	300,000	350,000	50,000
College of Engineering (Total)	1,500,000	2,000,000	500,000	1,500,000	2,000,000	500,000
College of Health and Human Services (Total)	800,000	900,000	100,000	800,000	900,000	100,000
College of Law (Total)	200,000	250,000	50,000	200,000	250,000	50,000
College of Music (Total)	100,000	150,000	50,000	100,000	150,000	50,000
College of Nursing (Total)	400,000	500,000	100,000	400,000	500,000	100,000
College of Public Health (Total)	300,000	400,000	100,000	300,000	400,000	100,000
College of Social Work (Total)	200,000	300,000	100,000	200,000	300,000	100,000
College of Theology (Total)	100,000	150,000	50,000	100,000	150,000	50,000
College of Veterinary Medicine (Total)	600,000	700,000	100,000	600,000	700,000	100,000
College of Architecture (Total)	100,000	150,000	50,000	100,000	150,000	50,000
College of Environmental and Forestry (Total)	100,000	150,000	50,000	100,000	150,000	50,000
College of International Studies (Total)	100,000	150,000	50,000	100,000	150,000	50,000
College of Science (Total)	1,000,000	1,100,000	100,000	1,000,000	1,100,000	100,000
Grand Total	10,000,000	11,000,000	1,000,000	10,000,000	11,000,000	1,000,000

Student Life Demand / Competition

- Hillman Library renovation – The library for tomorrow
- Mega Student union vs. decentralized concept
- Recreation Center amenities
- Wellness: Physical and mental
- Housing typology
- What we can control:
 - Pitt not “all in” on arms race - we will lose
 - No lazy rivers – not who we are
 - We are not building sushi bars in dormitories

What is an institute in Higher education?

- Typically follow emerging or pioneering research trends and dollars
- Could be one room with a desk and computer, could be a department of 25 people, or could be One Bigelow.
- Institute of politics: Huge impact on region e.g. opioid crisis
- Institute of Entrepreneurial Excellence: storefront agency to assist burgeoning local entrepreneurs. Strategic priority
- MOMAC – Dr. Cohen
 - Build strength in high powered computer modeling of data
 - We bring experts in problems to experts in problem solvers

Current Campus Space Needs by Space Type

Space Type	Existing	Proposed	Change	Existing	Proposed	Change
Classrooms	1,000,000	1,100,000	100,000	1,000,000	1,100,000	100,000
Office	500,000	600,000	100,000	500,000	600,000	100,000
Library	200,000	300,000	100,000	200,000	300,000	100,000
Student Union	100,000	200,000	100,000	100,000	200,000	100,000
Dormitories	3,000,000	3,500,000	500,000	3,000,000	3,500,000	500,000
Recreation Center	100,000	200,000	100,000	100,000	200,000	100,000
Wellness Center	50,000	100,000	50,000	50,000	100,000	50,000
Health Sciences	1,000,000	1,100,000	100,000	1,000,000	1,100,000	100,000
Business	500,000	600,000	100,000	500,000	600,000	100,000
Engineering	1,500,000	2,000,000	500,000	1,500,000	2,000,000	500,000
Law	200,000	250,000	50,000	200,000	250,000	50,000
Music	100,000	150,000	50,000	100,000	150,000	50,000
Nursing	400,000	500,000	100,000	400,000	500,000	100,000
Public Health	300,000	400,000	100,000	300,000	400,000	100,000
Social Work	200,000	300,000	100,000	200,000	300,000	100,000
Theology	100,000	150,000	50,000	100,000	150,000	50,000
Veterinary	600,000	700,000	100,000	600,000	700,000	100,000
Architecture	100,000	150,000	50,000	100,000	150,000	50,000
Environmental and Forestry	100,000	150,000	50,000	100,000	150,000	50,000
International Studies	100,000	150,000	50,000	100,000	150,000	50,000
Science	1,000,000	1,100,000	100,000	1,000,000	1,100,000	100,000
Grand Total	10,000,000	11,000,000	1,000,000	10,000,000	11,000,000	1,000,000

Current Campus Space Needs by Department

Department	Existing	Proposed	Change	Existing	Proposed	Change
College of Arts and Sciences	1,200,000	1,300,000	100,000	1,200,000	1,300,000	100,000
College of Business Administration	500,000	550,000	50,000	500,000	550,000	50,000
College of Education	300,000	350,000	50,000	300,000	350,000	50,000
College of Engineering	1,500,000	2,000,000	500,000	1,500,000	2,000,000	500,000
College of Health and Human Services	800,000	900,000	100,000	800,000	900,000	100,000
College of Law	200,000	250,000	50,000	200,000	250,000	50,000
College of Music	100,000	150,000	50,000	100,000	150,000	50,000
College of Nursing	400,000	500,000	100,000	400,000	500,000	100,000
College of Public Health	300,000	400,000	100,000	300,000	400,000	100,000
College of Social Work	200,000	300,000	100,000	200,000	300,000	100,000
College of Theology	100,000	150,000	50,000	100,000	150,000	50,000
College of Veterinary Medicine	600,000	700,000	100,000	600,000	700,000	100,000
College of Architecture	100,000	150,000	50,000	100,000	150,000	50,000
College of Environmental and Forestry	100,000	150,000	50,000	100,000	150,000	50,000
College of International Studies	100,000	150,000	50,000	100,000	150,000	50,000
College of Science	1,000,000	1,100,000	100,000	1,000,000	1,100,000	100,000
Grand Total	10,000,000	11,000,000	1,000,000	10,000,000	11,000,000	1,000,000

Market Changes in Housing (15 years)

- Traditional dormitories
- Then... Suites with single bedrooms and at most 2 per bathroom
- Technology fuels anonymity
- Then... Back come larger suites, more baths
- Traditional dorms with small rooms and gang bathrooms with lounges.
- Connect with Pitt; connect with one another

Pitt Must have an ability to react

- Real estate availability
- Leveraging funding: e.g. UPJ \$10M Murtha gift Pitt matched to transform EIT to 4 yr. degree
- Brain Institute in BST3
- Tobacco money for health science renovations
- Donors, donors, donors
- Business cycles

Pitt Needs to be Nimble . . . DRAFT PLAN

In order for Pitt to deliver on its education mission, and its community and economic development potential, we need to function as a 'going concern' that can react to forces that challenge us and bring us vast opportunity.




University of Pittsburgh
Housing Master Plan
Overview of Findings | December 2018

BRAILSFORD & DUNLAVEY 

Overview of Implementation Plan | Impact to Oakland Community

Outcomes of Implementation Plan

- 1 Student demand to live on campus would be met by the University providing almost 1,000 net new beds within Pitt's current footprint.
- 2 With these net new beds on Pitt's campus, approximately 1,000 undergraduate students would no longer be living in the Central and South Oakland off-campus housing market.
- 3 The Central Oakland Development and Bouquet Gardens Redevelopment will be mixed-use buildings with the potential to include retail and other community-oriented spaces on the ground floor.
- 4 New housing developments will also better define the University's southern border and create additional gathering areas for students to meet on campus.

BRAILSFORD & DUNLAVEY 

DRAFT PLAN

4.0 Long-Term Vision and Growth

4.1 Twenty-five Year Development Sites

Overview of Key Findings | Historical Context

- Over the last 10 years, the University was forced to react to moderate undergraduate enrollment increases by adding on-campus beds through various measures:
 - Opening a number of new residence halls (1,869 new beds on campus since 2004 with 1,449 of those new beds coming online since 2006)
 - Engaging in various master lease agreements with off-campus properties (ranging from 50 to 120 beds for any year)
 - Converting much needed student lounge space into residential bed space (ranging from 50 to 75 beds per year)

12% Increase in undergraduate enrollment over the last 10 years

5% Increase in undergraduate enrollment over the last 5 years

On-Campus Capture Rate of Full-Time Students (6-Year Average):

First-Year Students:	97%
Sophomore Students:	68%
Junior Students:	26%
Senior Students:	7%

BRAILSFORD & DUNLAVEY 

Overview of Key Findings | Market Analysis Summary

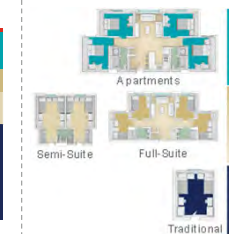
Overview of Findings

- There is significant unmet demand for on-campus student housing.
- The degree of unmet demand responds directly to the composition of the University's student population.
- Accommodating a cost-conscious student population on campus is critical to supporting the University's mission and purpose.
- A rapidly changing off-campus dynamic creates an urgency for Pitt to engage and strategically respond by leveraging the current unmet student housing demand.
- An integrated and comprehensive strategy will maximize the transformative impact to Pitt's campus and the Oakland neighborhood.


Total: 7,851 Beds

- Greek: 160 Beds
- Apartment: 1,502 Beds
- Full-Suite: 544 Beds
- Semi-Suite: 1,298 Beds
- Traditional / Prof: 3,930 Beds

Existing Bed Capacity





High Impact Potential
Traditional
High Impact

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DRAFT PLAN

Proposed IMP Phasing



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DRAFT PLAN

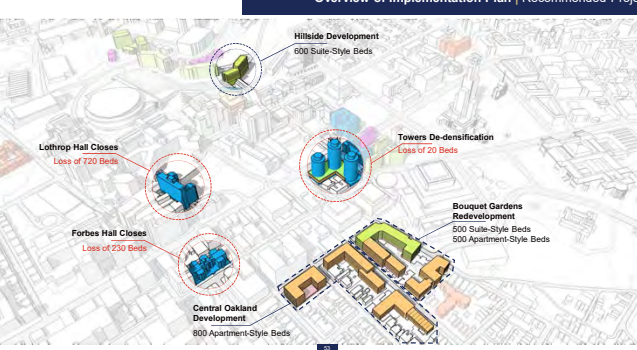
5.0 Ten-Year Development Envelope


5.1 Proposed Development

5.2 Implementation Plan

5.3 Urban Design Guidelines

Overview of Implementation Plan | Recommended Projects



BRAILSFORD & DUNLAVEY 

Overview of Implementation Plan | Phasing Overview

Objectives of Implementation Plan

- Phase I – Central Oakland Development and Towers De-Densification**
 - Towers de-densification allows for improving quality of life of residents through increase of lounge space
 - Central Oakland Development creates "sawing space" to provide Pitt flexibility with existing portfolio
 - Close Forbes Hall to allow for repurposed use
- Phase II – Redevelopment of Bouquet Gardens**
 - Redevelop existing Bouquet Gardens to better meet the University's needs
 - Close Lothrop Hall to allow for repurposed use
- Phase III – Hillside Development**
 - Provide bed capacity to meet on-campus demand from students
- Phase IV (Potential) – Future Development**
 - Build additional beds to meet future undergraduate demand and provide Pitt flexibility with current UG facilities (Centre Plaza and Forbes Craig Apartments)



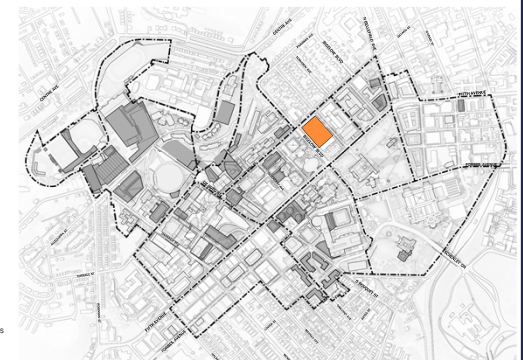
BRAILSFORD & DUNLAVEY 


5.2 Implementation Plan

- To implement the new IMP, the University of Pittsburgh is compiling a 10-Year financial look ahead of projects, estimated costs, cash flows and proposed funding sources.
- Committee consisting of representatives from the CFO's Office, Facilities Management Department, Provost Office, Health Sciences and School of Medicine, Housing and Food Service and Athletics
 - They will sort out the priorities for implementation based upon the critical needs of the representative's area and available funding opportunities
- The University anticipates the IMP will be funded by existing University funds, debt, gifts, commonwealth capital funds, and grants.

DRAFT PLAN

One Bigelow Site Location



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One Bigelow Design Guidelines

Location: Area bounded by Bigelow Boulevard, Lytton Ave. and the Oaklander Hotel.

Possible Uses: Academic, administrative, education, residential and parking.

Maximum Area: 400,000 GSF (does not include below grade basement or garage space)

Maximum Height: The maximum height of this site is 12 floors. To be comparable with neighboring structures a maximum height of 6 floors along the first 100' of northern portion of the site is recommended, as well as a 4 floor portion along the northern edge.

Setbacks: Northern setback along northern edge of site (along Bigelow Blvd) contextual to match adjacent Soldiers and Sailor's Memorial Hall, University Center, and Crawford Hall. East and west setbacks (along Bigelow Blvd and Lytton St) to contextually match Oaklander Hotel. Southern setback is 30' to provide daylighting to Oaklander Hotel.

Stepbacks: Stepbacks along the northern edge of the site (along Bigelow Blvd) above the fourth floor and above the sixth floor is recommended to contextually match the Soldiers and Sailor's Memorial Hall, and to reduce bulk impacts to the Schenley Farms community.

Maximum Building Envelope

Campus Plan Design Guidelines: One Bigelow Site

Potential massing example provided to illustrate further urban design guidelines

Open Space: A landscaped central open space is proposed, with sight lines and pedestrian paths favoring a view of the Soldiers and Sailors Memorial Hall.

Active Ground Floor uses: Active uses along west edge of site (along Bigelow Blvd) and along the proposed open space

Focal Point: A corner at on the southern portion of the block to dialogue with neighboring context Soldiers and Sailors Memorial and Twentieth Century Club

Articulation: Changes in material and plane, as well as inset and projecting bays and balconies, should be used to break down long facades. Pedestrian entries should be articulated with material changes, increased transparency, and/or prominent architectural features such as canopies, inset or projecting volumes, or towers.

Illustrative Example

Recreation & Wellness Center Design Guidelines

Plan view of Illustrative Example

6.0 Mobility Plan

- 6.1 Existing Conditions
- 6.2 Mobility Goals
- 6.3 Proposal

Campus Plan Design Guidelines: One Bigelow Site

Potential massing example provided to illustrate further urban design guidelines

Building Entries: Provide entries primarily along eastern edge of site and along central open space.

Garage Entries: Entries for underground parking garage at southern edge of site along Bigelow Blvd and/or Lytton Ave as to not impact pedestrian circulation and building entries.

Service Area: Located along Lytton Avenue along southern edge of site.

Plan view of Illustrative Example

Recreation and Wellness Center Site Location

PROPOSED MASTER PLAN PROJECTS

2020 MAP BOUNDARY

TIS Scope Overview

- Considers full 10-year build condition
 - Impacts assessed against Future Without Development Condition
- Projected Traffic Volumes and Intersection Capacity Analysis
 - Background traffic – growth rate TBD based on coordination with SPC
 - Person-trip generation by mode of travel and university population
 - Mode split using Make My Trip Count data supplemented with Pitt survey data
 - LOS, queuing, delay analysis by intersection for Future Without Development and Build Condition
 - Warrant analysis needs TBD based on scoping
- Multimodal (transit, bicycle, pedestrian) and loading/service conditions
- Conclusion and proposed mitigations by mode

Proposed TIS Study Intersections

Legend

- Additional Pitt counts (Nov 2018)
- UPAC Bed Tower TIS counts

Recreation & Wellness Center Design Guidelines

Location: Area of land north of O'Hara Street between WPIC and LRDC. (Existing O'Hara Garage)

Possible Uses: Recreation, dining, academic, administration, and parking.

Maximum Area: 600,000 GSF

Maximum Height: The maximum height of this site is 10 floors along O'Hara street, contextual to WPIC and Benedum Hall. The terrace open space height in the rear of the building should be contextual to the existing hillside.

Open Space: An elevated landscaped terrace should be provided to facilitate connections to the hilltop and hillside. Open-air athletic courts may be provided on the western portions of the site. A pedestrian stair and path may be provided after demolition of LRDC.

Active Ground Floor uses: Active uses along O'Hara St facade and along terrace open space

Maximum Building Envelope

Recreation & Wellness Center Design Guidelines

Focal Point: The eastern portions of the building may act as a focal point to align with and/or provide views of the Cathedral of Learning

Setbacks: Provide 10-15' setback along the O'Hara St property line contextual to match WPIC and Allen Hall. Eastern setback is 25-30' to provide daylighting to LRDC.

Datum Line: A datum line or setback should be provided along the O'Hara St facade as to contextually match the Allen Hall roof line

Articulation: Changes in material and plane, as well as inset and projecting bays and balconies, should be used to break down long facades. Pedestrian entries should be articulated with material changes, increased transparency, and/or prominent architectural features such as canopies, inset or projecting volumes, or towers.

Phasing: Construction may take place prior to demolition of LRDC. After demolition of LRDC, a landscaped stair connection may be provided

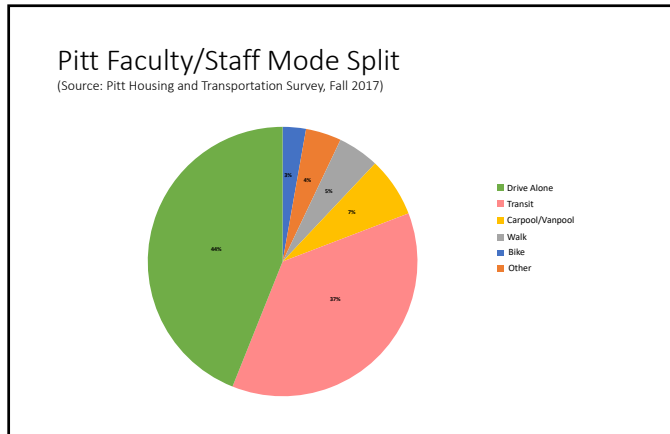
Illustrative Example

Pitt – Existing TDM Programs

- Free unlimited rides on Port Authority transit for faculty, staff, students
- Extensive Pitt shuttle system serving Oakland, South Oakland, North Oakland, and Shadyside
- SafeRider program provides guaranteed ride home up to 25 rides/semester
- Bike amenities include lockers, racks, secure bike room, fix-it stations
 - Pitt recognized as Bronze Level Bicycle Friendly University by League of American Bicyclists
 - 5 Healthy Ride bikeshare stations on campus, 8 more planned
- Reduced parking permit price for carpools
 - Carpool and vanpool options available through SPC's CommuteInfo program

Planned Transportation Projects in Oakland

- BRT service on Fifth/Forbes
- Mobility optimization along Smart Spines
 - Includes Fifth/Forbes in Oakland and Bigelow Blvd between downtown and Oakland
 - Real-time adaptive traffic signals, V2V communication at key intersections

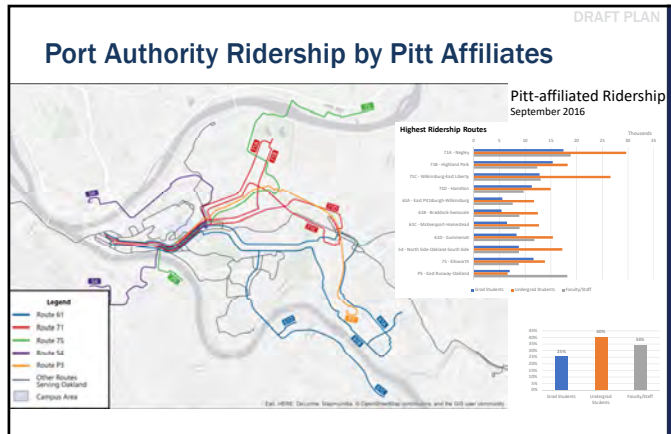


- ### Transportation Principles
- No net new parking on campus over life of the plan
 - Enhance TDM offerings with goal of reducing SOV mode split and related emissions
 - Enhance partnerships with others to improve Oakland transportation options:
 - UPMC
 - Port Authority
 - City
 - Others
 - Mobility priorities:
 - Pedestrian & Transit
 - Bicycle & Carpool
 - SOV

- ### Specific Elements Under Consideration: Improved Bike Facilities and Amenities
- Work with DOMI to implement bike lanes (ideally protected) between Oakland and South Oakland, Shadyside, East Liberty, and Bloomfield
 - Work with DOMI to introduce e-bikes into the Healthy Ride fleet to appeal to broader audience and to overcome barrier of topography
 - Consider working with DOMI or OTMA to establish a docked e-scooter program in Oakland in coordination with other institutions
-

- ### Specific Elements Under Consideration: Enhanced TDM
- Improved marketing and incentives
 - Micro-targeting via TDM coordinator
 - Create Pitt or Oakland-specific carpool app (leveraging existing app offerings like Split) to increase carpool mode share

- ### Potential Strategies
- Targeted marketing, outreach, and education
 - Enhanced TDM and support programs
 - Enhanced regional park & ride
 - Increased direct transit to Oakland
 - Improved bicycle facilities
 - Enhanced Oakland institutional shuttles
 - Shared parking opportunities



- ### Specific Elements Under Consideration: Shuttles
- Work with OTMA and institutional partners (UPMC, CMU, Carlow, Chatham) to consolidate shuttle services (including potentially establishing a single, unified Eds & Meds shuttle service for Oakland/Shadyside)
 - Work with Port Authority to minimize overlap while maintaining frequency and direct connections
-

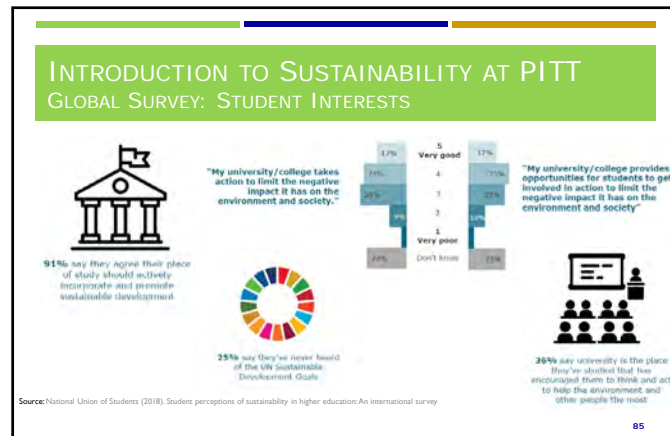
- ### Specific Elements Under Consideration: Shared Parking
- Opportunities with UPMC
 - Opportunities with Carlow
 - Opportunities with private developers in Oakland
 - Opportunities with Pittsburgh Parking Authority

- ### Specific Elements Under Consideration: Transit
- Work with Port Authority to improve one-seat ride to Oakland from North Hills, especially P&R
 - Work with Port Authority to improve one-seat ride to Oakland from South Hills, especially P&R
-

- ### Specific Elements Under Consideration: Enhanced P&R
- Work with Port Authority to provide direct service from North Hills, i.e. Ross P&R
 - Work with Port Authority to provide direct service from South Hills, i.e. Century III Mall
 - Work with Port Authority to determine potential to expand P&R to east, especially along Busway and future BRT
-

- ## 7.0 Infrastructure Plan
- 7.1 Environmental & Sustainability Goals
 - 7.2 Environmental Protection
 - 7.3 Campus Energy Planning
 - 7.4 Stormwater Management
 - 7.5 Green Buildings
 - 7.6 Waste Management & Water Conservation
 - 7.7 Open Spaces & Pedestrian Circulation



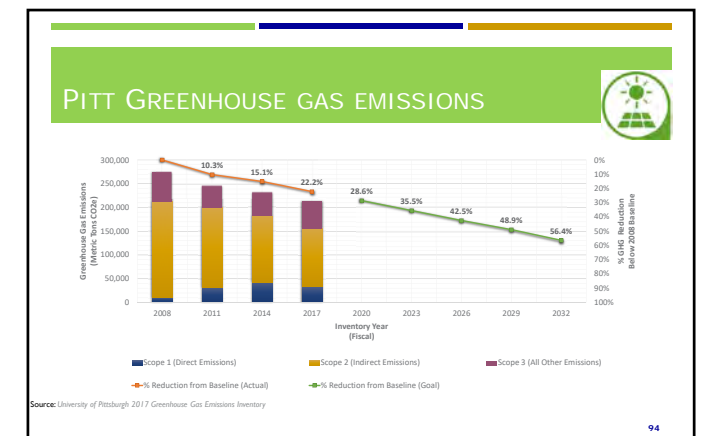
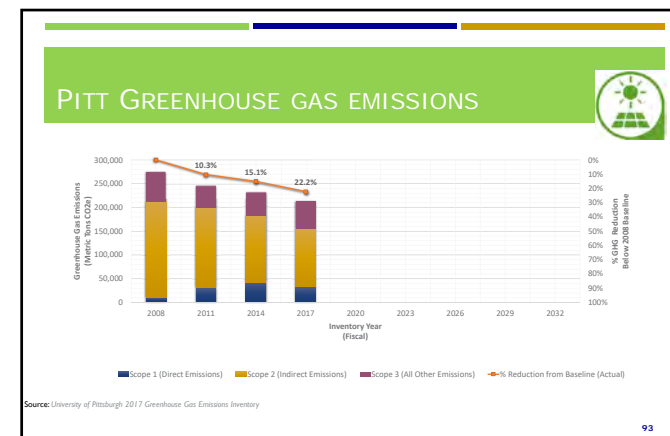
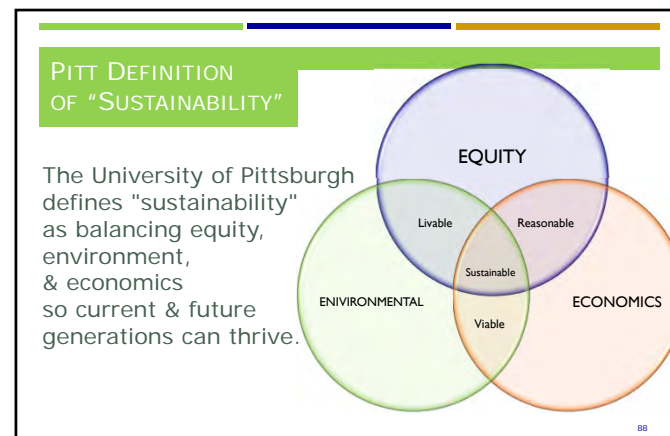
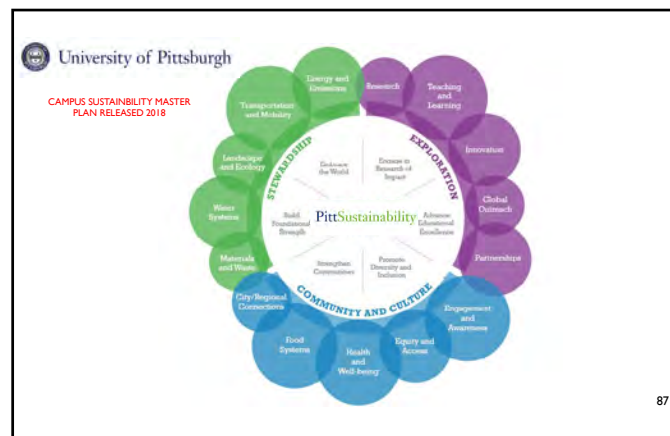


GOAL ALIGNMENT SECTION 7.1

CATEGORY	CITY OF PITTSBURGH	UNIVERSITY OF PITTSBURGH	COP SOURCE
Transportation & Mobility	<ul style="list-style-type: none"> All trips <1 mile easily & most enjoyably achieved by non-vehicle travel Streets & intersections intuitively navigated by a 14-year-old Zero traffic-related deaths or serious injuries 	<ul style="list-style-type: none"> 16 EV chargers 2 electric box trucks (+2 chargers) 	DOMI
Equity & Access	<ul style="list-style-type: none"> Combined cost of transportation & housing < 45% of household income for any population quintile. Pension divestment 	<ul style="list-style-type: none"> Socially Responsible Investing Committee Socially responsible retirement investment options 	PCAP v3
Food Systems	Every household can access fresh fruits & vegetables w/in 20 minutes of home w/out private vehicle	<ul style="list-style-type: none"> Forbes Street Market Serve 25% Real Food by 2025 (local, fair, ecologically sound, & humane) Decrease animal-derived products 25% by 2025 	DOMI
Materials & Waste	Zero Waste	<ul style="list-style-type: none"> Reduce landfill waste 25% by 2030 Compost 50% of food waste by 2025 Serve 50% of to-go meals & beverages in reusable containers by 2025 	PCAP v3

PITT SUSTAINABILITY PLAN GOAL: SECTION 7.1 & 7.3 GHG EMISSION REDUCTIONS

- Strive toward climate neutrality, with a goal to reduce GHG emissions 50% by 2030 from 2008 baseline.



PLANS: CITY & PITT SECTION 7.1

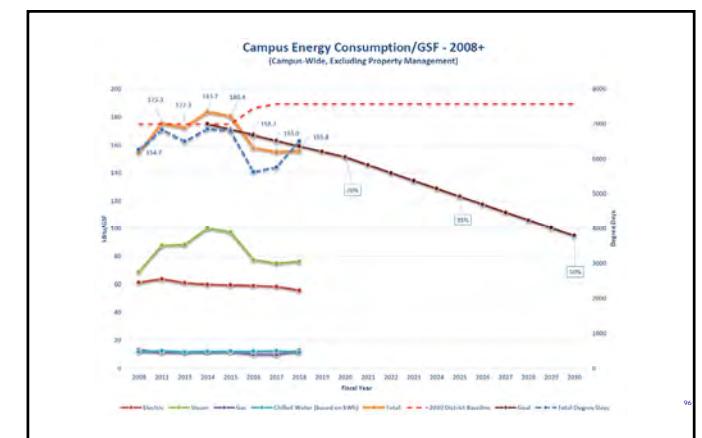
City of Pittsburgh Plans	University of Pittsburgh Plans
City Comprehensive Plan	<ul style="list-style-type: none"> Pitt Master Plan Pitt Sustainability Plan
P4 Pittsburgh Performance Measures	
PWSA's City-wide Green First Plan	
Pittsburgh Climate Action Plan v3	
One PGH Resilience Plan	

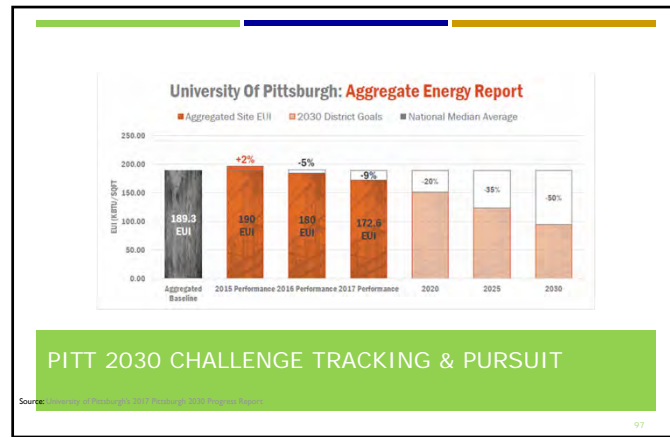
GOAL ALIGNMENT SECTION 7.1

CATEGORY	CITY OF PITTSBURGH	UNIVERSITY OF PITTSBURGH	COP SOURCE
Emissions	Advance carbon neutrality objectives		PCAP v3
	50% reduction in greenhouse gas emissions by 2030		PCAP v3
	80% reduction in greenhouse gas emissions by 2030		PCAP v3
Development	P4 Performance Measures	<ul style="list-style-type: none"> LEED Silver/WELL certification, or better + robust community engagement process 	P4 Pittsburgh
	Energy	50% energy consumption reduction by 2030	2030 & PCAP v3
Water & Landscape	100% renewable electricity consumption by 2035	50% of electricity renewables by 2030	2030 & PCAP v3
	50% water consumption reduction by 2030		2030 & PCAP v3
	Manage stormwater runoff from 1,835 acres by 2032	<ul style="list-style-type: none"> Divert 25% of stormwater from impervious surfaces to reuse, detention, retention, and/or green stormwater solutions by 2030. Reduce impervious surfaces 20% by 2030 from 2017 baseline. Replace 15% of lawn area with indigenous and adapted plants by 2030 Increase tree canopy 50% by 2030 	PWSA Green First

PITT SUSTAINABILITY PLAN GOAL: SECTION 7.1 & 7.3 ENERGY REDUCTIONS

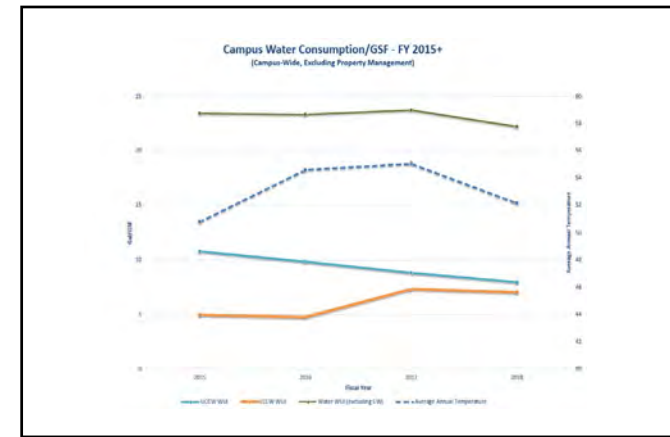
- Achieve 2030 Challenge goals of 50% reduction below the national average in energy use intensity by 2030 (from 2003 baseline) and establish design standards and operational practices to achieve them.





PITT SUSTAINABILITY PLAN GOAL: ENERGY & EMISSIONS

- Produce or procure 50% of the University's electric energy portfolio from renewable resources by 2030.

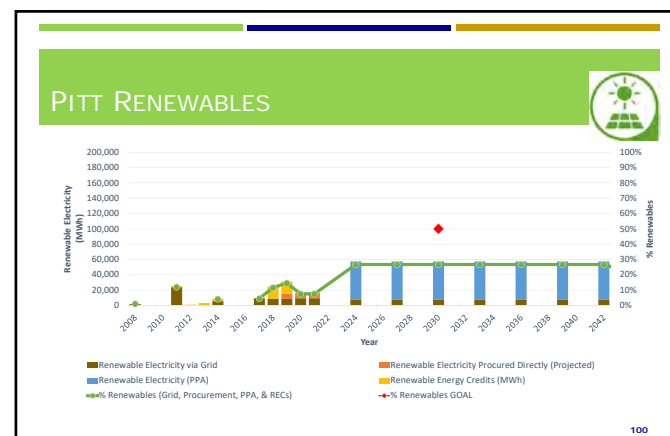


PITT SUSTAINABILITY PLAN GOAL: SECTION 7.2 ENVIRONMENTAL PROTECTION

- Identify Overlay Districts
- Three Districts impact the IMP boundary
- Recommend further analysis or provide suggestions on mitigating impacts or risk
- Geotechnical, structural, and planning solutions

PITT HYDRO COMMITMENT

- Local, renewable generation
 - Low-impact / run-of-the-river hydro
 - 10.9 MW facility
- Annually
 - ~50,000 MWh
 - ~25% Pitt's electricity usage
- Long-term PPA



PITT SUSTAINABILITY PLAN GOAL: SECTION 7.2 ENVIRONMENTAL PROTECTION

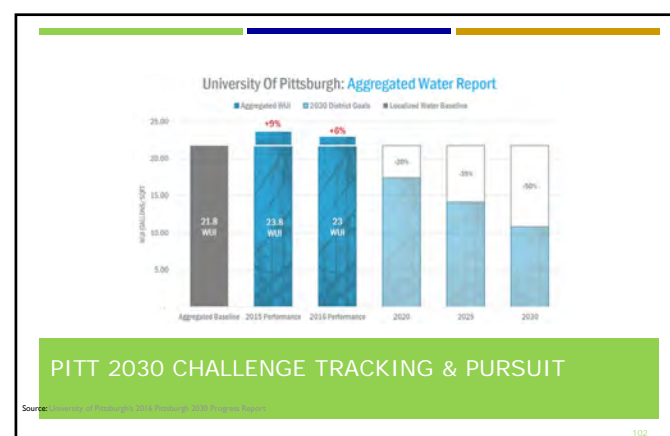
- 3,000+ trees located
- Tree Preservation
- Provide guidelines for protection –
 - Direction on construction vehicles/laydown material awareness
 - Implement pervious, low impact designs near existing trees (limestone fines vs. pavement)
 - Don't plant new shade trees within 35' of existing mature shade trees
 - Adopt a landmark tree program to protect generational trees
 - Monitor trees for serious insects and diseases

PITT SUSTAINABILITY PLAN GOAL: SECTION 7.4 STORMWATER MANAGEMENT

- Section 7.4
 - Existing Conditions- Pervious/Impervious Coverage Map
 - Green roofs shown as pervious due to nature of material
 - Green Infrastructure - Describe performance metrics of BMPs

PITT SUSTAINABILITY PLAN GOAL: SECTION 7.1 & 7.3 WATER SYSTEMS

- Achieve 2030 Challenge goals of 50% reduction below the district average in water use intensity by 2030 and establish design standards and operational practices to achieve them.
- Strive toward a water neutral campus, with a 3% reduction in water use by 2020 from 2017 baseline.



PITT SUSTAINABILITY PLAN GOALS: SECTION 7.4 WATER SYSTEMS

- Reduce impervious surfaces 20% by 2030 from 2017 baseline.
- Replace impervious surfaces with gardens, lawns, pervious pavements.
- Actively design spaces with this goal in mind.
- Review impact of IMP developments

ALREADY HAVE

- Benedum
- Hillman
- Posvar
- Schenley Plaza
- Sutherland

PROPOSED

- William Pitt U
- Bigelow Blvd.

PITT SUSTAINABILITY PLAN GOALS: SECTION 7.4 LANDSCAPE & ECOLOGY

- Replace 15% of lawn area with indigenous and adapted plants by 2030
- Increase tree canopy 50% by 2030
 - Current canopy = 32 acres (approx.)
 - Proposed for 2030 = 48 acres (approx.)
- Adhere to Pitt's Sustainable Landscape Design Guidelines in all new landscape designs.
- Maintain >75% of landscaped areas in accordance with Northeast Organic Farming Association (NOFA) Standards for Organic Land Care by 2024

ALREADY HAVE

- 2 Edible Gardens
- 2 Pollinator Gardens (+ 3 planned)

PITT SUSTAINABILITY PLAN GOAL: SECTION 7.4 WATER SYSTEMS

- Divert 25% of stormwater from impervious surfaces to reuse, detention, retention, and/or green stormwater solutions by 2030.
- Evaluate existing impervious surfaces for these opportunities and plan projects within the IMP to meet these goals

ALREADY HAVE

- 5 Green Roofs**
 - Barco Law
 - Benedum
 - Falk School
 - Nordenberg
 - Posvar
 - Salk (In Design)
- 4 Raingardens**



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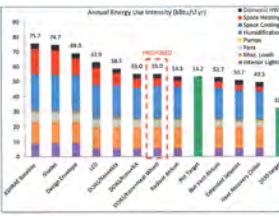
PITT SUSTAINABILITY PLAN GOAL: SECTION 7.5 DEVELOPMENT/ GREEN BUILDINGS

- Embrace LEED & WELL certifications for our built environment (or better)
 - All projects >\$5 million
- Develop Pitt Green Building Standards 2019.
- RFP - EUI & WUI Targets



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PITT SUSTAINABILITY RFP EUI & WUI TARGETS ENERGY

115

PITT SUSTAINABILITY RFP EUI & WUI TARGETS WATER




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PITT LEED CERTIFIED PROJECTS (12)

- LEED Gold**
 - Chevron Science Center Annex (2013)
 - McGowan Institute for Regenerative Medicine (2005)
 - Mascaro Center for Sustainable Innovation (2012)
 - Benedum Hall - Phase I Renovations (2011)
 - Biomedical Science Tower - 12th Floor Renovation (2013)
 - University of Pittsburgh at Greensburg, Cassell Hall (2014)
- LEED Silver**
 - Benedum Hall - Phase 2a Renovation (2016)
 - Mark A. Nordenberg Hall (2014)
 - Mid-Campus Research Complex - Nuclear Physics Laboratory Renovation (2016)
 - Salk Hall Pavilion (2016)
 - University of Pittsburgh at Johnstown, Nursing and Health Sciences Building (2015)
- LEED Certified**
 - Graduate School of Public Health Addition (2018)



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PITT LEED REGISTERED & PURSUANT PROJECTS (12)

- In Documentation**
 - Clapp Hall Renovations
 - Graduate School of Public Health Renovations
 - Hillman Library Renovation
 - University of Pittsburgh At Bradford
 - Livingston Alexander House
 - University of Pittsburgh at Johnstown
 - Engineering & Science Building Renovation
 - John P. Murtha Center for Public Service
 - Nursing & Health Sciences Building
- In Construction**
 - Salk Hall Renovations
- In Design**
 - Crawford Hall Renovation
 - Petersen Sports Complex Expansion
 - Rec Center
 - Scaife Hall Addition & Renovation



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University of Pittsburgh



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7.7 Public Realm

DRAFT PLAN



4N

PITT SUSTAINABILITY RFP EUI & WUI TARGETS

Pittsburgh Campus EUI Baseline = 189

Pittsburgh Campus 10 Year Capital Plan	GSF	2030 EUI Goal
Existing	10,053,361	115
Renovated Post-2018	2,487,068	60
New Construction	1,999,076	20
Total	14,539,505	92.5

* Existing requires some or all of the following to meet goal: Lighting upgrades, new control schemes, energy retrofits, and/or retro-commissioning

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PITT SUSTAINABILITY RFP EUI & WUI TARGETS

Campus average, not building specific

- Existing (minor renovation scope)
- Existing (major renovation scope)
- New Construction

EUI Targets

- Meet Pitt FM Design Standards (minimum)
- ASHRAE 90.1-2016 (better than 2013 code)

2030 Challenge Goals

- ROI
- Life Cycle Costing
- University to evaluate between targets & 2030 goals


Classroom	New Construction	EUI Target	2030 Challenge EUI Goal	WUI Target	2030 Challenge WUI Goal
Classroom	New Construction	45	25	10	5
Classroom	Renovation	75	60	10	6.2
Laboratory - Teaching	New Construction	110	75	35	26
Laboratory - Teaching	Renovation	200	175	40	26
Office	New Construction	25	14.5	10	6
Office	Renovation	45	43	12	6.5

Scale: Net Addition (198,000 GSF) & Renovation (47,000 GSF)

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7.7 Street Typology

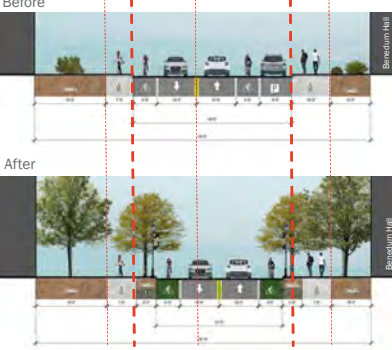
DRAFT PLAN



4N

7.7 Street Section: O'Hara Street

Example



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8.0 Neighborhood Enhancement Strategy DRAFT PLAN

8.0 Neighborhood Enhancement

- How does Pitt contribute now?
- What work has Pitt produced?
- Where should Pitt focus moving forward?
- How can the City work with us and we with the City and the community to do better?

Neighborhood Enhancement

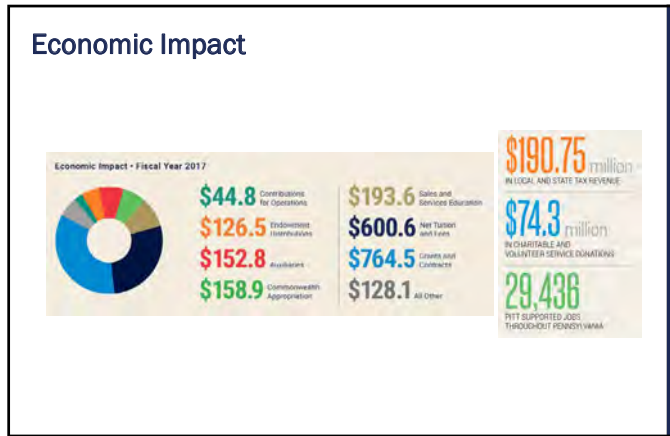
University Support to Oakland Community Organizations

- **Oakland Planning and Development Corporation- (OPDC)**
 - University provides annual financial support to OPDC for the following programming.
 - “Keep it Clean Oakland”
 - Adopt a Block
 - Student Move In/out Sustainability Project
 - In addition, we participated in annual OPDC fundraiser.
- **Oakland Business Improvement District- (OBID)**
 - The University provides annual financial support to the OBID to assist in covering operational expenses.
 - We also lease University space to the OBID for the digital art plaza but also provide in-kind services at a cost to the University such as power, the taxes on the parcel and, the water the OBID uses to power wash sidewalks in the business district.
- **Oakland Transportation Management Association (OTMA)**
 - The University provides annual financial support to OTMA to assist in covering operational expenses of this organization.

Neighborhood Enhancement

University Support to Oakland Community Organizations

- **Peoples Oakland**
 - The University provided a sponsorship in support of this community organization’s fund raising efforts.
- **The Corner (West Oakland)**
 - The University provided a sponsorship in support of this community organization’s fund raising efforts.
- **South Oakland Neighborhood Group (SONG)**
 - The University provided a sponsorship in support of this organization’s celebration of its annual “Community Day” in this neighborhood.
- **Oakhill Resident Council**
 - The University provided a sponsorship in support of this organization’s community picnic.



Economic Impact

Top 10 Industries Supported by the University of Pittsburgh in Terms of Total Employment, 2015

Description	Total Employment
Colleges and Universities	12,893 jobs
Limited-service restaurants	1,839 jobs
Real estate	1,743 jobs
Personal care services	717 jobs
Full-service restaurants	619 jobs
Hospitals	550 jobs
Hotels and motels	442 jobs
Retail - Food and beverage stores	396 jobs
Automotive repair and maintenance, except car washes	362 jobs
Wholesale trade	356 jobs

Source: Tripp Umbach, using IMPLAN results from data obtained through the University of Pittsburgh.

Neighborhood Enhancement

Community Relations Programs

Academically Based Community Engagement	Community Impact Survey (UCSUR)	Innovation Oakland
Alcohol/Tobacco and Other Drugs Task Force	Community Leisure Learn	Institutional Master Plan/Campus Master Plan
Arrival Survival New Student arrival	Community Relations Committee University Senate	Oakcliffe Community Organization
Baum Centre Initiative	Day of Caring	Oakland Business Improvement District (OBID)
Bellevue Area Citizens Association (BACA)	Eco-Innovation District	Oakland For All
Bloomfield Citizens Council	Food Bank Greater Pgh. Community	Oakland Landlord Alliance
Carnegie Classification	Four Mile Run	Oakland Planning & Development Corporation OPDC
Vitalink (Central Blood Bank)	Be a Good Neighbor Day	Oakland Task Force (OTF)
Christmas Day at Pitt	Governmental Relations Committee University Senate	Oakland Transportation Management Assn. (OTMA)
Coalition of Oakland Residents	Graduate & Professional Student Government (GPSG)	Oakwatch

Neighborhood Enhancement

Community Relations Programs

OCC/EI	PLH-SHY	UPMC Community Health Partnership Council
Pathways to Civic Growth	Schenley Farms Civic Association	Uptown Task Force
Peoples Oakland	South Oakland Neighborhood Group	Uway - Be There Campaign (School Based Programs)
Pitt Make a Difference Day	Staff Association Council/CGR	
Pitt Pantry Adv. Bd.	Start on Success	
Pitt Uway Campaign	Steel City Squash	
Pitt's People for Pets	Student Conduct Board	
Pittsburgh Council on Higher Education (PCHÉ)	Student Government Board	
PittStarts	Tenant Workshops	
Plant Utilization & Planning Committee	University Senate	

Economic Impact

Top 10 Industries Supported by the University of Pittsburgh in terms of Total Economic Output, 2015

Description	Total Output
Colleges and Universities	\$1,651,583,486.7
Real estate	\$370,958,848.9
Owner-occupied dwellings	\$147,764,242.6
Limited-service restaurants	\$102,493,904.9
Wholesale trade	\$83,640,080.9
Hospitals	\$79,574,199.0
Insurance carriers	\$54,993,596.5
Wired telecommunications carriers	\$43,998,926.9
Hotels and motels	\$42,408,084.4
Other local government enterprises	\$40,662,095.1

Source: Tripp Umbach, using IMPLAN results from data obtained through the University of Pittsburgh.

Pitt is highly engaged in neighborhood relations

- Vast participation in and routine engagement with voluminous community based organizations
- Direct financial support for certain organizations – many in Oakland
- Program management focused on neighborhood investment and relations

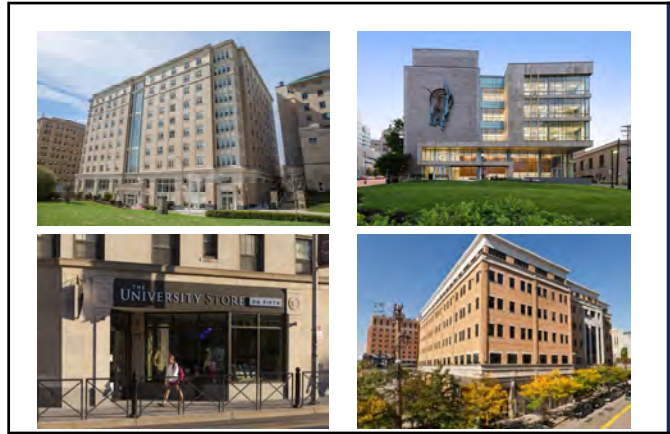
Neighborhood Enhancement

Community Relations Programs

- **Block Parties**
 - North Oakland
 - Central Oakland
 - South/Central Oakland
 - South Oakland Frazier/Parkview
 - South Oakland Craft/Niagara
 - West Oakland at Corner

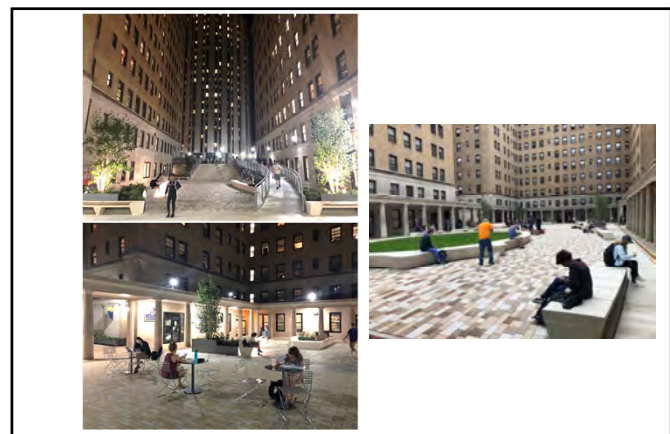
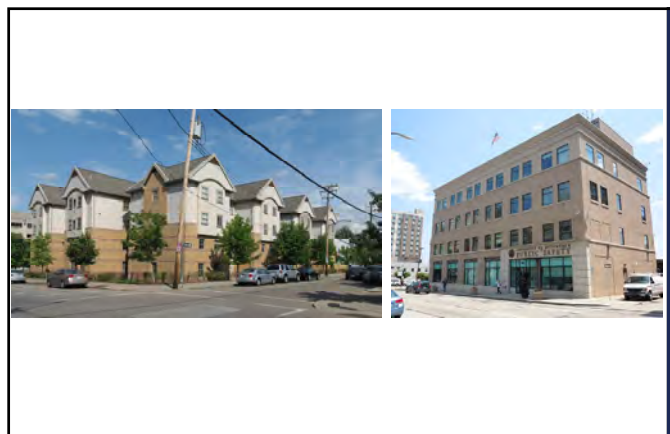
Pitt's Project History and Portfolio

- Examples of good design and neighborhood engagement to get there
- Examples of financial, design and management partnerships to achieve mutual goals
- Examples of where we can do better because we can always improve.
- Where we are headed.



Pitt's Role in Neighborhood Enhancement

- **Collaborator and Convener** in community engagement
 - Routine dialogue with, and participation in community organizations
 - Bring together stakeholders for project specific initiatives
- **Investor and Enabler** in projects that serve University and community goals
 - Bigelow Boulevard
 - Soldiers and Sailors
 - Diversification of commercial retail and dining
 - Bellefield intersection improvements
- **Direct Contributor** in funds for programs
 - Strategic deployment of funding for community-based programs
 - Pitt Farmers Markets, Pitt concerts, holiday celebrations
 - Neighborhood improvements
- **Catalyst** for neighborhood renewal
 - Urban design
 - Distinctive architecture
 - Strategic housing / mixed-use development
 - Innovation District – partnering with industry



Critical Neighborhood Engagement Obligations

- Projects on the campus edge e.g. One Bigelow.
- Public realm interface, design and improvements.
- Transportation impact on future projects
- Pedestrian safety, mobility and circulation.
- Housing in South/Central.
- Innovation District Liaison.

Housing: Neighborhood Enhancement

- Surge of University housing development will:
 - Reduce demand for multi-family new construction housing.
 - Reduce demand for rental property resulting in product investment or increased home ownership
 - Provide mixed-use, market driven development opportunities to serve students and neighborhood needs.

Innovation District

- Perfect opportunity to leverage assets, build value, and improve conditions.
- Oakland's ID will be unlike others because it will integrate into the neighborhood and not dominate it.
- To be successful, it requires collective belief, passion and accountability.

Innovation District

- Wexford's aspirations align with Pitt's which align with the City's, and when thought through align with community development strategies
- ID will not be successful absent serious goals for good design, mixed uses, vibrant commercial streets, accessibility, sustainability
- How is the developer held to a higher standard?
- How does the City support by holding other property owners to same standard?

The Wexford Approach



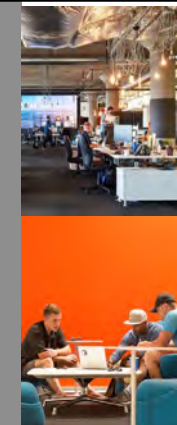
Innovation District: Pitt's Role

- Bring research domain
- Provide talent
- Develop magnetic programs in life sciences
- Become an anchor tenant
- Forge corporate partnerships
- Facilitate development process in interests of all stakeholders.
- Ensure neighborhood concerns are heard and where valid, reasonable and feasible, they are heeded.

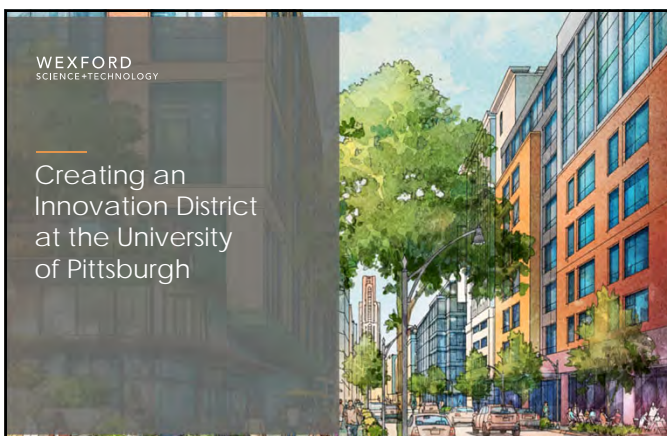
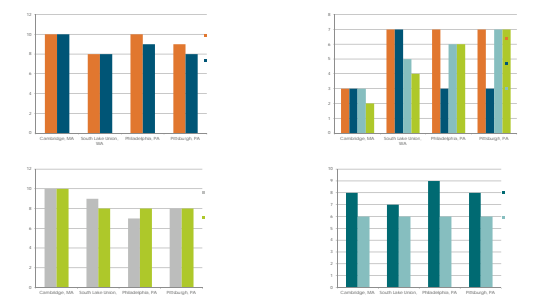
Innovation District: City's Role

- Champion the concept.
- Promote the program's tax base, economic, and neighborhood development benefit.
- Work collaboratively on zoning strategies.
- Broker community concerns.
- Challenge developers to reasonably do better.

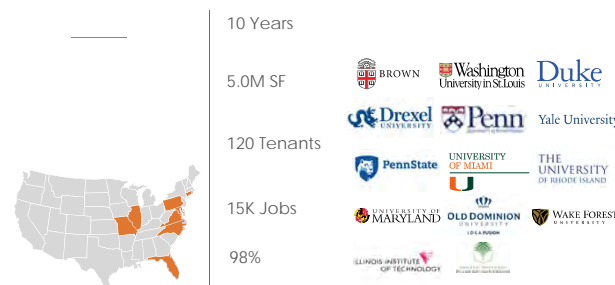
Elements of Knowledge Community



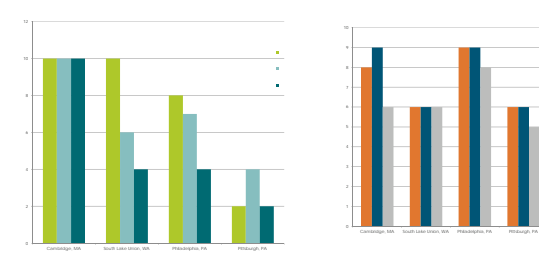
Pittsburgh Ranks Favorably with Peer Innovation Districts Across Several Categories



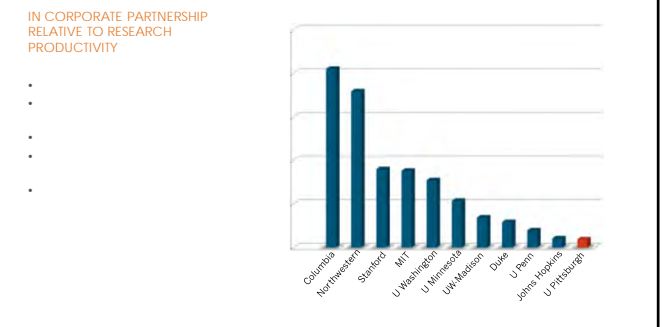
Wexford Market Position

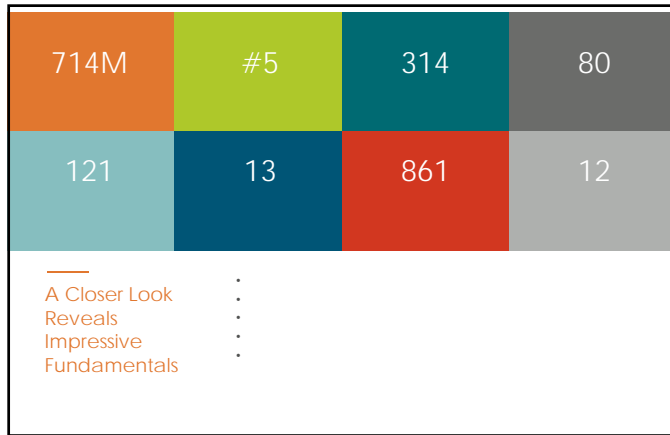


...But Lags Peers in Two Critical Components




Commonly Viewed as Punching 'Below its Weight'





Plus a World-Class Research Enterprise

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The Opportunities are Significant



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Connecting the Corridor

EAST GATEWAY



WEST GATEWAY



One Bigelow → Forbes-Fifth

Student-Centric ← Corporate-Centric

And a Growing Regional Innovation Ecosystem

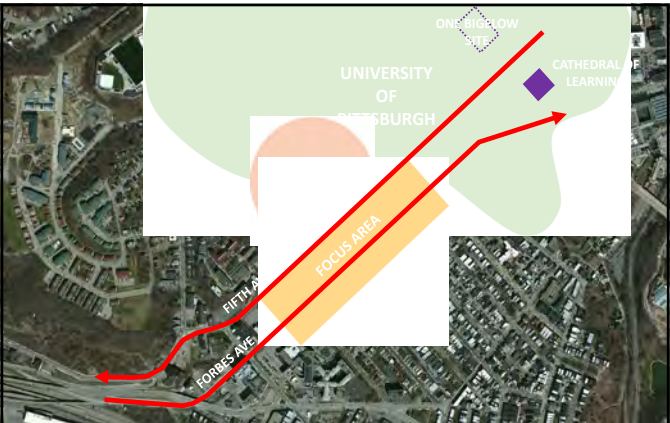
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The Opportunities are Significant

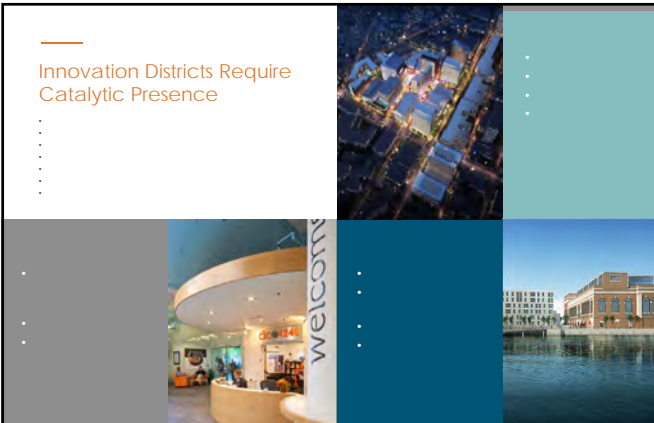
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Master Planning the Innovation Corridor




Innovation Districts Require Catalytic Presence




Pitt's Potential Catalytic Anchors


McGowan Center for Regenerative Medicine



Ophthalmology

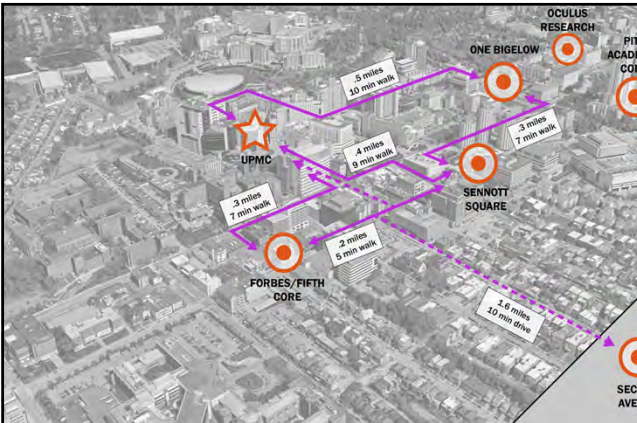



Medicine and the Microbiome



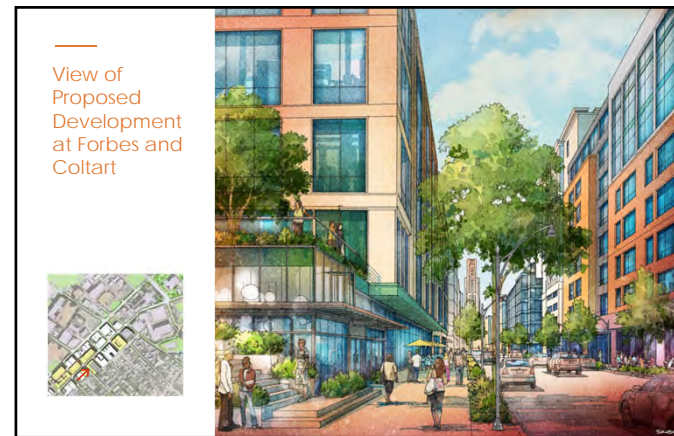
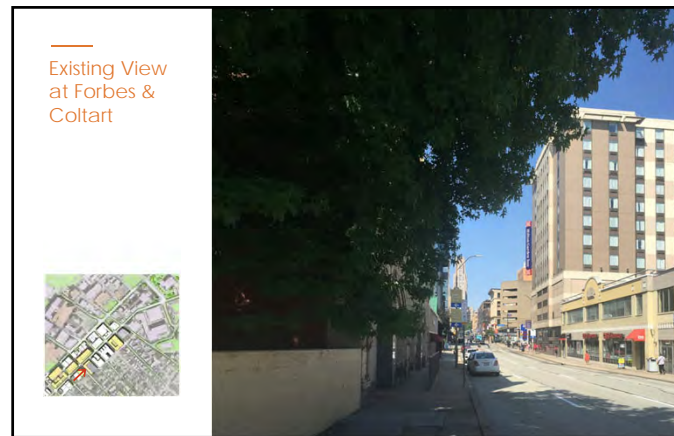
Precision Medicine

Data Analytics

Concept Massing

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A2.0 PUBLIC MEETING #1 - FEBRUARY 11, 2019

- A2.1 Sign In Sheet
- A2.2 Meeting Minutes
- A2.3 Presentation Slides

Public #1

Sign-In

NAME	ORGANIZATION
Megan Worlos	CMU
SEAN DONNELLY	GATEWAY ENGINEER
BOB RETTE	CMU
LEE WELLS	HILL DIST. Dev Review Panel
Fat McMahon	Pitt
Amy Korb	Pitt
LINA DOSTILO	PITT
MICHAEL ARENTH	PITT
ANDREA BOYKOWYCH	resident, OPDC
K BARLOW	U Connors
Martell Covington	Sen Costa's office
James Williams	Pitt
Julie Ascipolla	PWSA
Wanda Wilson	OPDC u
Julie Bannister	Pitt
Jim Earle	Pitt
Gavin White	Pittsburgh Parks Conservancy
Jamie Drew	Pitt
Ting Yen	Resident
Tim Neff	Soldiers + Sailors
Ron Lubow	Pitt FM

Out of respect for the privacy of attendees, personal contact information has been redacted.

Public #1

Sign-In

NAME	ORGANIZATION
Derek Daughlin	City Planning
Scott Bernotas	Pitt
Paul Supowitz	Pitt
Ilona Beresford	Pitt
Jaime Cerilli	Pitt
Janet Squires	Schenley Farms C.A.
CARLO GIAMPOLO	Pittsburgh
Matthew Rosublen	Pitt
Jenna McGreevy	PA Hill
Samantha Klingerman	UPMC
John Krolchik	UPMC
GEORGE PETROPOULOS	ORIS
Maxis Bailey	OTMA
Hersh Merenstein	Council person Structures of the
David Meadows	CARLOW Union
Alex Toner	Pitt State Council
Mani Wilson	Pitt
Mark Oleniacz	SONG
Kerin Peterson	ASG
Beth Long	ASG

Out of respect for the privacy of attendees, personal contact information has been redacted.

**University of Pittsburgh
Institutional Master Plan
Public Meeting No. 1
February 11, 2019**

SIGN-IN SHEET

Megan Worlos	CMU
Sean Donnelly	Gateway Engineering
Bob Reppe	CMU
Lee Walls	Hill District Development Review Board
Pat McMahon	Pitt
Amy Korb	Pitt
Lina Dostillo	Pitt
Michael Arenth	Pitt
Andrea Boykowycz	Resident, OPDC
Kim Barlow	Pitt
Martell Covington	Sen. Costa’s Office
James Williams	Pitt
Julie Ascioffa	PWSA
Wanda Wilson	OPDC
Julie Bannister	Pitt
Jim Earle	Pitt
Gavin White	Pittsburgh Parks Conservancy
Jamie Dveer	Pitt
Ting Yen	Resident
Tim Neff	Soldiers and Sailors
Ron Leibow	Pitt FM
Simone D’Rosa	Pitt
Derek Dauphin	City Planning
Scott Bernotas	Pitt
Paul Supowitz	Pitt
Illona Beresford	Pitt
Jaime Cerilli	Pitt
Janet Squires	Schenley Farms C.A.
Carlino Giampolo	Panther Hollow
Matthew Rosenblum	Pitt
Jenna McGreevy	PA HcR
Samantha Klingerman	UPMC
John Krolicki	UPMC
Georgia Petropollous	OBID
Mavis Rainey	OTMA
Hersh Mernstien	Councilperson Strassburger’s Office
David Meadows	Carlow University
Alex Toner	Pitt Staff Council
Matt Walaan	Pitt
Mark Oleniacz	SONG
Kevin Petersen	ASG
Beth Long	ASG

A2.2 Meeting Minutes

**University of Pittsburgh
Institutional Master Plan
Public Meeting No. 1
February 11, 2019
MEETING MINUTES**

PRESENTERS

Ron Leibow:	1.0 Introduction, Planning Context
Kevin Petersen:	2.0 Existing Conditions
Ron Leibow:	3.0 Needs of the Institution
Kevin Petersen:	4.0 Long-term Vision and Growth
Kevin Petersen:	5.0 Ten-year development envelope
Nat Grier:	6.0 Mobility Plan
Illona Beresford:	7.0 Infrastructure Plan (Sustainability)
Sean Donnelly	7.0 Infrastructure Plan (Environmental Protection & Storm Water)
Kevin Petersen	7.0 Infrastructure Plan (Open Space and Pedestrian Circulation)
Ron Leibow	8.0 Neighborhood Enhancement Strategy

The purpose of these minutes is to document the questions and comments offered by meeting attendees and University responses or action items to specific questions or comments. Where context/purpose is relevant, the name of the commenter/questioner is documented. Documentation here does not indicate the University agrees with or verifies the absolute accuracy of any of the questions or statements. Items identified in yellow will be specifically confirmed/answered/revisited at Public Meeting #2.

1.0 INTRODUCTION, PLANNING CONTEXT

QUESTIONS ASKED BY ATTENDEES

- o (Q) Will meeting minutes be posted on the website?
 - Meeting minutes will be posted on the website.
- o (Q) Carlino Giampolo –Did you (Jim Earle) get the 18 questions issued in October? (18 questions can be found at Oakland Dignity, link 83)
 - Jim Earle – yes he received them.
 - The answers will be published on the web site.
- o (Q) The in-depth comprehensive impact statement study – should be as extensive as Brooking Report. What are the code requirements?
 - Pitt will confirm in Public Meeting #2.

COMMENTS OFFERED BY ATTENDEES

- o Code 90503 – is the Quality of Surrounding Maintenance and Enhancement.
- o The past Master Plan was more engaging with community – Had over 100 meetings
- o 905.03 D – Protect integrity of adjacent neighborhoods. We want that impact study.
- o Environmental Impact Study – requested Code compliance. Code requires to maintain quality or improve adjacent neighborhoods.

- o Brookings Institute data does not include Oakland residents.

2.0 EXISTING CONDITIONS

QUESTIONS ASKED BY ATTENDEES

- o None

COMMENTS OFFERED BY ATTENDEES

- o None

3.0 NEEDS OF THE INSTITUTION

QUESTIONS ASKED BY ATTENDEES

- o (Q) The 250 beds Pitt is leasing, how does that fit into the 750 new bed count?
 - Interim solution until new building is built.
- o (Q) Is 750 on top of 250 beds?
 - No – when 750 built, 250 lease will stop.
- o (Q) What do you mean by de-densifying the Towers?
 - Eliminating rooms on each floor and making lounge space.
- o (Q) Are they being demolished?
 - No they are not.

COMMENTS OFFERED BY ATTENDEES

- o None

4.0 LONG TERM VISION AND GROWTH

QUESTIONS ASKED BY ATTENDEES

- o (Q) Where can our communities get a list of the buildings that Pitt owns?
 - Pitt will bring the list to Public Meeting #2.

COMMENTS OFFERED BY ATTENDEES

- o None

5.0 TEN YEAR DEVELOPMENT ENVELOPE

QUESTIONS ASKED BY ATTENDEES

- o (Q) Curious about One Bigelow’s height in context of smothering Solider and Sailors which is an icon of the Oakland Civic Center. Oaklander is a “stain” on the PAA. How far are we getting from original buildings so they are not smothered?
 - The bulk design guidelines will eventually be documented in the IMP. The next two public meetings will vet out those guidelines for One Bigelow.
- o (Q) Is One Bigelow a site for the Innovation District?
 - NO

- RL stated there will be a separate presentation in the near future specific about the Innovation District. POST NOTE: That presentation will be via sponsorship by the OBID.

- o (Q) What about the County Health Building? Is that a site for the Innovation District?
 - The County Health building site could be a candidate for the Innovation District development.

COMMENTS OFFERED BY ATTENDEES

- o None

6.0 MOBILITY PLAN

QUESTIONS ASKED BY ATTENDEES

- o (Q) What is Shared Parking Opportunities noted in strategies?
 - These refer to the opportunities for Pitt to partner with others (institutions and private developers) to create shared parking resources allowing better efficiency of use and potentially intercept traffic before it goes into Oakland or the heart of Oakland.
- o (Q) Shuttles – Is that a loop going through the Hollow?
 - It’s the 30A bus going to South Oakland to Frasier Street.
- o (Q) Will Pitt consider opening up shuttles to community residents?
 - Evaluating that option is a strategy that Pitt will document in the IMP.
- o (Q) The large intercept garage at river to capture cars before they get on campus, is that still on the table?
 - TIS scope + Parking analysis required by IMP is in depth. Intercept garages are being studied. The Oakland Task Force is looking at this as an option as well.
- o (Q) Why rework if intercept garage is the right solution?
 - All options are being analyzed and evaluated.
- o (Q) Will traffic studies happen while school is in session or in summer when traffic is less?
 - Pitt studied 30+/- intersections for IMP. Data was collected in Mid-October/November.
- o (Q) What is direct ride?
 - Non-stop routes from Suburban areas.
- o (Q) Why is Pitt supporting a road through Panther Hollow?
 - Pitt has not declared its position for or against this project (Mon/Oakland Connector). It remains under consideration.
- o (Q) We haven’t seen the Chancellor oppose this. Why? Pitt wouldn’t defend the community?
 - The project is still being evaluated and under review.
- o (Q) Does the parking study document illicit parking?
 - It does not. It would be a challenge to analyze and document.

COMMENTS OFFERED BY ATTENDEES

- Shuttle routes open the door of an opportunity for Pitt to serve the community.
- There is an illicit market for parking not addressed by code. They include sub-leases for backyard parking.
 - (Nat G.) Perhaps an estimate could be developed comparing mode survey with permit sales. To be confirmed at Public Meeting #2.
 - Investigate spaces being revoked by private landlords and given to non-residents.
 - It is cheaper for non-residents to risk ticket with illegal parking in the neighborhood with limited policing.
- Hazelwood Site – City is aware of a CMU study to build a bridge from Oakland to Hazelwood.
- Through the run, Panther Hollow and the Parking Lot – Ray Gastil from the City showed thin roadway.
- CMU Study: Mon Connector Hazelwood Green site connection to Oakland. There is a concern for the Panther Hollow neighborhood and a concern that Pitt will not defend community.

- **7.0 INFRASTRUCTURE**

QUESTIONS ASKED BY ATTENDEES

- (Q) Does LEED ever include noise pollution? Benedum and Chevron are some of the noisiest buildings.
 - Will confirm. POST MEETING NOTE: The old 2009 LEED version did not. However the current LEED V4 version in effect since October 2017 includes a category for enhanced acoustical performance.
- (Q) Any consideration to noise?
 - We consider all neighborhood impacts including noise in project design.
- (Q) There are 2 Edible Gardens – can you confirm the garden locations?
 - Oakland Avenue is one but it recently closed. Currently identifying a replacement location.
 - Will confirm second location. POST MEETING NOTE: Location is adjacent to Darragh Street Apartments.
- (Q) The University had expanded beyond their electrical powers. Duquesne is drilling in our community. What impact will that drilling have on our neighborhood? What is Pitt doing on the site for Duquesne Light?
 - Pitt will confirm at the next public meeting.

COMMENTS OFFERED BY ATTENDEES

- None

- **8.0 NEIGHBORHOOD ENHANCEMENT**

QUESTIONS ASKED BY ATTENDEES

- (Q) Macro-Economic Impact (e.g. charitable donations at \$74M, \$190 million in local and state tax revenue) – What’s the time frame? Is it every year? How much did the Oakland community get?
 - Pitt will verify. POST MEETING NOTE: The figures are for fiscal year 2017, therefore they are annual figures. The distribution specifically to Oakland of charity, tax revenue, jobs, etc. quoted in aggregate on this slide is not available.
- (Q) Can you provide a list of organizations getting direct financial support from the university?
 - Pitt will provide list at Public Meeting #2.
- (Q) How much of \$2 Billion is still available for Capital Improvements that Nordenberg raised?
 - We are not really sure how that can be answered.
- (Q) Who are the Innovation Partners?
 - Wexford Development is the University’s developer partner.
- (Q) How are we investing in Almono Connector?
 - We are not. It is a project under evaluation.
- (Q) What are the University’s recent acquisitions going to be? Former Syria Mosque/UPMC parking lot as One Bigelow? County Health Building?
 - One Bigelow will be mostly academic.
 - The County Health building site could be a candidate for the Innovation District development.
- (Q) Why has the University not supported an amendment to City zoning law that would prohibit students from living in Schenley Farms?
 - The University will confirm the answer to this question at Public Meeting #2.
- (Q) What is Pitt doing to support the Arts? Where are Pitt’s priorities? Where are arts in the Campus Master Plan? Is Bellefield still part of plan?
 - Recognizing the deficiency, the breadth of arts academic programming in the CMP is being reviewed by the new Provost.
- (Q) Plans are to tear down the Music Building, but what’s the plan to replace and enhance? It is where Mr. Rogers first broadcasted.
 - That will be revisited in the IMP process and confirmed at Public Meeting #2.

COMMENTS OFFERED BY ATTENDEES

- Please remove OCC reference, it is not correct.
- For purpose of the IMP, distinguish the things that are generally useful for the City, Allegheny County Region, versus useful directly to the adjacent neighborhood. The intention of context is to focus on the neighborhood in which it resides. Distinguish the Oakland neighborhood. When we discuss neighborhood, we should just be focusing on the immediate surroundings.
- RL stated that the IMP guidelines require/request documentation of what services Pitt provides, and what impact Pitt has on the Region, the City, and the neighborhood.

- No quotations on neighborhood – FOCUS ON OAKLAND.
- No acknowledgement of negative impact on housing/neighborhood.
- Show Pitt really cares about residential impact.
- We are missing the main ingredient which is ignoring/not acknowledging the devastation that has happened to Oakland due to the University.
- We don't believe Pitt cares about the neighborhood of local Oakland.
- Zoning mechanism for student housing districts. Students can end up in any location, any neighborhood. Zoning mechanism without a code that says students can't live in certain areas of Oakland.
- Wanda Wilson (OPDC) – commented specifically on dialogue with the community.
 - Pick dates that work better for the neighborhood and better locations. We can help with that.
 - It will be great if we can see the presentation ahead of time so that they can do homework and it be more of a workshop.
 - Pitt will do its best to get information in critical hands before the meeting.
- Pitt never talks about the worst litter and trash in the City. We asked Nordenberg to give \$4 out of each student tuition payment to address the problem
- Brookings Report never engaged with the Oakland community.
- Music Department – the Campus Master Plan has a complete disregard for the Arts.
 - Art/Music facility doesn't have practice spaces. No rehearsal rooms, no recital hall.
 - We have high schools in the area that put Pitt to shame.
 - Not adequate practice spaces – sewage filled spaces when it rains.
 - \$5M Project never happened.
 - Don't tear down the Music Building
 - It's a benefit to the community if we have Arts.

A2.3 Presentation Slides



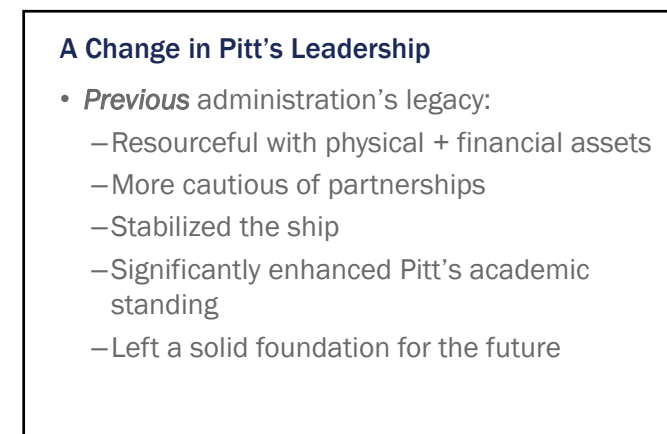
First Public Meeting Presentation

1. Introductions
2. Pitt's Planning Process
3. IMP – Process; Schedule; Approach
4. IMP Best Practices Guide 1.0 – 8.0
5. The University as a "Going Concern" - the Needs of the Institution
6. Performance, Impacts, "Connections"
7. Scaife Hall Addition/Renovation Overview
8. Next Steps – expectations



Previous IMP's

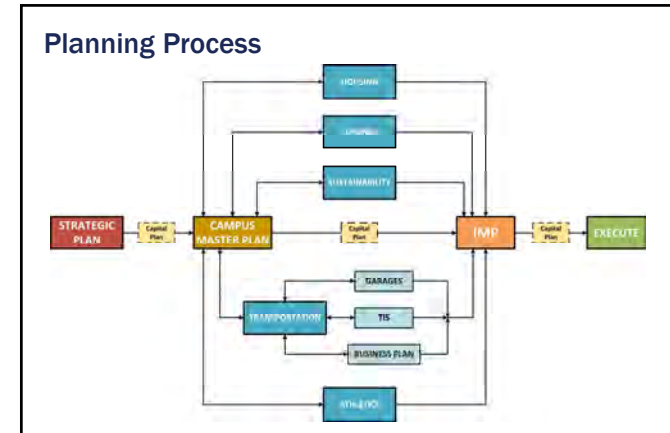
- 2003
 - East Campus District Update
 - Hillside District Update
 - Hilltop District Update
- 2008
 - Schenley Park/Museum District
 - East Campus District
 - Mid Campus District
 - Lower Hillside District
 - Hillside District Update
 - West Hilltop District
- 2010
 - Mid Campus District Update
 - Lower Campus District



Pitt's Strategic Plan Process

Timeline – The Plan for Pitt

- February 2015 – Strategic Planning framework
- March 2015 – Community Input Town Hall meetings
- June 2015 – First draft of Plan for Pitt presented to Board of Trustees
- September 2016 – Strategic Plan update with community members
- November 2016 – The Plan for Pitt published and shared



Campus Master Plan Commentary

September – December 2018

- Received over 200 comments
- 30% asked about an On-Campus Stadium
- 15% asked about Parking and Transportation
- 15% asked about the plans for individual departments
- Others asked about:
 - Sustainability
 - Space Needs
 - Design
 - Costs
 - Housing
- Questions and Answers posted on <https://www.campusplan.pitt.edu/>

"The Plan for Pitt" Goals

- Goal 1: Advance Educational Excellence
- Goal 2: Engage in Research of Impact
- Goal 3: Strengthen Communities
- Goal 4: Promote Diversity and Inclusion
- Goal 5: Embrace the World
- Goal 6: Build Foundational Strength

Plan for Pitt – Impact on Campus Development

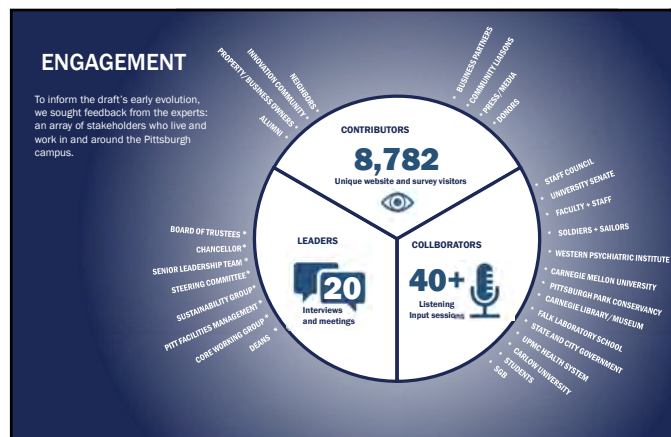
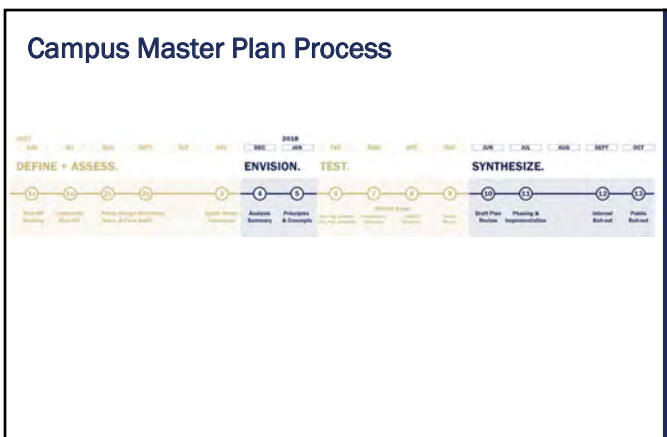
- Enrich the Student Experience (amenities)
- Promote access and affordability (housing and building improvements)
- Engage in strategic, collaborative research opportunities (collaborative buildings)
- Foster a culture of civic engagement (integrate with Oakland fabric)
- Increase economic impact (catalyst and connections)
- Advancing academic and research excellence (facilities investment)

Campus Master Plan Goals

- A Place of Academic Excellence and Innovation
- An Enriching Student Experience
- A Distinctive, Welcoming, and Attractive Urban Campus
- A More Connected, Outward Looking, Engaged University
- A Place that Seeks Synergy and Efficiency

Campus Development, Organizing Principles

- North/South student life "Braid"
- East/West academic "Braid"
- Decentralization of spaces to collaborate and convene; moments of useful spaces
- Improved Open Space throughout campus
- Porous edges with our neighboring communities
- Enhance Pitt's identity



Institutional Master Plan (IMP) Process:

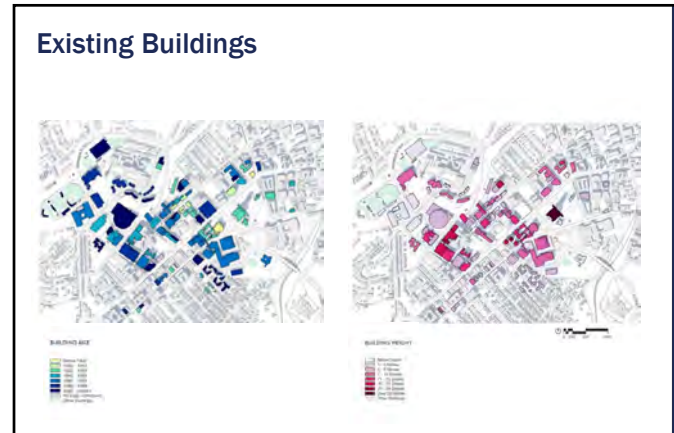
- WHAT'S NEW? City's Best Practices Guidelines**
 - Requires **significant** data collection
 - Documents development impacts and enhancement strategies, processes for addressing and cultivating the same, and processes to evaluate performance moving forward
 - The IMP doesn't require all the answers, and where it doesn't it documents the process to get there
 - Pitt is adhering to the spirit and details of this format
- WHAT'S NEW?** Pitt is submitting its entire campus
- WHAT'S NEW?** Pitt is the City's largest IMP

IMP Proposed Schedule

December 20:	First City Performance Target Meeting
January:	Micro Meetings with key community stakeholders
February 11:	First Public Meeting: Introduction IMP Process to community
February 15:	Publish Final Campus Master Plan
February 22:	Second City Performance Target Meeting
March 1+/-:	Second Working Public Meeting: IMP Impact
March 15+/-:	Third Working Public Meeting: IMP Impact
March 20+/-:	Third City Performance Target Meeting
April 1:	ASG Format Draft Document for review
April 7+/-:	Fourth (Final) Public meeting Presentation
April 10+/-:	Pitt and community final review complete
April 15:	Final Document for publishing and legislative approval
May - July:	Legislative process: Planning Comm. / City Council

2.0 Existing Conditions

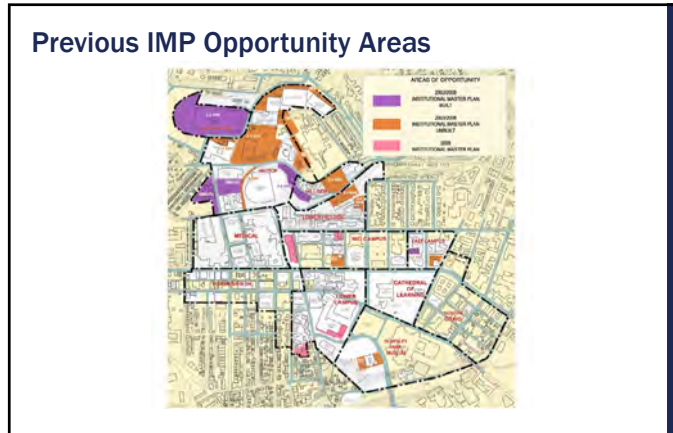
- 2.1 IMP Boundary
- 2.2 Existing Properties & Uses



3.0 Needs of the Institution

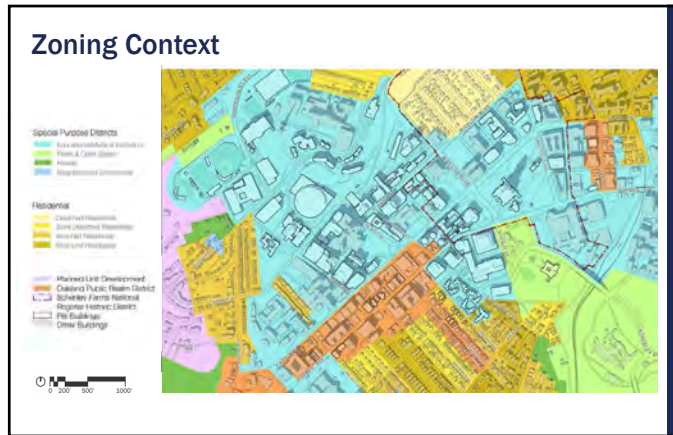
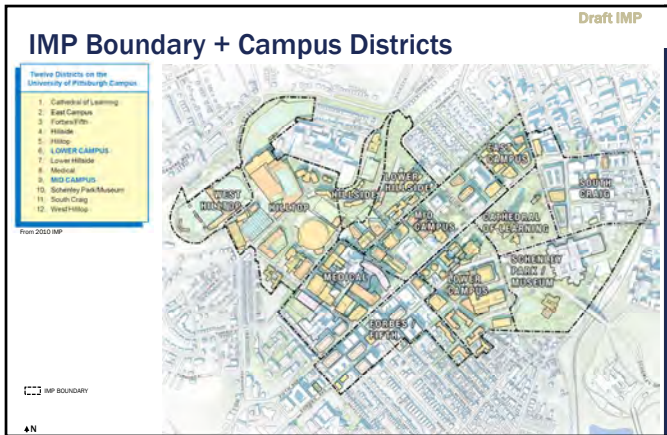
- 3.1 Expectations for Growth or Change
- 3.2 Current & Future Needs for Facilities
- 3.3 Current & Future Needs for Housing

- ### Existing Properties and Uses
- Existing IMP Boundary
 - Proposed IMP Boundary
 - Current Land Uses within the EMI District, contiguous properties & University owned properties within 1,000' of the EMI District
 - Maps including Zoning, Site Plan, Building Uses, Energy, & Parking
 - Table 1: Buildings - year built, GFA, height, use, daily users, energy use
 - Table 2: Parking Facilities



- ### What makes predicting Facility Needs Challenging?
- Changes in University leadership (Provost, AD, 5 new deans, H.S. Dean)
 - Fluctuating research dollars and research emphasis
 - Emerging industries and academic trends
 - Changes in technology
 - Potential Donors, Business Cycles
 - Real Estate availability
 - Athletic program leadership and commitments (Title IX; e.g. Lacrosse)
 - Political tides; local + state government funding priorities
 - Student demographics and market demand
 - Competition
 - Housing typology demand
 - Student life amenity and dining trends
 - Continuing space needs analysis

- ### Pitt's Challenges
- REDUCED PUBLIC FUNDING**
 - Wavering public support to subsidize students, research, and operations
 - PA in the bottom 3 states of per capita public education spending.
 - PA in top 3 states in rate of shrinking public \$\$ for operational support.
 - 1990: 33% Pitt revenue is public support; 2018: 7%
 - Revenue source for operations is in jeopardy.



- ### Pitt's Challenges
- DEMOGRAPHIC TRENDS:**
 - High school graduate counts are shrinking; university demographic base eroding.
 - "The Cliff": 20% reduction in 10 years
 - COMPETITION:**
 - The market - higher education is saturated (small scale schools, regionals, community colleges, elite Universities)
 - Reduced research funding
 - International competition.
 - On-line education
 - Public higher education is a community service that is a knowledge industry.

- ### What Drives Campus Space Needs?
- Student Life Trends (no control)**
 - Hillman Library renovation - The library for tomorrow
 - Mega Student union vs. decentralized concept
 - Recreation and Wellness: Physical and mental
 - Housing Typology (no control)**
 - Last 15 years: Dorms to suites to dorms
 - Bathroom amenities
 - Anonymity vs. connection
 - What we can control:**
 - Pitt not "all in" on the arms race - we will lose
 - No lazy rivers and sushi bars - it's not who we are

What Drives Campus Space Needs?

- **Supporting the Plan for Pitt with space modifications**
 - Holistic and individualized approach to learning inside and outside the classroom
 - Collaborative and Multidisciplinary Research, increasing innovation
 - Enrich the student experience – student space
- **Modernizing, renovating, or replacing poor condition space**
 - Classrooms and Labs – accommodate active learning
 - Workplace – modernize
- **Academic pedagogy and technology changes (active learning = increased SF)**
- **Deficits in space**
 - Instructional Laboratory
 - Classroom
 - Research
 - Student Life
 - Physical Plant
 - Dining
 - Housing

Pitt Today: Existing Conditions

About 73% of Pitt's capital investment are in aging facilities

EXISTING BUILDINGS TO BE RENOVATED

Range of Growth in Enrollment

- Historical growth was 12% over the last 10 years
- Today, we envision growth to be relatively flat
- For 10 the year horizon, we are planning for an average growth of less than 1% per year in undergraduate enrollment
- We are planning for graduate/professional programs to grow up to 2% per year to support the Plan for Pitt.

How do we overcome external challenges that impact enrollment?

- **Build from our strengths:**
 - Still best value in northeast (US News) of all publics
 - Top 5 public university in NIH research (\$820 million)
 - A campus where professional schools (business, engineering, law, and health sciences) all in one location
- **Differentiate ourselves:**
 - Personalized Education
 - Community support and Engagement (CEC)
 - Research support to private industry.
 - Diversify from traditional sources of support for research
 - Pendulum swing to translational research

Institutes – What are they?

- They can be both reactive and proactive
- Could be a bringing together of existing, multi-discipline talent i.e. Institute of politics: Huge impact on region e.g. opioid crisis
- Typically follow emerging or pioneering, research trends and dollars
- Could be one room with a desk and computer
- Could be a department of 25 people
- Could be a catalyst i.e. Institute of Entrepreneurial Excellence: storefront agency to assist burgeoning local entrepreneurs.
- MOMACS – Dr. Cohen (One Bigelow)
 - Build strength in high powered computer modeling of data
 - We convene experts in problems with experts in problem solving

UPMC Vision and Rehabilitation Hospital at UPMC Mercy

- 410,000 GSF of mixed use space (including 90,000 GSF of research space)
- The building is being built for renowned French scientist Jose-Alain Sahel, MD, new chair of the Department of Ophthalmology, University of Pittsburgh School of Medicine and director of the UPMC Eye Center and the Eye and Ear Foundation Chair of Ophthalmology
- Research activities will include Ophthalmology, Neurobiology, and Physical Medicine and Rehabilitation, vision restoration techniques, including age-related macular degeneration.
- Construction to begin in February 2019
- Final occupancy planned for fall of 2022.
- 400 employees, to include medical, administrative support staff, clinical staff, and researchers: (consolidation of operations from Oakland and Mercy and new positions)
- Project, at its peak, will create approximately 500 construction jobs

Pitt needs an ability to react?

- Political tides; local + state government priorities
- Pursue and leverage funding
 - UPJ \$10M Murtha gift matched to transform EIT to 4 yr. degree
 - Research dollars: Brain Institute in BST3
 - Tobacco money for health science renovations
- Emerging industries and academic trends
- Changes in technology
- Housing typology demand
- Student demographics
- Student life amenity and dining trends
- Real estate availability – Innovation District
- Donors, donors, donors

Pitt Needs to be Nimble . . . yet accountable

- *In order for Pitt to deliver on its education mission, and its community and economic development potential, Pitt needs to function as a 'going concern' that can react to forces that both challenge us and bring us vast opportunity.*
- *In return, Pitt needs to commit to engagement processes, and an investment agenda that serve to improve its neighborhood, and as campus projects develop, strategies that affect their impact on the neighborhoods.*

Predicting Future Enrollment

- **We would like to be 100% precise; we cannot**
- Price point affected by waning public support – do we shrink or do we grow? What is public support next year, in 5 or 10 years?
- Unknown direction of research dollars (administration priorities)
- Continuing Education needs – retraining trends
- Micro-credentials – specialized educational programs
- On-line course trends
- What is the status of the future health care delivery system?

Where Could Enrollment Change?

- **Surging disciplines**
 - Computer and Informational Science (One Bigelow)
 - Nursing (Medical facilities)
 - Engineering (New facility)
 - Applied Sciences (Renovations)
 - Business (New addition)
- We could increase engineering enrollment by 50% to meet market demand and match competition.
- UPMC would prefer we double the nursing school.
- Meeting market demand in surging disciplines will require enrollment reductions in other disciplines.
- **But there is a risk in dedicating dollars to do so!**

University of Pittsburgh
Housing Master Plan
Overview of Findings | December 2018

BRAILS福德 & DUNLAVEY

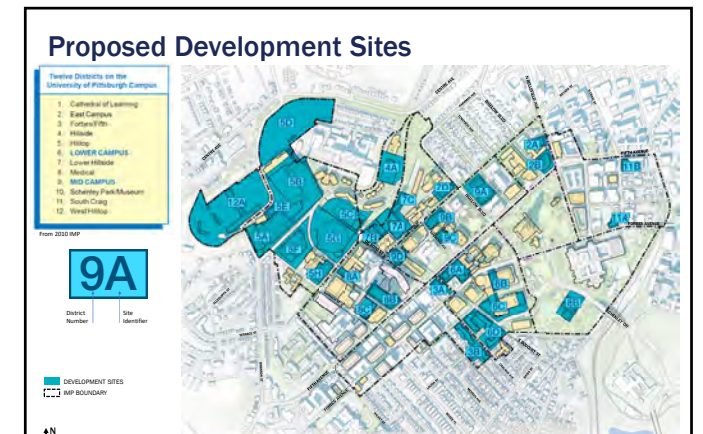
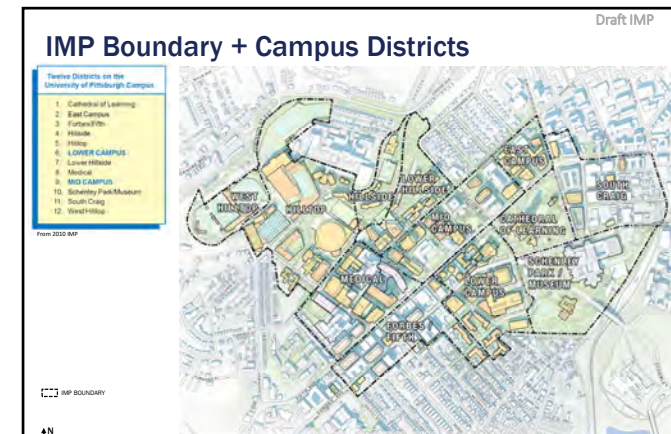
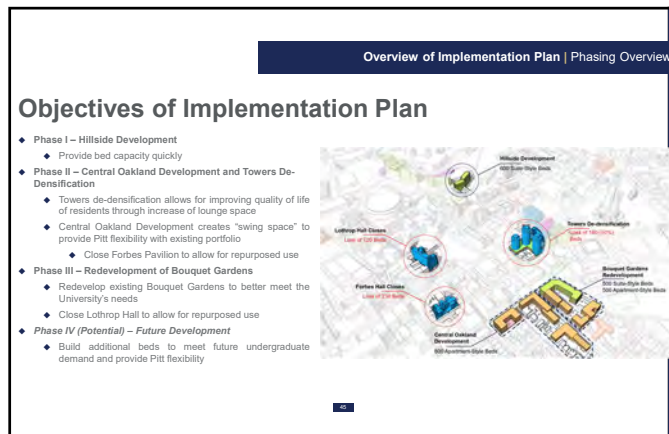
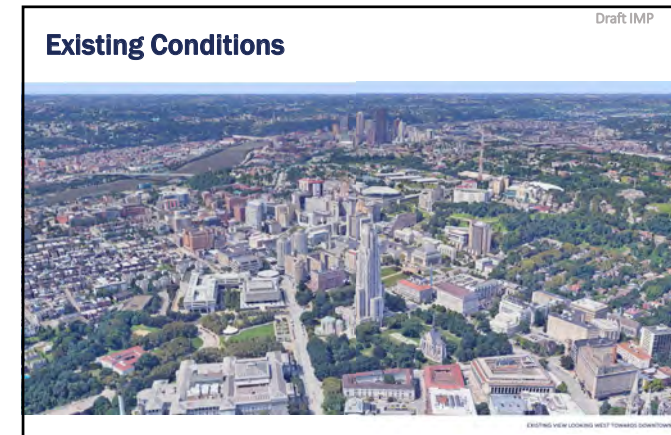
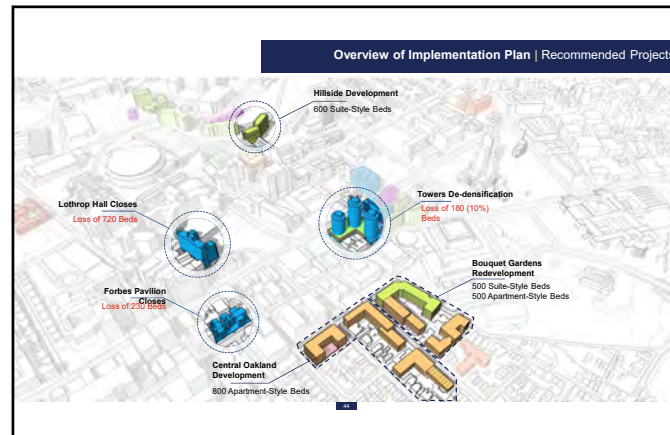
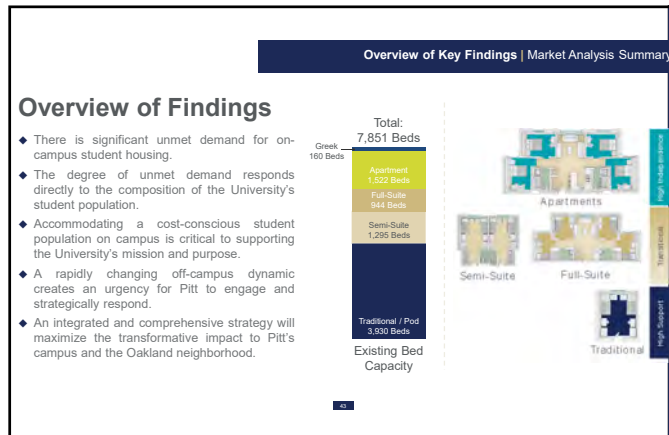
Overview of Key Findings | Historical Context

- ◆ Over the last 10 years, the University was forced to react to moderate undergraduate enrollment increases by adding on-campus beds through various measures:
 - ◆ Opening a number of new residence halls (1,869 new beds on campus since 2004)
 - ◆ Engaging in various master lease agreements with off-campus properties
 - ◆ Converting much needed student lounge space into residential bed space

12% Increase in undergraduate enrollment over the last 10 years

5% Increase in undergraduate enrollment over the last 5 years

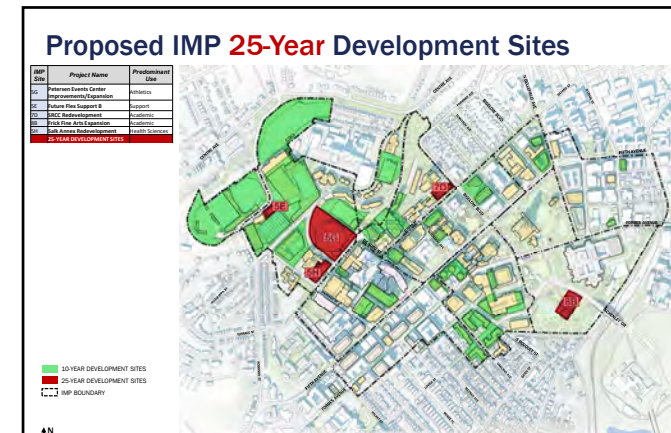
On-Campus Capture Rate of Full-Time Students (6-Year Average):	
First-Year Students:	97%
Sophomore Students:	68%
Junior Students:	26%
Senior Students:	7%



Questions + Comments

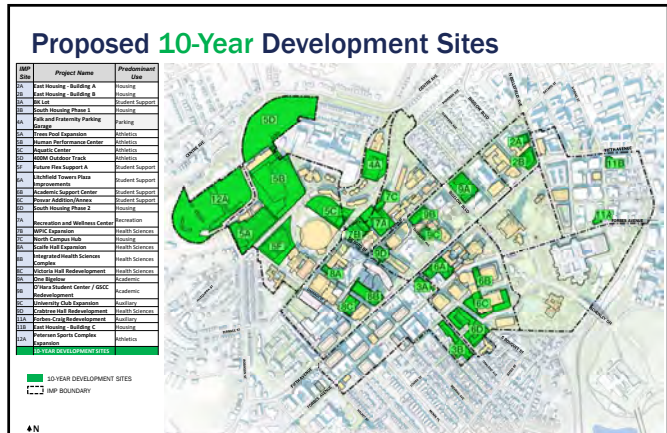
4.0 Long-Term Vision and Growth

4.1 Twenty-five Year Development Sites



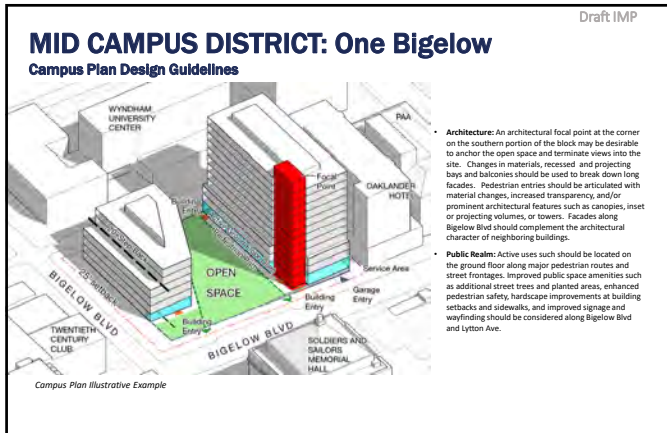
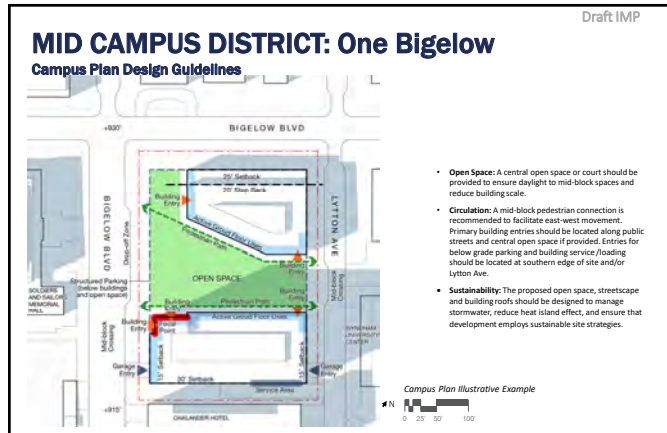
5.0 Ten-Year Development Envelope

- Proposed Development
- Implementation Plan
- Urban Design Guidelines



5.2 Implementation Plan

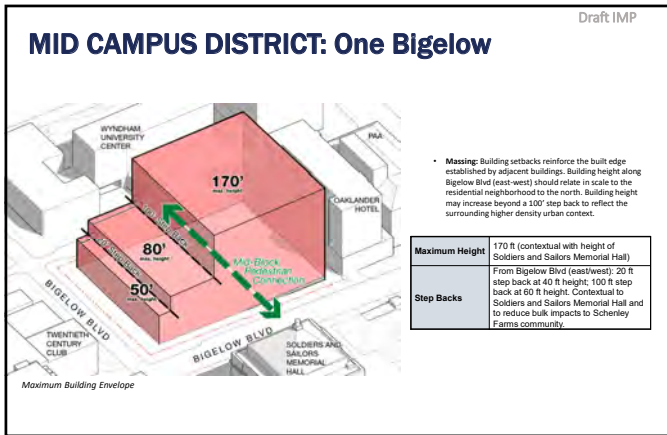
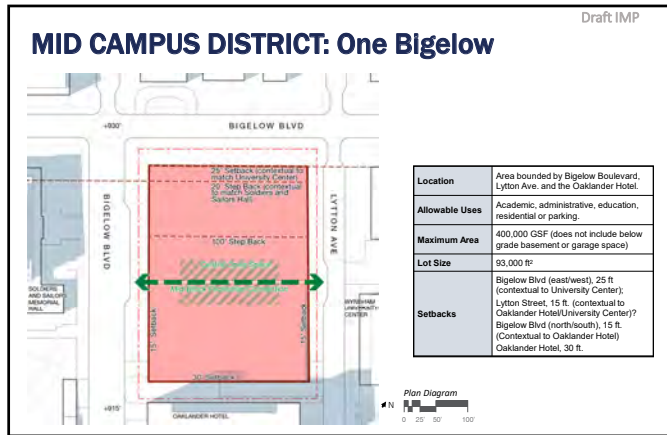
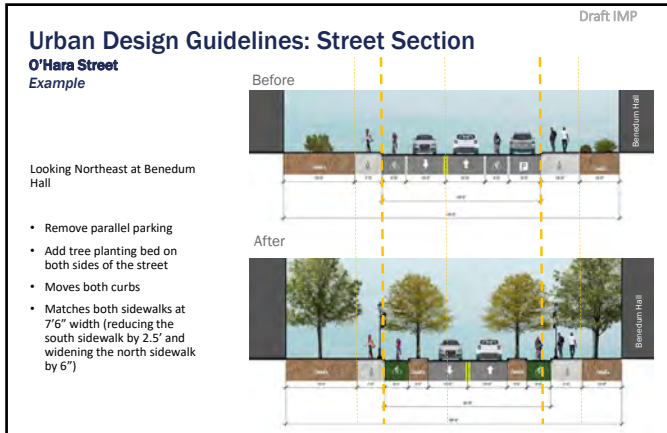
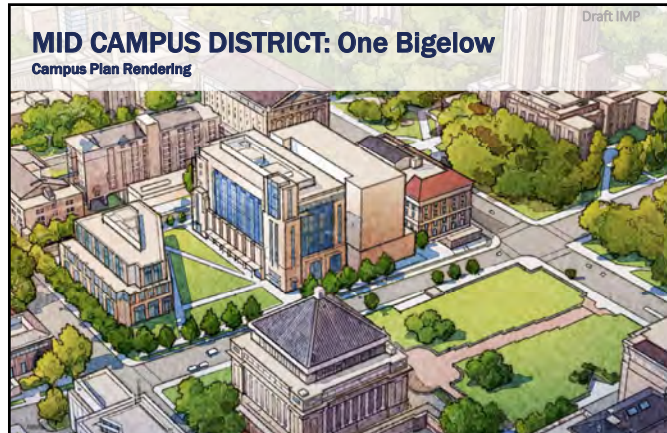
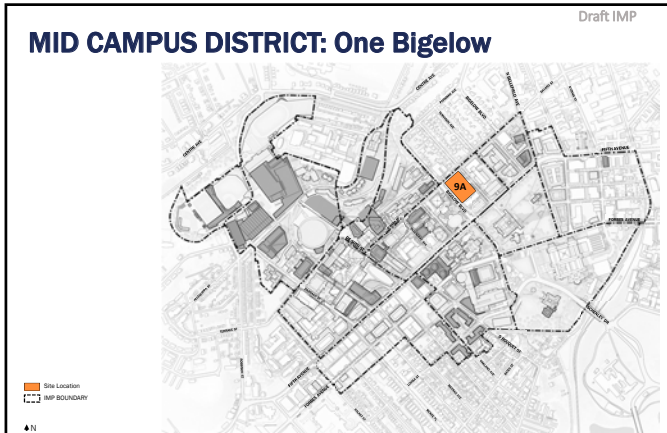
- To implement the new IMP, the University of Pittsburgh is compiling a 10-Year financial look ahead of projects, estimated costs, cash flows and proposed funding sources.
- Committee consisting of representatives from the CFO's Office, Facilities Management Department, Provost Office, Health Sciences and School of Medicine, Housing and Food Service and Athletics
 - They will sort out the priorities for implementation based upon the critical needs of the representative's area and available funding opportunities
- The University anticipates the IMP will be funded by existing University funds, debt, gifts, commonwealth capital funds, and grants.



5.3 Urban Design Guidelines

Strategies for Development of Urban Design Guidelines:

- Massing:** Identify building height, building area, setbacks, and step backs compatible with existing buildings.
- Open Space:** Define open spaces based on existing context, pedestrian and vehicular circulation patterns, and view corridors.
- Circulation:** Identify locations for building entries, parking entries, and loading/service access.
- Architecture:** Suggest appropriate architectural features and materials.
- Public Realm:** Identify appropriate ground floor uses. Provide guidance for street trees, planted areas, pedestrian safety, hardscape improvements, signage and wayfinding.
- Sustainability:** Identify appropriate sustainable site strategies.



6.0 Mobility Plan

- 6.1 Existing Conditions
- 6.2 Mobility Goals
- 6.3 Proposal

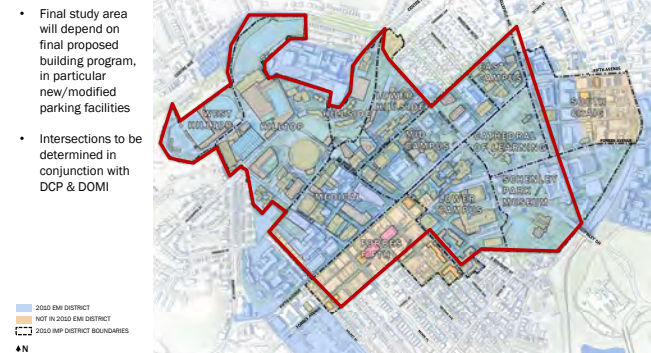
Transportation Process

- Transportation Impact Study (TIS) evaluates conditions with the development identified in the IMP
 - Technical evaluation of transportation elements
 - Scoped in coordination with DCP and DOMI (~30-40 intersections)
- Analysis and recommendations from TIS are aligned with IMP to include
 - Proposed mitigations
 - Goal-setting
- IMP focuses on transportation vision, goals, and roadmap for achievement

TIS Scope Overview

- Considers full 10-year build condition
 - Impacts assessed against Future Without Development Condition
 - Will account for BRT, Smart Spines signal optimization
- Projected Traffic Volumes and Intersection Capacity Analysis
 - Background traffic – growth rate TBD based on coordination with SPC/DOMI
 - Person-trip generation by mode of travel and university population
 - Mode split using Make My Trip Count data and Pitt survey data
 - LOS, queuing, delay analysis by intersection for Future Without Development and Build Condition
- Multimodal (transit, bicycle, pedestrian) and loading/service conditions
- Conclusion and proposed mitigations by mode

Approximate Transportation Analysis Boundary



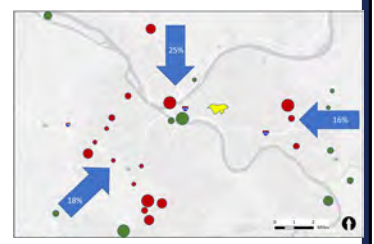
Specific Elements Under Consideration: Transit

- Work with Port Authority to improve one-seat ride to Oakland from North Hills, especially P&R
- Work with Port Authority to improve one-seat ride to Oakland from South Hills, especially P&R



Specific Elements Under Consideration: Enhanced Park and Ride

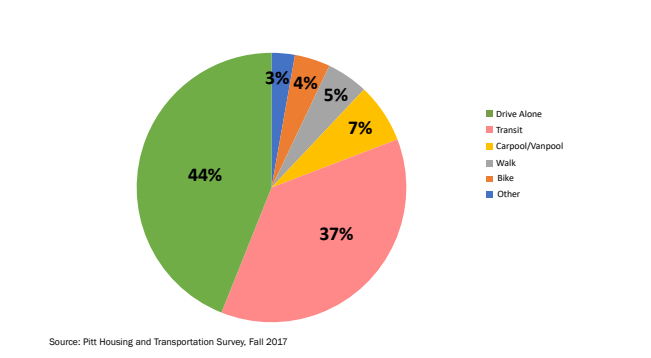
- Work with Port Authority to provide direct service from North Hills, i.e. Ross P&R
- Work with Port Authority to provide direct service from South Hills, i.e. Century III Mall
- Work with Port Authority to determine potential to expand P&R to east, especially along Busway and future BRT



Pitt – Existing TDM Programs

- Free unlimited rides on Port Authority transit for faculty, staff, students
- Extensive Pitt shuttle system serving Oakland, South Oakland, North Oakland, and Shadyside
- SafeRider program provides guaranteed ride home up to 25 rides/semester
- Bike amenities include lockers, racks, secure bike room, fix-it stations
 - Pitt recognized as Bronze Level Bicycle Friendly University by League of American Bicyclists
 - 5 Healthy Ride bikeshare stations on campus, 8 more planned
- Reduced parking permit price for carpools
 - Carpool and vanpool options available through SPC's CommuteInfo program

Pitt Faculty/Staff Current Mode Split



Specific Elements Under Consideration: Improved Bike Facilities and Amenities

- Work with DOMI to implement bike lanes (ideally protected)
- Work with DOMI to introduce e-bikes into the Healthy Ride fleet
- Consider working with DOMI or OTMA to establish a docked e-scooter program in Oakland in coordination with other institutions



Specific Elements Under Consideration: Shuttles

- Work with OTMA and institutional partners (UPMC, CMU, Carlow, Chatham) to consolidate shuttle services
- Work with Port Authority to minimize overlap while maintaining frequency and direct connections



Transportation Principles

- No net new parking on campus over life of the plan
- Enhance TDM offerings
- Enhance partnerships with others to improve Oakland transportation options:
 - UPMC
 - Port Authority
 - City
 - Others
- Mobility priorities:
 1. Pedestrian & Transit
 2. Bicycle & Carpool
 3. SOV

Potential Strategies

- Targeted marketing, outreach, and education
- Enhanced TDM and support programs
- Enhanced regional park & ride
- Increased direct transit to Oakland
- Improved bicycle facilities
- Enhanced Oakland institutional shuttles
- Shared parking opportunities

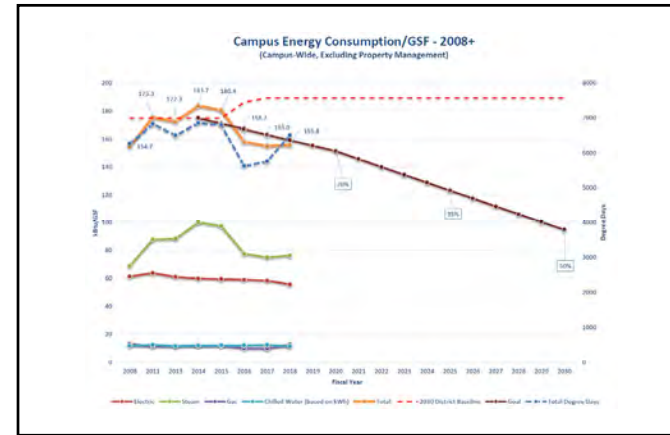
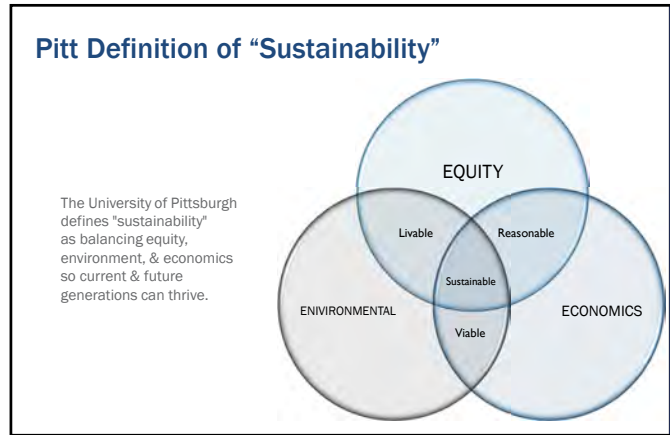
Specific Elements Under Consideration: Shared Parking

- Opportunities with:
 - UPMC
 - Carlow
 - Private developers in Oakland
 - Pittsburgh Parking Authority

Questions + Comments

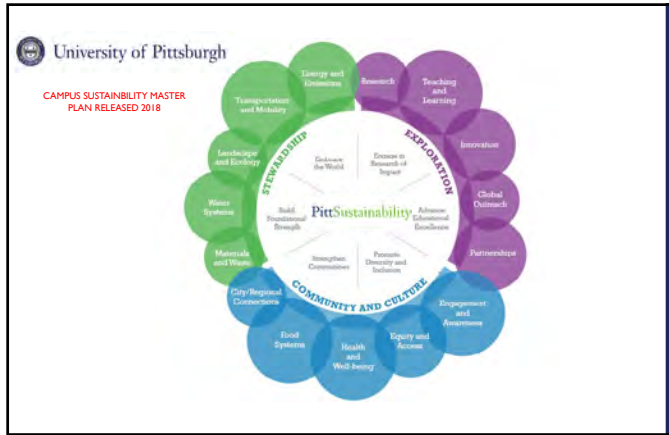
7.0 Infrastructure Plan

- 7.1 Environmental & Sustainability Goals
- 7.2 Environmental Protection
- 7.3 Campus Energy Planning
- 7.4 Stormwater Management
- 7.5 Green Buildings
- 7.6 Waste Management & Water Conservation
- 7.7 Open Spaces & Pedestrian Circulation



Pitt Sustainability Plan Goal: Energy & Emissions

- Produce or procure 50% of the University's electric energy portfolio from renewable resources by 2030.

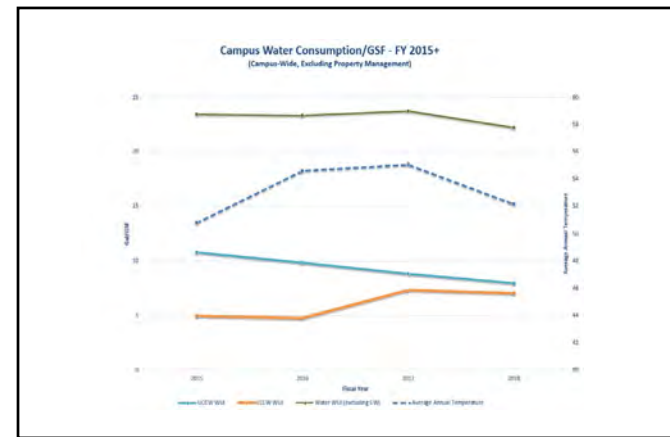
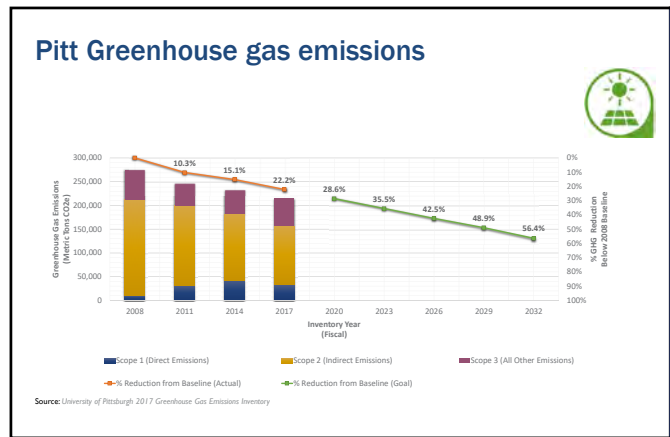
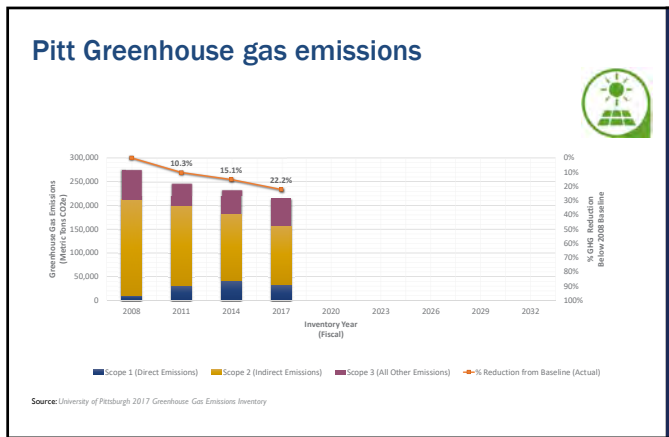
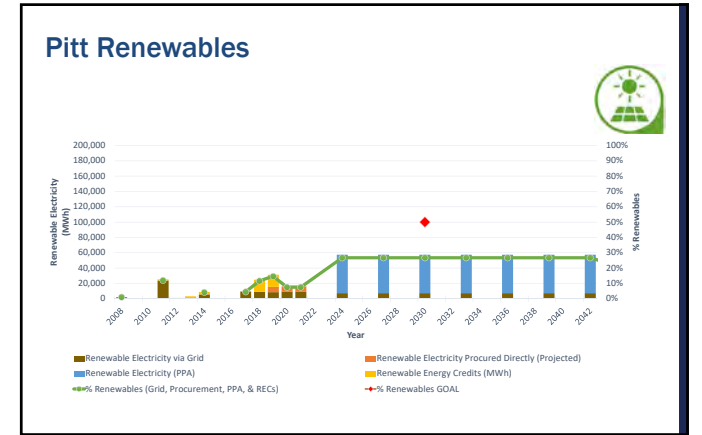


Goal Alignment Section 7.1

CATEGORY	CITY OF PITTSBURGH	UNIVERSITY OF PITTSBURGH	CDP SOURCE
Emissions	Advance carbon neutrality objectives	Advance carbon neutrality objectives	PCAP v3
Energy	50% reduction in greenhouse gas emissions by 2030	50% energy consumption reduction by 2030	PCAP v3
Water & Landscape	50% water consumption reduction by 2030	<ul style="list-style-type: none"> Divert 25% of stormwater from impervious surfaces to reuse, detention, retention, and/or green stormwater solutions by 2030. Reduce impervious surfaces 20% by 2030 from 2017 baseline. Replace 15% of lawn area with indigenous and adapted plants by 2030 Increase tree canopy 50% by 2030 	2030 & PCAP v3 PWSA Green First

Pitt Hydro Commitment

- Local, renewable generation
 - Low-impact / run-of-the-river hydro
 - 10.9 MW facility
- Annually
 - ~50,000 MWh
 - ~25% Pitt's electricity usage
- Long-term PPA



Pitt LEED Certified Projects (12)

- LEED Gold**
 - Chevron Science Center Annex (2013)
 - McGowan Institute for Regenerative Medicine (2005)
 - Mascaron Center for Sustainable Innovation (2012)
 - Benedum Hall - Phase I Renovations (2011)
 - Biomedical Science Tower - 12th Floor Renovation (2013)
 - University of Pittsburgh at Greensburg, Cassell Hall (2014)
- LEED Silver**
 - Benedum Hall - Phase 2a Renovation (2016)
 - Mark A. Nordenberg Hall (2014)
 - Mid-Campus Research Complex - Nuclear Physics Laboratory Renovation (2014)
 - Salk Hall Pavilion (2016)
 - University of Pittsburgh at Johnstown, Nursing and Health Sciences Building (2015)
- LEED Certified**
 - Graduate School of Public Health Addition (2018)

Pitt Sustainability RFP EUI & WUI targets

Pittsburgh Campus EUI Baseline = 189

Pittsburgh Campus 10 Year Capital Plan	GSF	2030 EUI Goal
Existing	10,053,361	
Renovated Post-2018	2,487,068	
New Construction	1,999,076	
Total	14,539,505	92.5

* Existing requires some or all of the following to meet goal: Lighting upgrades, new control schemes, energy retrofits, and/or retro-commissioning

Pitt Sustainability RFP EUI & WUI targets

- Campus average, not building specific
 - Existing (minor renovation scope)
 - Existing (major renovation scope)
 - New Construction
- EUI Targets
 - Meet Pitt FM Design Standards (minimum)
 - ASHRAE 90.1-2016 (better than 2013 code)
- 2030 Challenge Goals
 - ROI
 - Life Cycle Costing
- University to evaluate between targets & 2030 goals


		EUI Target	2030 Challenge EUI Goal	WUI Target	2030 Challenge WUI Goal
Classroom	New Construction	45	25	10	5
	Renovation	75	60	10	6.2
Laboratory - Teaching	New Construction	110	75	35	26
	Renovation	200	175	40	26
Office	New Construction	25	14.5	10	6
	Renovation	45	43	12	6.5

Pitt Sustainability Plan Goals: Section 7.4 Landscape & Ecology

- Replace 15% of lawn area with indigenous and adapted plants by 2030
- Increase tree canopy 50% by 2030
 - Current canopy = 32 acres (approx.)
 - Proposed for 2030 = 48 acres (approx.)
- Adhere to Pitt's Sustainable Landscape Design Guidelines in all new landscape designs.
 - Maintain >75% of landscaped areas in accordance with Northeast Organic Farming Association (NOFA) Standards for Organic Land Care by 2024

ALREADY HAVE

- 2 Edible Gardens
- 2 Pollinator




Pitt Sustainability Plan Goal: Section 7.4 Water Systems

- Divert 25% of stormwater from impervious surfaces to reuse, detention, retention, and/or green stormwater solutions by 2030.
- Evaluate existing impervious surfaces for these opportunities and plan projects within the IMP to meet these goals


ALREADY HAVE

- 5 Green Roofs
 - Barco Law
 - Benedum
 - Falk School
 - Nordenberg
 - Posvar
 - Salk (In Design)
- 4 Raingardens



Pitt Sustainability Plan Goal: Section 7.2 Environmental Protection

- Identify Overlay Districts
- Three Districts impact the IMP boundary
- Recommend further analysis or provide suggestions on mitigating impacts or risk
- Geotechnical, structural, and planning solutions



Pitt Sustainability Plan Goal: Section 7.2 Environmental Protection

- 3,000+ trees located
- Tree Preservation
- Provide guidelines for protection -
- Direction on construction vehicles/laydown material awareness
- Implement pervious, low impact designs near existing trees (limestone fines vs. pavement)
- Don't plant new shade trees within 35' of existing mature shade trees
- Adopt a landmark tree program to protect generational trees
- Monitor trees for serious insects and diseases



8.0 Neighborhood Enhancement Strategy

Neighborhood Enhancement

- MACRO AND MICRO IMPACTS**
 - What is Pitt's economic impact?
 - What programs is Pitt planning for next 10 years?
 - What are the positive and negative neighborhood impacts of Pitt's development vision?
 - What is Pitt's engagement strategy?
 - Where should Pitt commit its resources to improve the neighborhoods for permanent residents and businesses?

Pitt Sustainability Plan Goal: Section 7.4 Stormwater management

- Section 7.4
- Existing Conditions- Pervious/Impervious Coverage Map
- Green roofs shown as pervious due to nature of material
- Green Infrastructure - Describe performance metrics of BMPs



Pitt Sustainability Plan Goals: Section 7.4 Water Systems

- Reduce impervious surfaces 20% by 2030 from 2017 baseline.
- Replace impervious surfaces with gardens, lawns, pervious pavements.
- Actively design spaces with this goal in mind.
- Review impact of IMP developments

ALREADY HAVE

- Benedum
- Hillman
- Posvar
- Schenley Plaza
- Sutherland

PROPOSED

- William Pitt U
- Bigelow Blvd.



Macro-Economic Impact

- \$820 million** in research dollars
- \$2.6 billion+** economic output of top ten industries Pitt supports including
 - Colleges and Universities
 - Restaurants
 - Real Estate
 - Personal Care Services
 - Hospitals
 - Hotels
 - Retail
 - Wholesale Trade
 - Wired communication

\$190.75 million IN LOCAL AND STATE TAX REVENUE

\$74.3 million IN CHARITABLE AND VOLUNTEER SERVICE DONATIONS

29,436 PITT SUPPORTED JOBS THROUGHOUT PENNSYLVANIA

Pitt currently commits resources in neighborhood enhancement

- Vast participation in, and routine engagement with numerous community-based organizations.
- Direct financial support for certain organizations - many in Oakland.
- Program management focused on neighborhood investment, neighbor relations, and community development.
- Investment in the built environment.

Neighborhood Enhancement

- **Participation and Financial Support to KEY Oakland Community Organizations**
 - Oakland Planning and Development Corporation- (OPDC)
 - Oakland Business Improvement District- (OBID)
 - Oakland Transportation Management Association (OTMA)
- **Financial Sponsorship to other Community Organizations**
 - Peoples Oakland
 - The Corner (West Oakland)
 - South Oakland Neighborhood Group (SONG)
 - Oak Hill Resident Council

Neighborhood Enhancement

Community and Government Relations Participation and Programs

United Way Be There Campaign	Community Impact Survey (UCSUR)	Innovation Oakland
Alcohol/Tobacco and Other Drugs Task Force	Steel City Squash	Uptown Task Force
Pitt United Way Campaign	Community Relations Committee University Senate	Oakcliffe Community Organization
Baum Centre Initiative	Pitt Pantry Advisory Board	Forbes Digital Plaza
Bellevue Area Citizens Association (BACA)	Eco-Innovation District	Oakland For All
Bloomfield Citizens Council	Food Bank-Greater Pittsburgh Community	Oakland Landlord Alliance
Carnegie Classification	Four Mile Run	Start on Success
Vitalant (Central Blood Bank)	LPMC Community Health Partnership Council	Oakland Task Force (OTF)
Pitt's People for Pets	Oakland Community Council (OCC)	Schenley Farms Civic Association
Coalition of Oakland Residents	Pittsburgh Council on Higher Education	Oakwatch

Pitt's Project History and Portfolio - Neighborhood Enhancement

- Pitt brings value with its development projects.
- Examples of good design and neighborhood engagement to get there.
- Examples of project partnerships to achieve mutual goals, enhance the community, and create economic value.
- Examples of where we can do better because we can always improve.
- A peek into where we are headed.



Pittsburgh 'Neighborhood' Enhancement

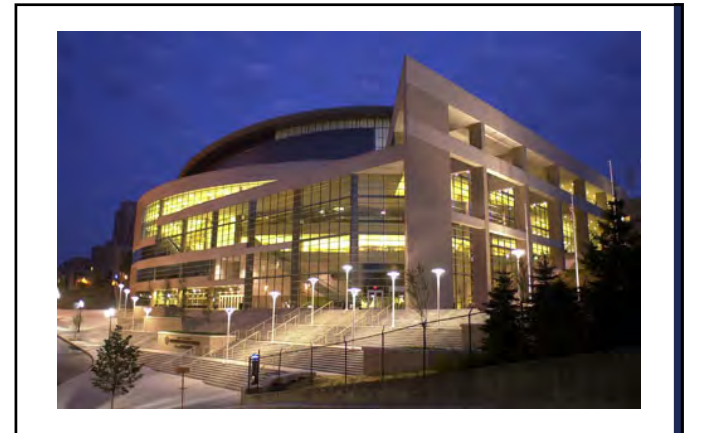
Programs that support Pitt's Education and Public Community Service Missions

- **Legal Assistance:** The Law School Clinics have provided free legal services to low income individuals since 1990.
- **Non-profit consulting:** The Johnson Institute for Responsible Leadership, in the Graduate School of Public and International Affairs, is in its 8th year of offering the Nonprofit Clinic
- **Dental Health:** The University of Pittsburgh's School of Dental Medicine provided nearly \$4 million in fee savings for patients who self-paid or used medical assistance plans at Pitt's Dental Clinic in Oakland in a recent year.
- **Community Engagement Centers:** Pitt is creating Community Engagement Centers in Homewood and the Hill District to anchor its long-term engagement commitments (15 years, minimum) in those neighborhoods.

Pittsburgh 'Neighborhood' Enhancement

Programs that support Pitt's Public and Community Service Mission

- **Business development:** The Institute for Entrepreneurial Excellence (IEE), has served businesses throughout Western Pennsylvania for more than 20 years.
- **Employment:** Pitt is partnering with neighboring Carlow, Carnegie Mellon, and Chatham universities to launch the University Talent Alliance to serve the economically disadvantaged populations in Homewood and the Hill District.
- **College access:** The Pittsburgh Admissions Collaboration is a college access partnership between the University of Pittsburgh, CCAC, and Pittsburgh Public Schools.
- **Data Access:** The Western Pennsylvania Regional Data Center is designed to support key community initiatives by making public information easier to find and use.



Oakland Neighborhood Enhancement

Programs that Directly Serve the neighborhoods

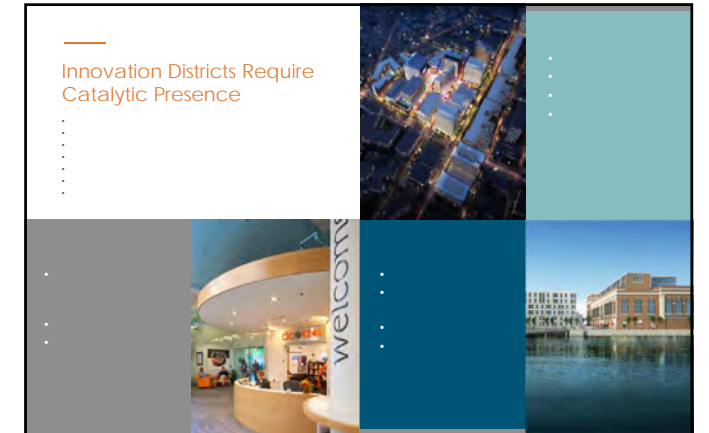
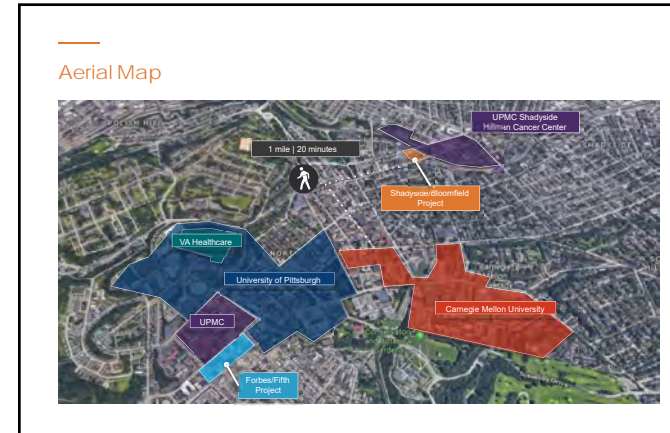
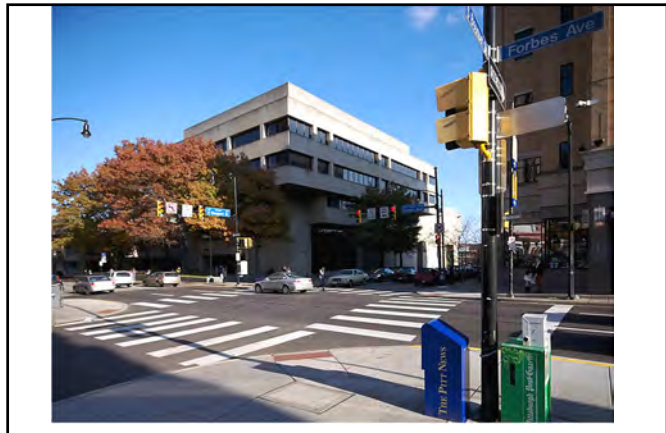
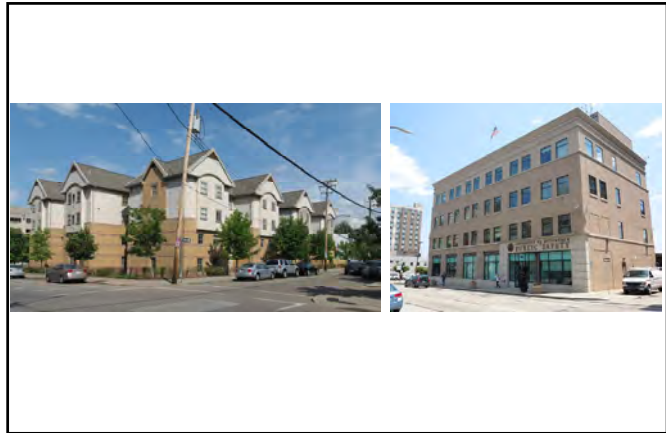
- **Host Signature Volunteer Events:** Day of Caring and Christmas Day at Pitt which provide over 1,300 hours of service and over 2,000 meals to the community each year. Be a Good Neighbor Day; Pitt Make A Difference Day.
- **Volunteer Assistance:** Through the Offices of PittServes students, staff, and faculty provide volunteer service to community organizations throughout the region. In FY18, over 470,000 student hrs. of community service including over 350,000 social work internship hrs.
- **Event Tickets:** Donate tickets to Pitt athletic events to nonprofit partners across Oakland, The Hill District, and Homewood.
- **Volunteer Assistance:** Through the Offices of PittServes students, staff, and faculty provide volunteer service to community organizations throughout the region.
- **Health and Physical Well Being:** The Community Leisure-Learn Program was initiated over 50 years ago through its Department of Health and Physical Activity (HPA). Free access to recreation facilities (Trees Hall today new recreation center tomorrow).

Oakland Neighborhood Enhancement

Programs for Students to Better Integrate into the Oakland Neighborhood

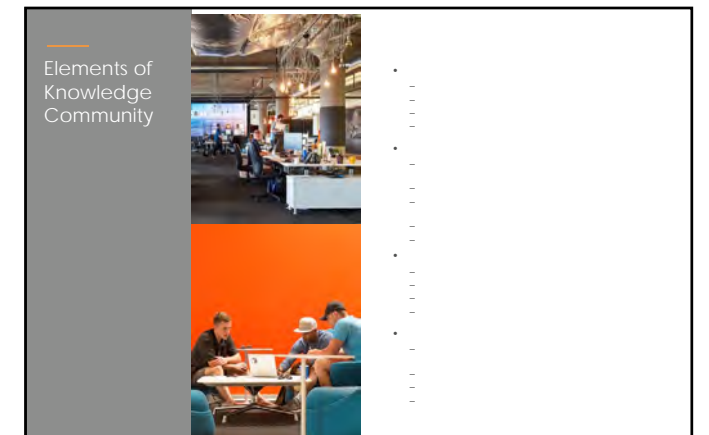
- **Oakland Partners:** Through active, collaborative partnerships with colleagues across Pitt and our Oakland neighbors, the university is able to:
 - Conduct "back to school" block parties in North, South, West, and Central Oakland in order to encourage positive relationships between Pitt students and their neighbors in the community.
 - Provide information on off-campus tenant rights and responsibilities to students through Tenant Workshops.
 - Encourage participation in community led coalitions and neighborhood group meetings.
 - Sponsor Pitt Pathways to Civic Growth

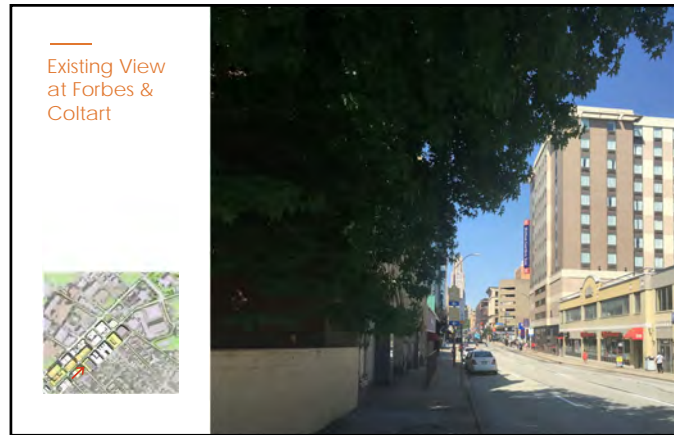
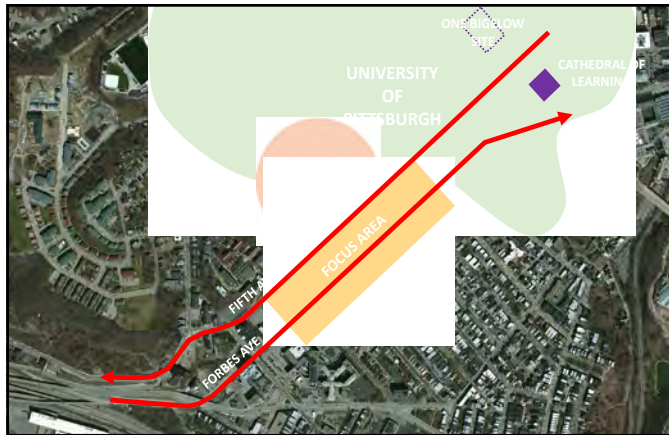




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121	13	861	12

A Closer Look Reveals Impressive Fundamentals





How Does This All Connect?

- How does the 'Plan for Pitt' lead to neighborhood enhancement?
- How does the Campus Master Plan vision strengthen Oakland neighborhoods?

Connections – Neighborhood Enhancement

- *Plan for Pitt*
 - Solving problems not isolating disciplines - collaboration
 - Enhanced commitment to translational research
- Increase graduate programs.
- Graduate programs attract top research/teaching talent.
- Talent develops research platforms.
- Research platforms attract research \$\$\$
- Translational research attracts industry partners
- Industry partners create jobs
- Their collaboration require progressively designed facilities (ID)
- Talent fosters & demands live, work and play environment
- Create demand to buy homes (graduate students, researchers, workforce), raise families, invest in neighborhood.



Innovation District – The Ingredients

- Wexford’s aspirations align with Pitt’s, which align with the City’s, and we believe align with the neighborhood’s community development strategy. They are
 - Good design, vibrant streets, community amenities, mixed uses, economic value, jobs, accessibility, sustainability, improved housing stock
- Wexford’s ID cannot be successful without these ingredients. And Wexford would ask
 - How does the City and community hold Wexford AND adjacent property owners to an equally high standard?

Connections - Neighborhood Enhancement

- UNIVERSITY HOUSING EXPANSION
 - Maintains housing affordability for our students
 - Reduces demand for multi-family new construction housing.
 - Reduces demand for rental properties resulting in product investment or increased home ownership
 - Provides mixed-use, market driven development opportunities to serve students AND neighborhood needs via higher density development.

Moving Forward: Pitt’s Role in Neighborhood Enhancement

- **Collaborator and Convener** in community engagement
 - Routine dialogue with, and participation in community organizations
 - Bring together stakeholders for project specific initiatives
- **Direct Contributor** in funds for programs
 - Strategic deployment of funding for community-based programs
 - Pitt Farmers Markets, Pitt concerts, holiday celebrations
 - Neighborhood improvement via volunteer projects
- **Investor** in projects that serve University and community goals
 - Soldiers and Sailors and Bigelow Boulevard
 - Diversification of commercial retail and dining
 - Bellefield intersection improvements
- **Catalyst and Enabler** for neighborhood renewal
 - Urban design standard
 - Distinctive architecture
 - Strategic housing / mixed-use development
 - Innovation District - partnering with industry

Innovation District - Pitt’s Role

- Bring research domain
- Provide talent
- Develop magnetic programs in life sciences
- Forge corporate partnerships
- Become an anchor tenant
- Facilitate development in interests of all stakeholders.
- Ensure neighborhood concerns are heard, and where feasible, that they are heeded.

Innovation District - The City + Community’s Role

- Community - Challenge developer to reasonably do better.
- City - broker community concerns.
- All - Champion the concept. Promote/embrace the program’s tax base, economic, and neighborhood development benefit.
- All - Work collaboratively to assure execution of a successful development strategy.

Pitt’s Commitment to Community Engagement

- Continue to seek community input and feedback on Pitt’s long-term Oakland campus vision by **participating regularly in existing community meetings** and by hosting dialogue forums specific to projects identified in the IMP as they are implemented.
- Fully participate and **engage in City Planning’s, Oakland neighborhood planning process** to establish priorities for neighborhood enhancement. Within that process, evaluate strategies identified in the IMP, cultivate new strategies, and develop a priority agenda, for deployment of resources moving forward. Adhere to the adoption of the plan.
- For each campus development project that potentially impacts the adjacent neighborhoods, **directly engage community stakeholders early, and throughout their design** and development.
- **Engage community stakeholders to identify issues of immediate concern** and develop short and long-term strategies to address them.
- **Establish a process for communicating outcomes of performance** for targeted strategies and initiatives.

Critical Neighborhood Engagement Obligations

- Mitigating impact and maximizing asset value for projects specifically on the campus edge (e.g. One Bigelow, south/central housing, parking garages)
 - Public realm interface, design standards.
 - Parking
 - Pedestrian safety, mobility and circulation.
 - Community amenity incorporation into high density developments

Moving Forward: Strategies for Consideration

- Shuttle system efficiency and public access
- Incentives for staff, faculty, researchers to purchase homes in Oakland
- Assisting with Code enforcement
- Portal / Entry (Bellefield intersection) improvements
- Invest in OPDC's Land Trust
- Parking enforcement for events
- ADA parking deployment
- Loading zone improvements
- Investments in:
 - Bigelow Boulevard
 - Almono Connector
 - Soldiers and Sailors

Moving Forward: Next Public Workshops

- Public workshops 2 & 3
 - These workshops will provide the public an opportunity to focus on specific topics of the IMP:
 - Urban Design Guidelines
 - Mobility (Parking & Transportation)
 - Neighborhood Enhancement

Questions + Comments

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A3.0 CITY WORKSHOP #2 - FEBRUARY 22, 2019

A3.1 Sign In Sheet

A3.2 Meeting Minutes

A3.3 City Review Comments

A3.1 Sign In Sheet

CITY MOB #2

Paul Supowitz	Pitt
Angelica Ciranni	GBA
Elizabeth Long	ASG
Kara Smith	DCP
Flore Mason	DCP
Ilona Beresford	Pitt
Aurora Sharnard	Pitt
Scott Bernotas	Pitt
MELAN ZEIGLER	PWSA
Grant Fin	DCP
Neil Grier	VHB
Kevin Petersen	ASG
SEAN DONNELLY	GATEWAY
Derek Dauphin	DCP
Kawleba	UPMC
KATE RAKUS	DCP
BRENN MASCIOTRA	PORT AUTHORITY

Out of respect for the privacy of attendees, personal contact information has been redacted.

A3.2 Meeting Minutes

IMP City Workshop Meeting #2

Meeting Minutes

2/22/19

- **Public Meeting: March 11th: Reviewed the details and process**
- **Energy Use**
 - City: They cannot dictate energy goals but require Pitt to commit to a process.
 - What does Pitt define as carbon neutral?
 - Aurora: Carbon neutral at the building level by source, not by site - depending on hydropower
 - We are in the process of defining Pitt's hydropower.
 - Aurora: 50% reduction is a site reduction.
 - The City needs Pitt to meet their goals for the City to meet their goals
 - Scott: We were originally told we were not aggressive enough, now we are. To get there it's not going to be easy.
 - City: We need a common definition of neutrality
 - Aurora: Scope 1, 2, and 3 is that, second nature defines it
 - Architecture 2030: 50% below baselines for existing buildings.
 - New buildings 189.3 campus wide.
 - City: Part of this goes beyond the IMP
 - 1. We need a task force to talk about carbon neutrality - it's for the campus, but incumbent on the City
 - 2. Architecture 2030 conversation: is hydropower part of the calculation for each building? To be confirmed soon.
- **Energy Generation**
 - Aurora: RECs will always be part of the solution, so we can't say we're going to phase them out
 - Anything other than solar?
 - Aurora: no urban wind will ever be enough
 - Rethinking district scale stuff has opportunities
 - UPMC: We share chilled water and steam
 - The new plants are not serving the Innovation District - we aren't becoming a utility
 - Derek: We need to know more about the energy story for the district
 - Follow up conversation with City and Scott about UPMC and partnering or creating a task force. Convened by the City, Pitt and UPMC define a process to get to the vision. UPMC and Pitt ties regarding energy efficiency
 - Innovation District should employ design standards for energy performance. Define how we can impact.
 - Energy planning in Oakland. Where can Pitt lead? Perhaps Pitt consider staffing dollars for City.
 - Need ongoing durability of collaboration:
 - Idea exchange
 - Achievement
 - verification

- **Neighborhood Enhancement**

- Ron: Pitt should be getting more credit for the contributions we make with existing programs. We need the City to help send that message.
- Our Pitt Police - the majority of their calls don't involve Pitt people. Our contribution deserves documentation.
- City: The City needs to better communicate with the community about the goals we are supposed to achieve.
- City: Pitt and the City should have a separate conversation about this.

- **Design Guidelines**

- Pitt was originally asked about a separate meeting to discuss design guidelines
- Pitt would still like to have one
- Pitt will send the City for Derek's and Kate's review what we have so far - if it is good we will develop it for all 20 sites
- Agreed to an on-line community comment blog for the 10 year development sites.
- Pitt will develop a slide to distinguish CMP from IMP from PDP for projects

- **Mobility**

- It's important for Pitt to identify a mode share goal
- Who is doing the reporting - office of sustainability? What is the process, what is the frequency, what is the verification and reporting process?
- Capture the commitment
- Expectation of no parking increase on campus. No net new parking in Oakland.
- As long as you're adding parking elsewhere AND removing parking from Oakland it's fine
- Is it a performance goal or to reduce overall vehicles?
- Part of it is Port Authority electrifying their vehicles?
- There are paradoxes
- Monitoring is important
- Mode-split is important
- Pitt should broaden our dialogue with Port Authority
- Add a performance measure that because of the shuttle service these many people were removed from the bus
- Say Pitt is committing to a TDM plan, here's where our faculty and staff live, here's what strategies there are
- **The City is asking for a commitment.**
- Align transit to people travel
- Tie parking to sustainability goals too.
- TDM needs an off-line meeting.
- Mode split goal should reflect sustainability commitment.
- Where are we putting intercept garages?
- OK with platitudinal or aspirational commitments and baseline commitments.. Confirm who is responsible for achieving.
- Address future of autonomous vehicles on-campus.

- **Storm water**

- The City will reach out to us to discuss some options
- Inch and a half is their standard

- **Infrastructure Plan**

- Pitt has considered overlap in tree canopy
- 30% canopy coverage now, our goal is a 50% coverage, which is a 45% increase
 - They are interested in the 45%
- Does Pitt have maps? We will submit the maps ahead of time for early review. Separate submission to City's arborist expert.. Separate submission to City's arborist expert.
- End game: % coverage of trees versus total acreage on campus
- They want a baseline analysis of if we think the canopy will grow
- Make sure to talk about tree preservation
- It would be good to see maps of current and future open space - Pitt will send them before the next performance meeting
 - We don't know exactly in some cases i.e. One Bigelow
 - They are looking for IMP level
 - Highlight existing, show projected change, show key spaces
 - Landscape standard guidelines
 - Do map of areas of opportunity
 - Make sure open space is a priority and not an afterthought
- Link tree canopy coverage plus impervious system
- Open space
 - Document spaces for students
 - Show where future conversions for open space will be.
 - Show areas of opportunity.
 - Campus wide open space and site specific priorities for development.

- **Other Items**

- Note that projects not listed in IMP may trigger an IMP update. Thus be thorough.
- Consider dark sky lighting
- Bird-friendly design
- Energy Resilience:
 - That is led by EHS at Pitt, Chris Cassamato is emergency operations.
 - We have operational processes; redundancy for security, tele-data, research, chilled water etc.
 - Bellefield boiler connect with our loop
- Sustainability:
 - We are a leader and we have come a long way. What doing versus what documenting.
 - Mon/connector contributes to it and other examples with mobility.
 - Housing close to Pitt in Oakland is a sustainability measure
 - Connections

Campus Performance Targets – University of Pittsburgh IMP

For Discussion at 8/7/2019 Meeting

IMP Best Practices sections are used to organize the content below. Energy is addressed in two sections of the IMP Best Practices Guide: 10-Year Development Envelope and Campus Energy Planning. The intent is to holistically integrate energy generation and energy efficiency into the IMP using the 10-Year Development Envelope, with the narrative for these efforts in the Campus Energy Planning section. For the targets below, energy is divided into Energy use and Energy generation.

- **Energy use:**

- Proposed target: Pitt should commit to carbon neutrality as a goal for its campus and operations and to engaging with other institutions and the City on larger scale commitments that could be made as a group. Commit to enforcing campus EUI standards both in Pitt’s own development projects and as part of lease agreements off-campus including leases in forthcoming Innovation District buildings.
- Current status: 20% EUI reduction by 2020, 50% reduction by 2030. 80% reduction by 2050? Baseline EUI of 189.3. Pitt is committed to keeping EUI flat while buildings and users are added.
- For discussion: We should discuss a process for the university and the city to determine what becoming carbon neutral would mean for each and what other partners could be part of such an agreement. This can be based on looking to other institutions that have made a similar commitment as well as engagement with partners in Denmark.

- **Energy generation:**

- Proposed target: Commit to the Energy Planning Technical Advisory Group (TAG) forming as part of the Oakland Plan process, including the potential need to fundraise with partner organizations and institutions to fund any necessary consultants.
- Current status: 50% from renewables produced or procured, through PPAs, or through RECs.
- For discussion: The Energy Tag is in formation stages and Pitt appears to be committed, but more details should be forthcoming by the time of the final Performance Targets meeting. Staff are interested how the AIA 2030 ruling on whether the hydropower can be considered “on-site” was resolved and what lessons can be learned.

- **Infrastructure Plan:**

- Proposed target: For Tree Canopy, clearly state baseline coverage and commit to a goal that is the actual coverage, not an increased percentage, per the City’s Urban Forest Master Plan. Commit to pursuing ambitious standards such as Sustainable SITES and/or Living Building/Community Challenge. For both Stormwater and Water Use, consider more proactive water management and reuse systems such as Emory University’s Water Hub, or Portland’s Natural Organic Recycling Machine (NORM). Establish habitat

restoration goals and a suite of activities to meet those goals. For Open Space, identify areas where community-serving uses will be developed, particularly adjacent to Fifth and Forbes and adjacent to residential areas. Commit to and identify locations for stormwater detention / storage and slow release, particularly for new development / redevelopment.

- Current status: Targets have been reevaluated after more careful study of potential impervious reductions, tree canopy, stormwater capture, and water use reduction. Landslide and mine subsidence risk and avoidance strategies have been documented. A campus-wide stormwater management and impermeable surfaces plan is being considered, with the intent to keep a running spreadsheet of metrics to aid in tracking overall goals. A similar tool could be used for tree canopy. General stormwater management strategies have been called-out as the best options for different locations. Commitments to tree preservation / planting and sustainability guidelines (such as Sustainable SITES) will be noted as goals for all development projects and included in RFP’s. Community-serving open space areas need to be identified. Strategies for native plant / species diversity need to be further developed and identified.
- For discussion: Tree canopy coverage goals went from 50% increase to 4% increase after closer study. Further options for increasing tree canopy coverage should be explored – especially in the right-of-way, even if it takes more careful coordination with the City or other entities. Prioritizing tree preservation / plantings early on in development will also help, potentially through establishing a decision-making rubric as described below under Design Guidelines.

- **Design Guidelines**

- Proposed target: Language around historic preservation is currently confusing and should be clarified. See note below about the need to assemble a rubric for decision-making around future development decisions.
- Current status: The Urban Design Guidelines text provides details about how new building design should respond to context both in terms of scale and materials. Bird safe glazing is explicitly mentioned as is a connection between building design choices and energy and stormwater performance.
- For discussion: As noted in the Environment section, a rubric for early project decision-making would be helpful to show that tree canopy is a primary concern in the location and design of buildings. This rubric may also include the preservation of structures that are significant due to history or architecture. The lighting language references sustainability goals, but should also include a reference to Dark Sky standards that are supportive of habitat. How does Pitt intend to balance desires for highlighting architecture with sustainability goals?

- **Neighborhood Enhancement Strategy:**

MEETING WITH THE PUBLIC ART AND CIVIC DESIGN STAFF RECOMMENDED.

- Proposed target: Commit to fully engaging in the forthcoming Oakland and Hill District Plan processes. This may include delaying projects directly adjacent to residential areas until the planning processes have developed guidance about community desires if these are not evident from the IMP process. Identify programmatic and project commitments to community serving topics. It may make sense in some cases to leave the actual projects and programs to be determined through the neighborhood planning process (e.g., workforce development, overcoming residential energy burden, supporting local and/or disadvantaged business entrepreneurship, supporting families, affordable housing, etc.). Commit to investments in the public realm such as sidewalk improvements, furnishings, façade improvements, and public art – this could be achieved by committing to a public realm plan and/or public art program.
 - Current status: Based on your May 2 public meeting presentation, Pitt appears to commit to most of the targets above in one way or another. The noticeable missing piece is investment in campus gateways that are also the center of adjacent communities such as West Oakland.
 - For discussion: A meeting with Public Art and Civic Design staff is forthcoming to discuss Pitt's new Public Art initiative. It's important to remember that the Oakland Plan will have a Technical Advisory Group (TAG) focused on improving Oakland as an Arts and Cultural District. Pitt should be part of that TAG and utilize that process to help guide investments over the next 10 years. Be sure to cross-reference proposals from other sections that also respond to community needs. Please ensure that you continue to link the proposed projects and programs to input received through the community process. It is no small commitment that Pitt has created and hired the Assistant Vice Chancellor for Campus Planning position and it may be worth including this in the IMP as part of Pitt's commitment to implementing the projects and programs contained therein in addition to listing the Community Conversations program and CECs.
- **Mobility Plan:**
 - Proposed target: Establish current mode share baselines and work with DOMI staff to develop medium- and long-term goals. Commit to monitoring and reporting to DOMI as requested with Project Development Proposals or at the mid-point of the IMP; participate in travel reporting or surveys as requested by the Port Authority and DOMI after the opening of the BRT. Present existing mode splits and intent to develop a Transportation Demand Management (TDM) plan to Planning Commission as a part of the IMP submission. Commit to working with other shuttle service providers, the Port Authority, and DOMI to develop and act on transportation scenarios. Ensure transportation staff have appropriate expertise to run programs. Commit to no net parking increase within the City of Pittsburgh. This would include no new parking on parts of the campus in the Hill District, but would not limit regional park and ride discussions as part of the transportation scenario planning.
 - Current status: Pitt has an approved TIS scope for the IMP. As requested by DOMI, the scope will apply a parking-oriented trip generation methodology. Pitt has conducted a transportation survey of students and faculty that will be utilized to develop mode splits for the transportation study and mode share goals for the TDM plan. Information will be

shared with DOMI as a part of the preliminary review of the TIS. Pitt has committed to funding an existing conditions study to understand the nature and utilization of the existing shuttle services in Oakland. This study will help to inform DOMI and Port Authority work on the Oakland Plan where a more cohesive strategy can be fully developed and implemented.

- For discussion: No further notes.

A3.3 City Review Comments

Add to City Workshop #2, sent 2/28/19

Hello Pitt IMP Team,

My apologies. Kate did complete her comments in time, but I delayed them in getting to you. Here are comments from Kate, Kara and me.

From Kate Rakus, William Gregory, Corey Layman:

Overall, this format should work. It enables the plan to establish the context before discussing each building. It may also make sense to have a page (or more) on general design guidelines – screening of HVAC, screening of parking, how building additions are handled, etc.

These comments are a preview of what comments we'll make when we review it in staff design review and for zoning review, but we thought that sending them sooner vs waiting would be helpful. They are obviously not final.

1. *Please make sure you are following residential compatibility setbacks and heights of Chapter 916.*
2. *On primary streets, we will likely request minimum ground floor transparency requirements.*
3. *In cases where buildings have multiple street frontages, identify the site's primary frontage and whether active uses are proposed for the ground floor.*
4. *On streets with high pedestrian volumes, we may request minimum sidewalk widths, where pedestrian pathways may need to be provided on private property if there is not adequate width in the public right of way.*
5. *For building design, we will expect the section to commit to high quality building materials (although the specific materials do not need to be called out.)*
6. *If the gross square footage isn't going to include parking, please include number of parking space maximum.*
7. *Sites in the Oakland Civic Center historic district need to develop projects' materials, detailing, and architectural design in compliance with the historic district's guidelines. In particular, sites 9A and 9B should reference the new construction guidelines of the OCC historic district which can be found [HERE](#).*
8. *Provide an appendix on proposed construction types and features that need more explanation. For instance, Building 9A references a "central open space" which could be expanded upon in a section that provides examples of arches, courtyards, or passages that are informing the design.*

Technical comments on what was submitted. We understand this is a draft, but wanted to make the following comments

1. *Page 54, include summary of projects i.e. "IMP has identified four development sites in the Mid Campus District: 9A One Bigelow, 9B..."*
2. *Page 56, please relate use to zoning code category.*
3. *Page 60, where is the footnote that "2" goes to under lot size?*
4. *Page 60, the text under allowable uses is blurry, but if it reads "Academic, administrative, education", what is the difference between academic and education?*

From Derek Dauphin and Kara Smith:

1. 5.3.1 Strategies...
 - a. There are multiple references to view corridors. How are you addressing these in the IMP somewhere else?
 - b. Streetscape: Please include furnishings (seating, bike racks, etc.) and public art in this bullet.
 - c. Sustainability: Please add habitat restoration as a goal of this work.
 - d. Map: I would label the subdistricts with their names on the map. I would also include a legend of building colors.
2. 5.3.9 Mid Campus District Description...
 - a. You reference "two Areas of Opportunity" what does this term refer to? The capitalization makes it seem like something in need of a definition.
 - b. Aerial: If it was possible to label the buildings on the aerial, I think it would be good. Understand it's a very small picture.
 - c. Map: You are showing the new landscaping project in front of Soldiers and Sailors. I would label that as proposed and a reference to where in the IMP it can be found, or add some text to the caption. Also, please create a legend for building colors.
 - d. Architectural inventory: Add some detail about the building height varying from 35' to 175' – is this height due to the era of construction, use, etc.? What created this condition?
 - e. University Owned Buildings – pictures seem a bit overly clipped and sometimes not straight. The ground floor of these historic structures are important but mostly chopped off. It may be helpful to document some of the architectural details and include them either in this section or in the appendices.
 - f. Civic Realm Inventory – A bit confused as to why this is a paragraph instead of the pictures and details similar to how the architecture inventory was treated. We need more detail here to understand the conditions of the civic realm. I'm assuming that your proposals to change the civic realm will be in other sections of the IMP, but you should include existing conditions details in this chapter where you are covering how your buildings will contribute to the civic realm. There is quite a bit of guidance on this in the Best Practices Guide page 8.
3. 9A One Bigelow: This is a good spread.
 - a. On the righthand page, the Sustainability text is copied and pasted from the introduction. Is there no specific content for each of the new development sites? It seems like this is an opportunity to integrate your work on stormwater, energy, etc.
 - b. Generally, the language in this page is not very prescriptive with lots of "shoulds". Think about being more committal on some aspects of design to give this material more meaning.
 - c. For Open Space, please include more about the specific aspects of this open space as we've discussed in the past, particularly, who will be the primary users, what type of open space (quiet seating, programmed space, lunch area, gardens, etc)?

Let us know if this raises any issues for you.

Kind regards,

Derek Dauphin

Add to Public Meeting #4, sent 5/3/19

Hi Ron,

Good meeting last night. From the comments, it sounds like you're striking a good balance between what can be accomplished at the IMP level and what should be left for the neighborhood plan.

I also wanted to confirm that we successfully downloaded the files below as well as those sent along by Sean Donnelly. The remaining items on my previous email are...

Fourth, public art... I am glad to hear that you are giving this serious thought and planning for the role it can play in your campus and the rest of the neighborhood. Perhaps this would be a good time to meet with our Public Art and Civic Design manager, Yesica Guerra, to help strike the right balance between commitments in the IMP and what will follow in the neighborhood plan where we are expecting to have a Technical Advisory Group focusing on the role of arts and culture in Oakland.

Fifth, energy... Please make sure we have up to date content here. At our last meeting we discussed the concept of a joint pledge for carbon neutrality, the HECC was going to restart, and we were going to meet with your energy planning staff to discuss joint energy planning. There have been good meetings on each of these fronts, and it would be interesting to know how you see these topics in your IMP at this point.

Derek Dauphin

Sent prior to City Workshop #3 on 4/17/2019

Hi Pitt IMP Team,

We are working to develop a final set of targets for you to review and work towards for our final Performance Targets Meeting (to be scheduled).

In speaking with staff, it appears there are a few pieces of information that we still need before we can finalize these and send them out to you...

First, stormwater and open space materials... Please send the materials outlined in the IMP Best Practices Guide (maps, inventories, etc.) so that we can make sure you are ready for the final meeting on this topic and there isn't a need for an interim meeting with PWSA and our Environmental Planning staff. Please send along as soon as you have this and I will distribute to appropriate staff on our team.

Second, design guidelines... Kate and I sent along comments to you prior to your first community workshop on 3/11 and you also presented an updated version of this last night. Can you send your current draft along to us to review? Also, you previously asked for a separate meeting with Zoning and Planning staff to go through these materials in more detail. Please let us know how you'd like to proceed.

Third, mobility... I know you have had meetings with DOMI and the Port Authority since our last meeting. I know VHB sent along materials for review and asked for comments on these. Can you ensure that we have fully updated materials that reflect any feedback from last night's meeting and your discussions with the Port Authority? As discussed last night, we understand the need to strike the right balance between the IMP and further transportation planning that will happen at the neighborhood level.

Fourth, public art... I am glad to hear that you are giving this serious thought and planning for the role it can play in your campus and the rest of the neighborhood. Perhaps this would be a good time to meet with our Public Art and Civic Design manager, Yesica Guerra, to help strike the right balance between commitments in the IMP and what will follow in the neighborhood plan where we are expecting to have a Technical Advisory Group focusing on the role of arts and culture in Oakland.

Fifth, energy... Please make sure we have up to date content here. At our last meeting we discussed the concept of a joint pledge for carbon neutrality, the HECC was going to restart, and we were going to meet with your energy planning staff to discuss joint energy planning. There have been good meetings on each of these fronts, and it would be interesting to know how you see these topics in your IMP at this point.

Let me know if you have any questions for me. As much as we can, we will continue to craft the final targets, but a few of these are important to get before we can complete these and send along to you.

Kind regards,

Derek Dauphin

Sent prior to City Workshop #3 on 5/9/2019

Hi Sean,

Please find below the comments and questions from PWSA and our Environmental Planning staff based on the materials you sent previously.

I asked them if they need this before the final Performance Target meeting or at that meeting, and they would like to see this before that meeting happens.

General comment: What we're seeing is existing conditions and high-level goals –but what are those based on? They need to connect the dots and show how they plan to achieve their goals so they can be held accountable when projects come through development review.

Specific questions:

1. Has Pitt had previous issues with landslides or mine subsidence? Have these been documented? What are the plans to avoid issues in future?
2. Given that most of IMP is either undermined or landslide prone / steep slope, what is the approach to green infrastructure? Have existing projects taken these factors into account? What type of GI will be proposed in future, and how will Pitt avoid landslide and subsidence issues if infiltration is increased?
3. Consider showing all environmental overlay layers on same map. Suggest a bolder / different color IMP and campus boundary lines.
4. The proposed pervious coverage map only indicates future project areas –it should also give an indication of future pervious / impervious coverage. Goals state that impervious surface is to be reduced by 20% -show where this is planned to occur. Want to see strategies and potential locations for SWM and impervious reductions.
5. What is existing tree canopy coverage percentage? (Existing tree canopy area divided by total campus area)
6. Goals state that tree canopy coverage is to increase by 50% -show where this is planned to occur.
7. Identify areas where community-serving uses will be developed, particularly adjacent to Fifth and Forbes and adjacent to residential areas.
8. Identify strategies and/or location for habitat restoration. This could be native plant / species diversity goals, plant lists, project areas (such as a pollinator garden), etc.
9. Are there any goals to follow Sustainable SITES or other landscape and construction-related sustainability guidelines?
10. Can you identify any water management / reuse models planned for any particular projects in order to meet the stated 50% water use reduction goals?
11. Clearly show a breakdown of existing impervious versus planned as it looks they are adding some significant impervious on the proposed impervious pervious coverage area map. This is assuming the red dash hatch is new building footprints but they should be specific.
12. Have the maps be broken down to acres.

Kind regards,

Derek Dauphin

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A4.0 PUBLIC MEETING #2 - MARCH 11, 2019

- A4.1 Meeting Agenda
- A4.2 Sign In Sheet
- A4.3 18 Questions Answered
- A4.4 Meeting Notes
- A4.5 Presentation Slides

A4.1 Meeting Agenda

IMP COMMUNITY INPUT WORKSHOP

March 11, 2019

University of Pittsburgh
Institutional Master Plan
Community Meeting



Monday, March 11, 2019

6:00 – 8:00 p.m.

Mervis Hall – 1st floor event space
3950 Roberto Clemente Drive
Pittsburgh, PA 15213

The Institutional Master Plan (IMP) provides a framework for the development at the University of Pittsburgh, including building height and mass, parking, urban design, and neighborhood compatibility. The IMP also provides a level of understanding to the public and the community about the potential growth of the institution and the resultant impacts.

1. Introductions, who is in the room

2. Public Meeting #1 Recap

3. Neighborhood Enhancement Strategies

To ensure everyone's voice is heard, we will break up into 5 rotating groups around the five organizing topics below. Table facilitators will report out at the end.

Organizing topics:

1. Economic opportunities
2. Neighborhood quality (e.g. code enforcement)
3. Physical Enhancement (e.g. open space, streetscaping)
4. Retail and Services
5. Housing

*** Mobility and traffic (Topic 6) will be a broad topic discussed in depth in meeting #3 rather than tonight.*

Questions to consider as we walk through each topic:

- What are some of the ways in which you interact with the University of Pittsburgh every day? We'd like to hear what you like, resources you utilize that are offered by Pitt and experiences you expect throughout the year.
- Where are there opportunities for Pitt to do more of what is useful?
- In what ways are you challenged by being a neighbor to our institution?
- What would be your vision for effective partnership with Pitt?

Report out

4. Campus Developments

- Victory Heights
- One Bigelow
- Bouquet Gardens

5. Recap Next Steps

Institutional Master Planning materials including meeting minutes, presentation slides, and the opportunity to provide additional feedback can be found at <https://www.campusplan.pitt.edu/>.

A4.2 Sign In Sheet

3/11/19 IMP Meeting Sign-In Please

Name
Lizabeth Gray
ELENA FAITSOFF
Michael Medwed
Ashley Montan
Christopher Legaway
Mercedes Williams
Sharon Hritshko
QUEN COOKS
REBEKA BROWN
Tim Neff
Pete Craver
KATHY GALLAGHER
Matthew Redula
David Muntz
SCOTT BENNETT
GREG SCHUSTER
Choise McDonald - Oak Hill
Lynda Chapman Oak Hill
KIM DIBBS OAK HILL
Kerini Spies
Eric Graham
Jamillia Kamarq
Megan Worbs
Molva Egler
Andrea Lauw Kossis
Navis Barney
KATHY BOYKOWYCZ
Derek Daphin
Anne Roberts
Erin Anyle
Mike Holobas
Ilona Beresford
Martell Covington

Name
LEROY MORGAN
Patrick Shirey
Shirley Cassing
Wanda Wilson
BED PETTE
JOSEPH BRANDT
Felipe Palomo
GEORGE PETROPOULOS
Andres Boykowycz
Cavan White
Mark Oleinicz
DEREK EVERSMANN
LIGA KUNST VAVRO
Dillon Moore
Justin Belton
Annika Hollard
Nadine Masajana Taylor
Liz Bennett
Guy Giampolo
Tanice Markowitz
Jee Halls

Out of respect for the privacy of attendees, personal contact information has been redacted.

A4.3 18 Questions Answered

The following are questions submitted to the University of Pittsburgh by a community resident:

1) When the streets in the heart of our business district are being decimated by predominantly dormitories, student housing, and university-owned buildings, how can you grow an eclectic, multi-ethnic, longtime residential community?

The University of Pittsburgh is committed to continuing to invest in the Oakland Business Improvement District through direct annual support, partnership for events and programming, and participation through having representatives active on the Board of Directors amongst other activities. While students should be considered part of the residential community and neighbors that contribute during their time in Oakland, single family owner-occupied housing was identified as a priority that the University of Pittsburgh has supported through a \$250,000 loan to the Oakland Community Land Trust as well as a \$40,000 contribution towards operating expenses for OPDC above and beyond the annual support that Pitt contributes to neighborhood quality of life programming.

2) On July 31, 2015, the city applied for a \$3 million dollar grant with the Pennsylvania Department of Community and Economic Development. The purpose of the application was to build a roadway from the old Almono site in Hazelwood, through The Run and Panther Hollow, and to Pitt and CMU. The city stated in the application that it is in partnership with the Urban Redevelopment Authority, CMU, and Pitt. The university never told our community that it opposes this roadway. Why does the university support this roadway knowing that it will have tragic consequences for our two neighborhoods? The chancellor would have the answer.

As of February 14, 2019, the University of Pittsburgh has not taken a position on the proposed Hazelwood Connector project proposed by the City of Pittsburgh. As stated in the February 11, 2019 Institutional Master Plan Meeting, the roadway is one of many different potential variables that may inform specifics within the mobility portion of the IMP.

3) At a December 7, 2015 community meeting concerning the above mentioned roadway, Director of City Planning Ray Gastil said the roadway would traverse the back area of Pitt's Panther Hollow parking lot. Who at the University of Pittsburgh said to the city that this property could be used for a roadway? The chancellor would have the answer.

The University of Pittsburgh does not have plans to transition that property into a roadway.

4) Has the university already expanded any of its operations into the Hazelwood neighborhood?

There are currently Pitt affiliated professors and/or researchers working in partnership with Hazelwood community members on specific projects, but to date there are no official "operations" in the Hazelwood neighborhood of Pittsburgh.

5) Whether or not it is a part of the Institutional Master Plan, what future plans does the university have to expand in Hazelwood? The chancellor would have the answer.

Although Hazelwood is a neighboring community to Oakland, The University of Pittsburgh does not currently have plans to expand to the neighborhood aside from the potential for additional community engaged teaching, research, and service partnerships

6) Our community deserves an independent, honest, in-depth, Comprehensive Impact Statement as to how Pitt's Institutional Master Plan will affect the Oakland residential community. Why isn't the university providing this to the community?

The ongoing Institutional Master Plan process as well as the upcoming Oakland neighborhood plan process being led by the City of Pittsburgh are both ways in which the University of Pittsburgh will be able to assess its potential impact on the Oakland community. In addition to the meeting that you attended on February 11, 2019, there will be at least 3 additional opportunities for two way dialogue about the Institutional Master Plan. The University anticipates that any sort of impact statement or study will follow based on the specifics of these plans rather than in advance of all available data being collected and analyzed.

7) At the October 9, 2018 community meeting, Kevin Peterson from Ayers Saint Gross said that building student housing will result in lower rental fees for students than their current residential housing fees. What does a student at the Bouquet Gardens pay the university in monthly rent, and what is the highest monthly rent a student pays at a university dormitory?

On-campus housing is charged per semester rather than per month, a single at Bouquet Gardens is approximately \$4250. A single at Bouquet Gardens and Ruskin Hall are tied for the highest rent per semester at \$4250. This equates to a monthly rent of approximately of \$944 if divided over 9 months. According to a number of online sources, the current average cost of a one bedroom apartment in the city of Pittsburgh is at least \$1200 a month.

8) According to the U.S. News and World Report, the University of Pittsburgh in 2016 had the dubious distinction of having the highest in-state tuition in the country for a public university at \$18,192. The average tuition among the 316 ranked public colleges was \$8,893. Why has the university refused our community's request for the equivalent of \$4 of a student's tuition fee for an environmental program to end our horrific litter and trash problems? The chancellor would have the answer.

The University of Pittsburgh supports neighborhood clean up efforts through direct financial support of Oakland Planning and Development Corporation's programming.

9) We know the university has its own police force. However, why has the university refused our community's request to hire individuals to patrol our neighborhoods on weekends to report binge drinking problems, so that residents don't have to face the fear of retaliation by students for reporting these problems to police? The chancellor would have the answer.

The University of Pittsburgh Police have a weekend impact detail that sends additional officers to patrol the neighborhood every Thursday, Friday, and Saturday. The impact detail is 4-6 additional officers above the regular shift. In addition to the increased police presence, The University of Pittsburgh Office of Community and Governmental Relations regularly participates in Oakland neighborhood meetings and collaborates with the Office of Student Conduct in order to stay responsive to reports of disruptive student behavior.

10) Penn State has 46,606 students at its main campus and only 3,393 faculty. Pitt has 28,642 students at the Oakland campus, but has 5,074 faculty. Penn State receives \$860 million in research funds while Pitt receives \$550 million. Is the 28,642 figure correct for the number of Pitt students at the Oakland campus?

According to Institutional Research's Fall 2018 numbers, the University of Pittsburgh's Oakland campus enrolled 28,673 students (19,330 undergraduate and 9,343 graduate) and employed 5,195 faculty (748 of whom are part time). According to 2018 Economic Impact Report, Pitt received \$808 million in research funding in XXXX.

11) Pitt has continuously increased student enrollment. What is Pitt's future plan for increasing student enrollment?

Pitt's future undergraduate student enrollment is projected to be flat (no substantial increases) for the foreseeable future, but individual programs will see fluctuation over time. Birthrate trends suggest that the population of American high school graduates, and thus college undergraduates, will be decreasing within the next decade.

12) How does the university's Comprehensive Master Plan benefit Oakland's identity as a residential community?

The University of Pittsburgh is committed to actively participating in the City's Oakland Neighborhood Plan development and through that plan (and our participation in the Oakland planning process) identify strategies for Pitt's presence in Oakland to be a neighborhood enhancement and to be mutually beneficial for the University and members of the Oakland community.

13) Why couldn't Nordenberg Hall be converted for use by upperclassmen to help stop the flow of student increases?

Pitt strongly encourages freshman students to live on campus. Nordenberg Hall, a freshman dormitory, helps us to accommodate the nearly 97% of first-year students living on campus. The Institutional Master Plan calls for the development of additional dormitories to accommodate the demand for housing across the student body, including upperclassmen.

14) Decisions made by the university Board of Trustees have a tremendous impact on the lives of Oakland residents. Why can't our community contact these trustees through university email addresses?

Members of the public seeking to contact Pitt's Board of Trustees can do so via the Office of the Secretary (osec@pitt.edu)

15) Pitt's massive Homecoming Week fireworks display is a tradition that never should have begun. No other community in Pittsburgh has such a massive fireworks display so close to their homes that it affects their property and health. Why can't the university move the fireworks display to another venue outside of our community?

Per fire code, the Pitt fireworks display requires 300 yards of distance from the firework staging area to dwellings and structures in 360 degrees in all directions. To this required 300 yards, Pitt voluntarily adds an additional 25 yards for an abundance of caution. Other similar firework displays, in similar proximity

A4.3 Meeting Notes

to residences, include those used downtown and on the North Side. The location of our firework staging area (Mazerowski Field) exceeds the required safety yardage and also minimizes the number of street closures and traffic disruptions that would be caused by placing the firework display in other parts of campus.

16) **Where else in America does a university have ownership of over 90 buildings within its host community?**

Urban-located institutions within the American Association of Universities that have similar student enrollments to Pitt occupy similar numbers of buildings to the University of Pittsburgh's Oakland Campus:

- University of Chicago lists 149 buildings within its building directory
- Columbia University lists 121 buildings within its building directory
- Georgia Tech lists more than 106 buildings within its central region of campus according to its online campus map
- Boston University's two primary campuses (located in the City of Boston and Town of Brookline) contain 320 buildings according to their 2009 accreditation report published online

17) **What other community in America has lost more than 80% of its residential population due mainly to a university's presence?**

Additional research will have to be completed in order to identify communities that have faced a residential population decline as a result of a University's presence.

18) **What is the university's higher priority: Dignity for Oakland residents, or never-ending expansion of the university? Choose one.**

The University of Pittsburgh is committed to a thriving Oakland for all.

University of Pittsburgh
Institutional Master Plan
Public Meeting No. 2
March 11, 2019
MEETING MINUTES

PRESENTERS / MODERATORS

Ron Leibow:	Introduction / Public Meeting No. 1 Recap / Outstanding Questions
Jamie Ducar:	Moderator - Neighborhood Quality
Kevin Petersen:	Moderator - Housing
Elizabeth Long:	Moderator - Retail and Services
Ron Leibow:	Moderator - Physical Enhancement
Lina Dostilio:	Moderator - Economic Opportunities
Kevin Petersen	Campus Development
Ron Leibow	Next steps

The purpose of these minutes is to document the questions and comments offered by meeting attendees and University responses or action items to specific questions or comments where applicable. Where context/purpose is relevant, the name of the commenter/questioner is documented.

Documentation here does not indicate the University agrees with or verifies the absolute accuracy of any of the questions or statements.

- Items in **red** represent a more accurate interpretation of the noted item.
- Items in **green** represent questions that were asked and will be answered/confirmed at Public Meeting #3.
- Items in **blue** represent transportation points that will be documented and discussed in Public Meeting #3.

BREAK-OUT SESSION FEEDBACK FROM FIVE STATIONS

NEIGHBORHOOD QUALITY

- For example: Oakland Adopt a Block program and Clutter for a Cause
- Opportunity: homelessness – what is our contribution to lifting up neighbors at risk
- Invest in more programs for youth – community centers
- Support for leisure learn: access without a charge
- More access to Trees Hall pool
- Childhood obesity program that monitors weight
- More equitable distribution of funds for West Oakland and Oak Hill
- Green roofs/green infrastructure
- Complete streets
- Market to students aggressively to not bring car
- **Lobby for cars to be registered**
- **Incentives for leaving car**
- Weekly recycling/stations

- Upgrade Canard field
- Junction Hollow could use Pitt support
 - Connection to park
 - Storm-water management
- Park amenities
- What's happening at Fitzgerald and Trees
- Regular shuttle trips to major centers on evenings/weekends
- Extend shuttle to Oak Hill
- Community shuttle access
- Anti-litter program
- Do more mailings for programs
- Literacy rates: focused efforts
- Talk to DOMI about pedestrian safety: 4 way stops, etc.
- Make availability of space more usable
- Pitt should support inspectors in the community
- Recycling pop ups for glass
- Sodexo: change to recyclable materials
- Reaching out to businesses and landlords
- More street trees in Oakland
- More open space and commons
- Eliminate plastic bags completely
- Greater investment in anti-litter programs
- Perception of crime: will Pitt extend its reach
- Support tuition for Osher classes
- Market partnerships better, make available to partners
- Expand block parties, market them
- Creating interesting pedestrian experiences
 - Design standards, public art
 - Safety
 - Barriers between peds and vehicles
- Create helpline for community – name it, make it easy
- Add requirement to working in community to undergrad experience
- Impact of construction on a neighbor
 - Construction schedules
 - Noise
 - Pedestrian access
 - Traffic patterns
 - Compatibility of design of historic district
- Pitt police response
 - Has improved
 - Opportunities to do better
 - Approve students to live off campus
- Revoke off-campus living privileges of bad actors

- Work with individual landlords to proactively ensure properties are following code
- Resources to invest in common spaces and facades
- Quality of life for students: living conditions
- Osher: we love it
- Encourage a small supermarket
- Grandparent program that supports them as caregivers
- Affordable education for neighborhood residents

HOUSING

- Support OPDC's Land Trust – modifications needed
- Explore incentives for faculty, staff, and researchers to buy a home in Oakland
- Disconnected communities – students and residents
 - Neighborhood block parties
- Oak Hill – wants to see more Pitt students in his neighborhood
- Interested in more incentives to live close
 - Chose to live further away because of limited quality supply
- High rents
- Trash in Oakland (ward and simple)
- University of Notre Dame model – repair and sell to faculty and staff
- Pitt is an inner city campus
- Oak Hill resident
- Rental properties are a challenge – parking and parking
- How to “man” the parties
- Communication – more
- Concerns about the land trust structure – what are the barriers that prevent lower income people to own houses – employment
 - Like the mission
- Party – more supervision – it is better
 - More direct supervision
- Encourage more connections
 - Block party is good
- more programs for non-students to live in neighborhood
- Can the University help support affordable housing
- Pitt should invest in keeping more long-term residents – value of maintaining a strong neighborhood
- More collaboration between Pitt and community
- Study of quality of life within 2 mile radius
- Reach out to long-term residents – create a calling to address to cohesiveness of neighborhood and quality of life issues
- Crime is fairly low
- Student affordability is key
 - What can we do to help
- So much displacement by high rental

- Move off campus housing has pushed people out
- Few landlords invest in the property
- Massively provide safe cheap housing on campus
- Incentivize home ownership and long-term residents – make Oakland viable
 - Forgivable loans
 - Down payment help
- Off campus RA
- Code enforcement – support a dedicated person
 - Over-occupied single family
 - Trash
- West Oakland/Oakhill – target athletes, connect with teams
- More green space and streetscapes, sidewalk
- What does Pitt do to support rent and registry
- More awareness – 3 people to a house
- No advertising on Pitt off campus website
- How does Pitt support housing insecurity for students?

RETAIL AND SERVICES

- Such as the Market on Forbes, Verizon, PNC
- Market on Forbes
 - Open to all – “overpriced, boutique and we need an Aldi’s”
 - No parking, geared to students
 - 30% now non-students
- Grocery – more affordable
- “some like students, some can’t tolerate”
- Publicize market and other retail about what is open to non-students
- Shop n Save/Aldi comparison
- Look at demand for retail
- Movie theater
- Bakery
- Dry cleaner
- Shoe repair/tailor
- Grocery store (affordable)
 - Overpriced Market on Forbes and poor selection
 - Store location is difficult
- Utilize fitness facility
- Groceries and hardware (True Value) require to leave community
- Subsidy by University to offset cost of space for support to retail/services
- Special consideration to local entrepreneur/ownership, esp. women and minorities
- “Grown up dining” not just pubs
- Child care facilities
- East End Food Cooperation
- Grow Pittsburgh local produce resource

- Retail that encourages neighborhood entrepreneurship/owners
- Help small businesses ownership
 - What are barriers and how can they be removed?
- Small food carts? – short-term, temporary business license
 - The Pete Event Center
 - Game day permit/event
- If neighborhood has positive economic opportunities then inconvenience of Univ/parking/etc. is mitigated
- Lower cost of entry into retail and services
- Location? Prime at venue and side streets
- Service to enable people to take advantage of the opportunity – pathway to success
- Forbes variety, grocery
- Bakery
- Grocery store
- Movie theater, clothing
 - Historic, 60s
- Destination retail
- Opportunities for LOCAL businesses
- Financially viable/subsidy for small local owned
- Affordability of retail space
- Vacant retail space at Skyview
- Can University facilities be more available to the community? Rec facilities? OSHER classes, Trees Hall
- Subsidized/free tuition local home owners
- Art gallery etc. – central events posting for everything
- Grocery store
- OSHER
- Like ROOTS – new restaurant
- Pitt could influence Schwartz family to do something for empty church – total eyesore (Atwood and Bates) and other properties (starting to make improvements) “Large landholder as obstacle”
- Semple St. between Bates and Ward – support retail, eyesore
 - 1960s – small grocery
 - Hair dresser
 - Butcher
 - Shoe repair
 - Hardware
- East End Food Co-Op (Now at Meade and Braddock)
 - Consider opening a branch in Oakland
 - Co-op started in Oakland +/- 1970

PHYSICAL ENHANCEMENT (E.g. gateways, open space, Complete Streets, wayfinding, streetscaping)

- Community center.
- No stadium

- Oakcliffe Greenway/promenade.
- Mon/Oakland Connector stop at Joncaire/Boundary Streets for neighborhood access.
- All development thoughtful about storm water.
- Proactively cooperating.
- Picking up garbage in neighborhood e.g. Ward/Semple
- Foot bridges over roads
- Foot/bike/car conflicts
- Traffic
- Crosswalks
- Not a fan of footbridges.
- Sustainable buildings
- Replace buildings. Mistakes of the past.
- No Bouquet II architecture for future housing; residential look.
- Complement great architecture in Oakland.
- NOT the Oaklander.
- QUESTION: What going in place of Trees Hall?
- No parking at Trees Hall.
- North portal congestion during games.
- Not sure why a 25 year building is a tear down.
- QUESTION: Will One Bigelow block Oaklander restaurant?
- QUESTION: What about the arts?
- Incorporate Public art e.g. first African American woman graduate with a PHD.
- Public realm attractions; engaging; climb on; color
- QUESTION: What does Pitt own land wise at Frick Fine Arts?
- Get utility out of our open spaces. Active use. Manage storm water. All open space opportunities.
- Broader sidewalks.
- Double the number of trees to plant.
- Work with PPC to recycle trees during building demolition.
- QUESTION: Do we use dog-friendly salt?
- Like how we take care of sidewalks.
- Louisa Street like it. Pedestrian most important without obstacles.
- One Bigelow built in scale with neighbors with City Beautiful in mind.
- LEED IV noise adherence.
- Andrea: butterfly garden + goats with this project. NOW. \$10K. Get information.
- Pitt marching band facility.
- QUESTION: Control costs for building - what's the plan for it?
- Stephen Foster statue, Irvin's Hall. Engage African American community; engage diversity.
- Cross-cultural diversity; 1 floor versus white culture more floors (WPU student program offices).
- Usable green space.
- QUESTION: How many parking facilities on campus?
- Build community center with mental health, music appreciation/therapy, art programming. (Improve) Lower Hill literacy rate via programming.
- Enhance Robinson/Terrace 'The Corner'. Nadine Taylor. Financial backing.
- Invest in existing spaces.

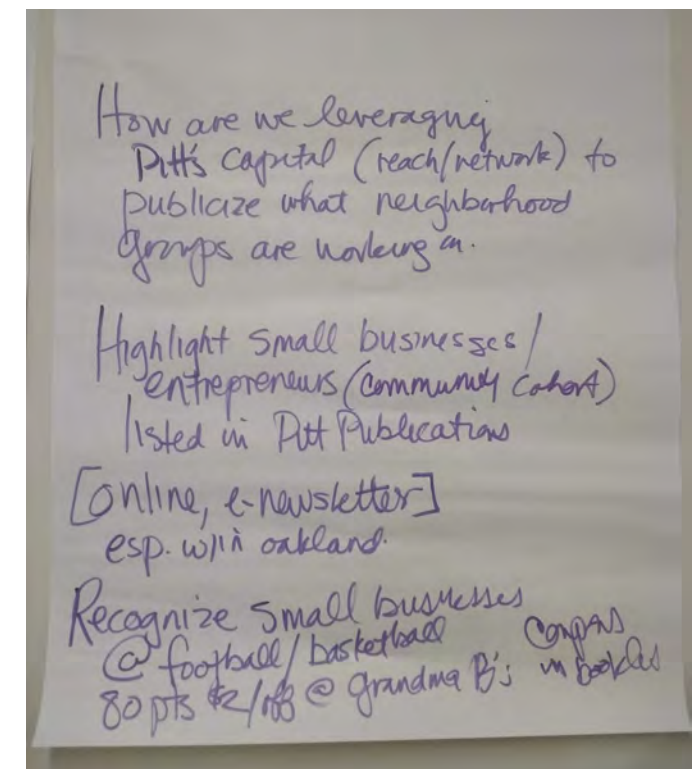
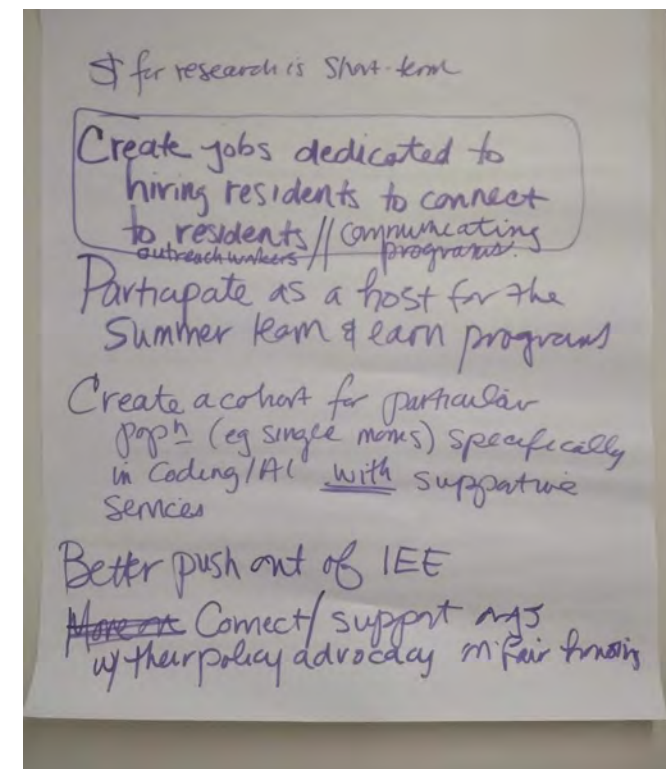
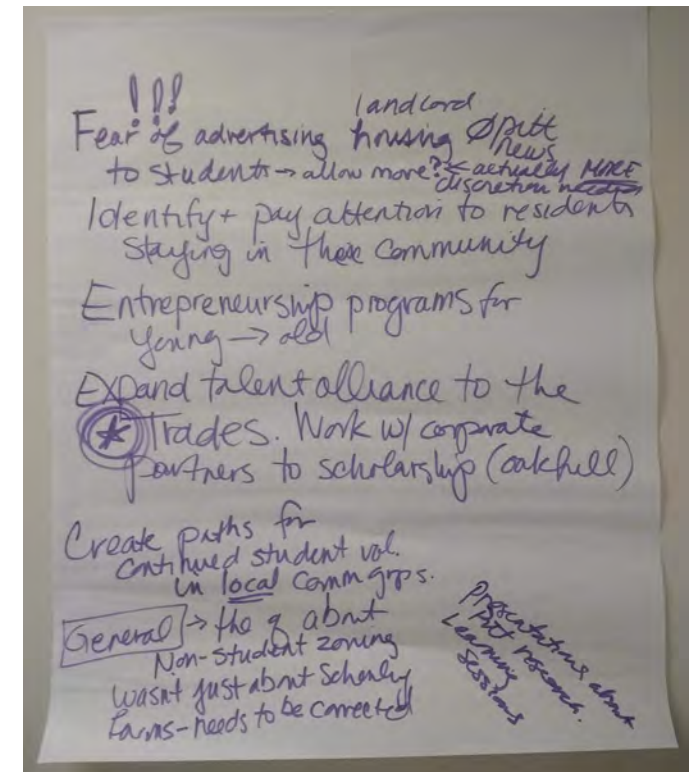
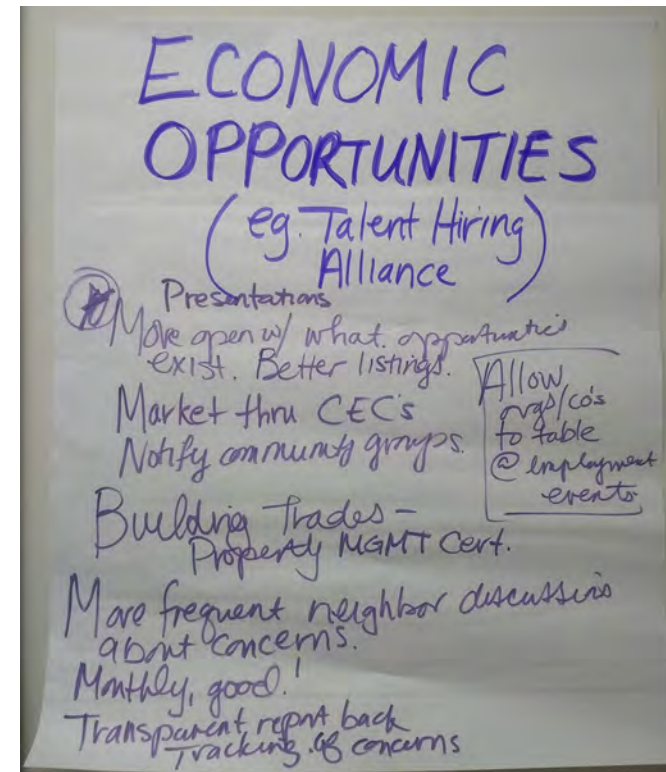
- Place in community engagement center to get minutes because not all have technology. Give to neighborhood organizations to distribute.
- Oakland is international community. Display flags reflecting diversity.
- Access to commercial kitchen.
- Two day vendor license for events where community has access to prepared foods to sell.
- Improve accessibility.
- Improve connections to Hill on Center Avenue. "Build bridges".
- Improve retail northern campus adjacent to the Hill, example cafe at University Club.
- Market what is publicly accessible now.
- Too many restaurants. Limited diversity.
- Not welcoming facades.
- Cafe outdoor dining; like Schenley Plaza.
- Conflict kitchen.
- Outdoor seating.
- QUESTION: Why mow hillsides?
- Native species (e.g. paw paws, hazelnuts) and cook with it.
- Color in plantings.
- Pitt - public art policy.
- "Instagrammable" moments with art.
- Green roofs as usable space.

ECONOMIC OPPORTUNITIES (e.g. Talent Hiring Alliance)

- More open with what opportunities exist. Better listings. (More publicity of what opportunities exist.)
 - Market through CEC's. Notify community groups.
- Building trades. Property Management certifications. (Programs that connect residents to employment/apprenticeships in the Building trades.)
- More frequent neighbor discussions about concerns. Monthly is good.
 - Transparent report back.
 - Tracking of concerns.
- Fear of advertising landlord housing to students. Allow More?
 - Actually more discretion needed. Not Pitt News. (Pitt news publicizes housing opportunities that accommodate more students than complies with code.)
- Identify and pay attention to residents staying in the community.
- Entrepreneurship programs for young to old.
- Expand Talent Alliance to the trades. Work with corporate partners to scholarship (Oak Hill).
- Create paths for continued student volunteering in local community groups.
- Presentations about Pitt research. Learning sessions. (Offer presentations about Pitt research. Learning sessions for the broader community.)
- General - the question about non-student zoning wasn't just about Schenley Farms. Needs to be corrected.
- Money for research is short-term. (Monetary incentives form people to participate in research studies is short-term; we need long-term economic opportunities.)

- Create jobs dedicated to hitting residents to connect to residents, outreach workers. Communicating programs. (Create jobs dedicated to residents to connect residents as outreach workers who are responsible for communicating programs.)
- Participate as a host for the summer learn and earn program.
- Create a cohort for a particular population (e.g. single moms) specifically in coding/AI with supportive services. (e.g. childcare)
- Better push out of IEE. (Better publicity about small business development programs offered through the institute for Entrepreneurial Excellence.)
- Connect (with and) support organizations with their policy advocacy on fair housing.
- How are we leveraging Pitt's capital (reach/network) to publicize what neighborhood groups are working on?
- Highlight small businesses/entrepreneurs (community cohort) listed in Pitt publications. (Highlight small businesses/entrepreneurs as a community cohort in Pitt publications.)
- On-line, e-newsletter especially within Oakland. (On-line, e-newsletter publicizing these programs especially within Oakland.)
- Recognize small businesses at football/basketball. 80 points \$2 off at Grandma B's. Coupons in booklets.
- Mental health support on the road to employment.
- Understand and educate what makes a healthy economic community.
- Entrepreneurship.
- Human development parallel to housing development. (Human development must parallel housing and economic development.)
- Create trades apprenticeships geared to building in Oakland in conjunction with unions.
- Building improvement menu and grant improvements e.g. facade. (Bring back the building improvement mini-grants e.g. facade program.)
- Once entrepreneurs exit incubator stage (provide) transition (support) to stay local.
- Two day license. Short-term food licenses. (Create opportunities for two-day, event business licenses. Short-term licenses so that residents can take advantage of game-day/event traffic.)
- Share (campus) commercial kitchen space for small businesses in food.
- Explore what economic justice looks like.
- Students (part of student experience) used to start businesses as pop-up/test ideas. (As part of student experience, students used to start businesses as pop-up/test ideas. Return to this.)
- Subsidize rental rates for storefronts. Reinvigorate small retail spaces (throughout the neighborhood).
- Childcare flex hours in Oakland. Super hard, super \$ (cost). To hold a job you need quality, affordable child care.
- Really interested in what we/Pitt is doing for young kids/youth in neighborhood especially south Oakland.
- Teens in West Oakland.

Economic Opportunities



Housing

Mental health support on the road to employment

Understand what makes a healthy economic community

- educate
- entrepreneurship

human development parallel to housing development.

Create trades apprenticeships geared to building in Oakland in conjunction w/ unions

Building improvement multi-grant agreements eg facade

once entrepreneurs exit incubator stage transition to stay local.

2 day business license
short term food licenses

Share commercial kitchen space for small businesses in food.

Explore what economic justice looks like.

HOUSING

- Support OPDC's Land trust ^{mediating lead}
- Explore incentives for faculty, staff and researchers to buy a home in Oakland
- Disconnected community - students + residents
- Neighborhood block party
- Oakhill - wants to see more Pitt students in the his neighborhood
- More involved in more meetings to live close choice to the center away to limited quality supply
- High rents
- Trash in Oakland (wants simple)
- University of Notre Dame model - repair + sell to faculty + staff
- Pitt is an inner city campus
- Oakhill alternative model
- Rental properties are a challenge - Parking + Parking
- How to "reclaim" the parties
- Communication - more
- Concern about the land trust structure - what are the barriers that prevent local access people to activities - employment
- Like the mission

HOUSING P2

- Party - More Squares - (it is better) - more direct squares
- Encourage more of coaches - what party is good
- More programs for non students to live in neighborhood
- Can the university help support affordable prices
- Pitt should want to keep more long term residents - square value of university
- More collaboration between Pitt + community
- Study of quality of life within 2 mile radius
- Reach out to long-term residents - create a census to address to diversity of neighborhood + quality of life issues
- Create a study team
- Student affordability is key! what can we do to reach that?
- So much displacement by rental ^{high} - more off campus housing but price people out
- Few landlords invest in the property
- Maximize provide safe cheap housing on campus
- Increase home ownership + long term residents - focus Make Oakland Work
- Off campus Pitt

part of student experience

Students used to start businesses

- ↳ pop-up / test ideas

Subsidize rental rates for store fronts

Reinstate small retail spaces

↳ flex hrs.

Childcare in Oakland - super hard, super # to hold a job you need child care

quality, affordable

Really interested in what we/Pitt is doing for young kids/youth in Neighborhood esp. S. Oakland.

Teens@west oakland

Housing p3

- Code enforcement - support a dedicated person
- Over occupied single family
- Trash
- West Oakland/Oakhill - target at-risk connect with transit
- More green space + streetscape, sidewalk
- What does Pitt do to support Rent Registry
- Max awareness - 3 people to a room
- No advertising on Pitt off campus outside
- How does Pitt support housing insecurity for students

Neighborhood Quality

NEIGHBORHOOD QUALITY

for example: Oakland Adopt A Block Program + Clutter for a Cause

opportunity: Homelessness
- what is our contribution to helping up neighbors at risk

invest in more programs for youth ^{comm.} centers

support for leisure learn: access w/o a charge

move access to Trees Hill pool

Childhood obesity program that monitors weight

more equitable distribution of funds for West Oakland + Oak Hill

Green roofs, / green infrastructure

Complete Streets

market to students aggressively to not bring car

lobby for cars to be registered

incentives for leaving car

weekly recycling / Stations

upgrade Concord field

Junction Hollow could use Pitt support

- connection to park
- stormwater mgmt

Park amenities

what's happening at Fitzgerald + Trees

regular shuttle trips to major centers on evenings / weekends

extend shuttle to Oak Hill

community shuttle access

anti-littering program

impact of construction on a neighborhood

- construction schedules
- noise
- pedestrian access
- traffic patterns

compatibility of design of historic district

Pitt police response has improved

opportunities to do better

approve students to live off campus

letter - revoke privileges of bad actors

work w/ individual landlords to proactively ensure properties are following code

resources to invest in common spaces + facades

quality of life for students: living conditions

Dsher: we love it

encourage a small supermarket

grandparent program that supports SP's as caregivers

affordable education for neighborhood residents

do more meetings for programs

literacy rates: focused efforts

talk to DDM about pedestrian safety: 4 way stops etc.

make availability of space more usable

Pitt should support inspectors in the community

recycling pop ups for glass

Sodexo: change to recyclable materials reaching out to businesses + landlord

move street trees in Oakland

more open space + commons

eliminate plastic bags completely

greater investment in anti-litter programs

perception of crime: will Pitt extend its reach

support tuition for other classes

market partnerships better, make available to partners

expand block parties, market them

creating interesting pedestrian experiences

- design standards, public art
- safety
- barriers between peds + vehicles

create helpline for community. name it. make it easy

add requirement to working w/ community to undergrad experience

Physical Enhancement

PHYSICAL ENHANCEMENT

eg. Gateways Wayfinding
Open Space Streetscaping
Complete Streets

- Community center
- NO stadium
- Oakcliff greenway / promenade
- mon/dahld connector stop
Dance/ice/banking street for north access
- All development thoughtful about stormwater
- Proactively cooperating
- picking up garbage in h.hood
e.g. walk/supple

- ⊕ footbridges over roads
- ⊕ fast/bike/car conflicts
- ⊕ traffic
- ⊕ crosswalks
- ⊕ not a fan of footbridges
- Sustainable ~~city~~ bldgs
- Replace ~~city~~ bldgs ^{neighborhood} ^{of the past}
- no bouquet II architecture for future housing/residential look
- Complement great architecture in Oakland
- not the Oaklander

Andrea

- * But why garden + govt [now] w/ this project. \$10K
- ⊕ get information
- RTH working Band facility
- control costs for bldgs
what's plan for it
- Stephen Foster statue ^{engage the community!}
- Bus Hill ^{Engage directly}
- cross cultural diversity 1 floor vs. white culture more floors
- Usable green space
- Ⓚ How many parking features on campus?

- build community center w/ mental health; fitness appreciation; play programming; lower hill housing rate via programming
- Enhance Robinson/Tomco The Corner
Native Taylor; financial building
- Invest in existing spaces
- ⊕ Plan in community engagement etc to get minutes bc not all have technology
give to neighborhood orgs. to distribute
- Oakland is international community; display flags reflecting diversity
- ~~access~~ access to commercial kitchen
2 day market hours for events where community has access to prepared food to sell.

Ⓚ What going in place of Trust Hill?

- no parking @ Trust Hill
- ⊕ North portal congestion during games
- not sure why 25 yr. bldg. a tear down
- Ⓚ Will TB block Oaklander West
- Ⓚ What about the arts?
- incorporate public art
e.g. 1st floor from human graduate w/ a PTHD
- Public realm attractions; engaging climb on; color
- Ⓚ What does RTH own land use @ F.F.A.

- get utility out of air up spaces
active use, minimize storm water
all open ~~space~~ space & opportunities
- broader sidewalks
- double the number of trees to plant
- work w/ RTH to recycle trees during bldg. demo.
- Ⓚ Do we use dog friendly salt?
- like how we take care of sidewalks.
- Louise Street like it, Robinson most important what obstacles.
- One B built misc into w/ neighbors w/ City beautiful in mind
- LEED (IV) noise Abatement

- improve accessibility
- improve connections to hill on Center Ave. "build bridges"
- improve retail northern campus adjacent to hill
ex. into University Club
- Market what is public use to now
- too many restaurants; limited dining
- not welcoming facades
- cafe outdoor dining; like Solby Plaza
- Conflict kitchen
- outdoor seating
- Why now hillside
- native special (passive) materials and ~~use~~ use it
- COLOR in plantings
- RTH public art policy
- Zoning code / materials w/ art

Open roofs as visible spaces

Retail and Services

RETAIL & SERVICES

① RETAIL & SERVICES

- SUCH AS THE MARKET ON FORBES, VERIZON, PNC
- OPEN to ALL
- "Overpriced, boutique & we needed an Aldi's"
- No parking, geared to students
- 30% now non students

Grocery - more affordable

"Some like students, some can't tolerate"

- Publicize Market about what is open to non-students
- Shop n Save / Aldi's comparison
- Look @ demand for retail

②

More theater bakery

Dry cleaners

shoe repair / tailor

grocery store (Affordable)

overpriced Market & poor selection

store location is difficult

Utilize fitness facility

Groceries + hardware ^{the value} require "leave community"

subsidy by University to offset cost of space to support retail / services

Special consideration to local entrepreneurship ownership, esp. women + minorities

"Grown up dining" not just pubs

Child care facilities

East End Food Coop

Grow Pittsburgh local produce resource

③

Grocery store

OSHER -

LIKE ROOTS NEW RESTAURANT

PAT COULD INFLUENCE SCHWARTZ FAMILY TO DO SOMETHING FOR EMPTY CHURCH - TOTAL EYESCORE (ATWOOD & BATES)

+ OTHER PROPERTIES (STARTING TO MAKE IMPROVEMENTS)

"LARGE LANDHOLDER AS OBSTACLE"

SIMPLE ST BETW. BATES + WARD - SUPPORT RETAIL - EYESCORE

AG'S

- SMALL GROCERY
- HAIR DRESSER
- Butcher
- Shoe Repair
- Hardware

EAST END FOOD CO-OP (NOW @ HEARD + BRADDOCK)

- CONSIDER OPENING A BRANCH IN OAKLAND
- CO-OP STARTED IN OAKLAND ± 1970

③

Retail that encourages neighborhood business ownership/owners

Help small business ownership

- what are barriers & how can they be removed?

Small Food carts? - Short term temporary business license

- the Pitt Food Carts
- One Day Permit / Event

If neighborhood has positive economic opportunities

- then inconvenience of curbside/parking/etc mitigated

Lower cost of entry into retail & services

- Location? prime @ venue + side streets
- Service to enable people to take advantage of the opportunity - pathway to success
- mini-target, grocery
- Forbis Vo riety

④

Bakery

Grocery store

More theater clothing

Historic look

- destination retail
- opportunities for LOCAL businesses
- financially viable/subsidy for small local owned
- Affordability of retail space
- Vacant retail space @ Skyview
- Can Univ. facilities be more available to the community? Rec facilities? OSHER classes
- TRAPP Hall -
- subsidized Am. trillion local home owners
- Art Gallery etc - central events posting for everything.

A4.4 Presentation Slides



Second Public Meeting Presentation

1. Introductions
2. Public Meeting #1 Recap
3. Neighborhood Enhancement Strategies*
 1. Economic Opportunities
 2. Neighborhood Quality
 3. Physical Enhancement
 4. Retail and Services
 5. Housing
4. Campus Development
5. Recap Next Steps

*Mobility and Traffic (Topic 6) will be a broad topic discussed in depth in Meeting #3 rather than tonight

IMP Proposed Schedule

December 20:	First City Performance Target Meeting
January:	Micro Meetings with key community stakeholders
February 11:	First Public Meeting: Introduction IMP Process to community
February 15:	Publish Final Campus Master Plan
February 22:	Second City Performance Target Meeting
March 11:	Second Working Public Meeting: IMP Impact Innovation District Public Meeting
April 11:	Third Working Public Meeting: IMP Impact
April 15+/-:	Third City Performance Target Meeting
April 20+/-:	ASG Format Draft Document for review
April 30th:	Fourth (Final) Public Meeting Presentation
May 1+/-:	Pitt and community final review complete
May 7th+/-:	Final Document for publishing and legislative approval
May 10th:	Legislative process: Planning Comm. / City Council
May - July:	

Moving Forward: Pitt's Role in Neighborhood Enhancement

- **Collaborator and Convener** in community engagement
 - Routine dialogue with, and participation in community organizations
 - Bring together stakeholders for project specific initiatives
- **Direct Contributor** in funds for programs
 - Strategic deployment of funding for community-based programs
 - Pitt Farmers Markets, Pitt concerts, holiday celebrations
 - Neighborhood improvement via volunteer projects
- **Investor** in projects that serve University and community goals
 - Soldiers and Sailors and Bigelow Boulevard
 - Diversification of commercial retail and dining
 - Bellefield intersection improvements
- **Catalyst and Enabler** for neighborhood renewal
 - Urban design standard
 - Distinctive architecture
 - Strategic housing / mixed-use development
 - Innovation District - partnering with industry

Public Meeting #1 Recap

Outstanding Questions - Public Meeting #1

1. Carlino Giampolo - Did you (Jim Earle) get the 18 questions issued in October? (18 questions can be found at Oakland Dignity, link 83)
 - Yes, the answers are published on the web site.
2. The in-depth comprehensive impact statement study - should be as extensive as Brooking Report. What are the code requirements?
 - The code requirements can be found at: <http://pittsburghpa.gov/dcp/imp>
3. Where can our communities get a list of the buildings that Pitt owns?
 - Pitt will bring the list to Public Meeting #2. List is also posted on web site.

Critical Neighborhood Engagement Obligations

- Minimize neighborhood impacts
- Maximize value of campus development projects (e.g. One Bigelow, south/central housing, parking garages)
 - Public realm interface
 - Community amenity incorporation
 - Parking
 - Pedestrian safety, mobility and circulation.

Examples of Enhancement Strategies

- Incentives for staff, faculty, researchers to purchase homes in Oakland
- Assisting with Code enforcement
- Portal / Entry (e.g. Bellefield intersection) improvements
- Shuttle system efficiency and public access
- Invest in OPDC's Land Trust
- Parking enforcement for events
- ADA parking deployment
- Loading zone improvements
- Investments in:
 - Bigelow Boulevard
 - Soldiers and Sailors

Outstanding Questions - Public Meeting #1

4. The University had expanded beyond their electrical powers. Duquesne is drilling in our community. What impact will that drilling have on our neighborhood? What is Pitt doing on the site for Duquesne Light?
 - Duquesne Light bought property to build substation
 - Benefits institutions, develop visions, and private development plan
 - Oakland substations at Bates and Blvd. of the Allies is maxed out
5. Can you provide a list of organizations getting direct financial support from the university?
 - Pitt will provide list at Public Meeting #2. Information is also listed on the web site.

Outstanding Questions - Public Meeting #1

6. Why has the University not supported an amendment to City zoning law that would prohibit students from living in Schenley Farms?
 - The University was approached by one individual resident and asked to support a change to City law to prohibit students from living in Schenley Farms. The University declined to support this person's suggestion for a number of reasons, including the lack of support from any other individuals or groups and the outright opposition of residents and neighborhood organizations with whom the University consulted.
7. Plans are to tear down the Music Building, but what's the plan to replace and enhance? It is where Mr. Rogers first broadcasted.
 - We heard you, our revised Campus Master Plan reflects the Music Building staying in place.

Pitt's Commitment to Community Engagement

1. Continue to seek community input and feedback on Pitt's long-term Oakland campus vision by **participating regularly in existing community meetings** and by hosting dialogue forums specific to projects identified in the IMP as they are implemented.
2. Fully participate and **engage in City Planning's Oakland neighborhood planning process** to establish priorities for neighborhood enhancement. Within that process, evaluate strategies identified in the IMP, cultivate new strategies, and develop a priority agenda, for deployment of resources moving forward. Adhere to the adoption of the plan.
3. For each campus development project that potentially impacts the adjacent neighborhoods, **directly engage community stakeholders early, and throughout their design** and development.
4. **Engage community stakeholders to identify issues of immediate concern** and develop short and long-term strategies to address them.
5. **Establish a process for communicating outcomes of performance** for targeted strategies and initiatives.

Neighborhood Enhancement Strategies

1. Economic Opportunities
2. Neighborhood Quality
3. Physical Enhancement
4. Retail and Services
5. Housing

Neighborhood Enhancement Strategies

Questions to consider as we walk through each topic:

- What are some of the ways in which you interact with the University of Pittsburgh every day? We'd like to hear what you like, resources you utilize that are offered by Pitt and experiences you expect throughout the year.
- Where are there opportunities for Pitt to do more of what is useful?
- In what ways are you challenged by being a neighbor to our institution?
- What would be your vision for effective partnership with Pitt?

Campus Development

ONE BIGELOW – DESIGN GUIDELINES

LOCATION	Area bounded by Bigelow Boulevard, Lytton Ave. and the Oakland Hotel
ALLOWABLE USES	Academic, administrative, education, residential or parking
MAXIMUM AREA	400,000 GSF (does not include below grade basement or garage space)
LOT SIZE	93,000 sqft
SETBACKS	Bigelow Blvd (east/west): 25 ft (Contextual to University Center); Lytton Street: 120 ft (Contextual to Oakland Hotel/University Center); Bigelow Blvd (north/south): 15 ft. (Contextual to Oakland Hotel); Oakland Hotel: 30 ft
MAXIMUM HEIGHT	130 ft (Contextual with height of Soldiers and Sailors Memorial Hall)
STEP BACKS	From Bigelow Blvd (east/west): 20 ft step back at 40 ft height; 100 ft step back at 60 ft height; Contextual to Soldiers and Sailors Memorial Hall and to reduce bulk impacts to Obsolete Farms community.

BOUQUET GARDENS

A mixed use student housing community for undergraduate and potentially graduate students.

The development is intended to integrate with the urban context by addressing the streetscape, locating active uses and retail on the ground floor.

New open space is planned on the interior of the block and key corners of the site



Existing Conditions



Proposed Development

Campus Plan Rendering



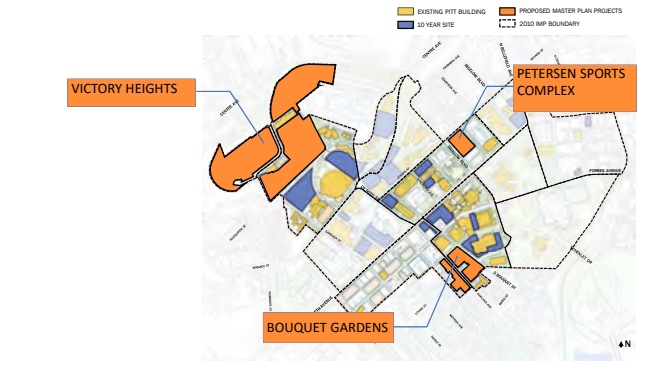
BOUQUET GARDENS – DESIGN GUIDELINES

LOCATION	Area bounded by Bouquet Street, Sennott Street and Oakland Avenue, and abutting properties zoned EM and RM (multi-family residential, high density).
ALLOWABLE USES	Residential, Retail, Commercial, Academic, Parking
MAXIMUM AREA	400,000 GSF
LOT SIZE	132,000 sqft
SETBACKS	Bouquet Street: 10 ft; Oakland Avenue: 30 ft (Contextual to existing conditions); Sennott Street: 5 ft (Contextual to existing conditions); Portion abutting RM-1: 15-25 ft (Complies with Residential Compatibility height and setbacks)
MAXIMUM HEIGHT	65 ft (Contextual to Sennott Square, Power Hall, and Barris Lab Building)
STEP BACKS	Complies with Residential Compatibility height and setback standards for portions abutting RM-1: 50 ft step back at 40 ft height; 100 ft step back at 50 foot height.

BOUQUET GARDENS (OAKLAND AVE) – DESIGN GUIDELINES

LOCATION	Area bounded by Oakland Avenue, Sennott Street and Arsenal Street, and abutting properties zoned OPA (Oakland Public Access) and R2A (Single-unit attached residential, high density).
ALLOWABLE USES	Residential, Retail, Commercial, Academic, Parking
MAXIMUM AREA	200,000 GSF
LOT SIZE	77,200 sqft
SETBACKS	Oakland Avenue: 0-15 ft; Sennott Street: 5 ft (Contextual to existing conditions); Portion abutting OPA: A (Maximum height: 0-20 ft); Portion abutting R2A: A (15-20 ft)
MAXIMUM HEIGHT	Northern Portion: 60 ft (Maximum allowable height under OPA-C zoning) and contextual to Sennott Square, Power Hall, and Barris Lab Building; Southern Portion: 40 ft (Maximum allowable height under OPA-A zoning) and contextual to central Oakland community
STEP BACKS	Complies with Residential Compatibility height and setback standards for portions abutting RM-1: 50 ft step back at 40 ft height; 100 ft step back at 60 foot height.

Workshop Focus Sites



ONE BIGELOW

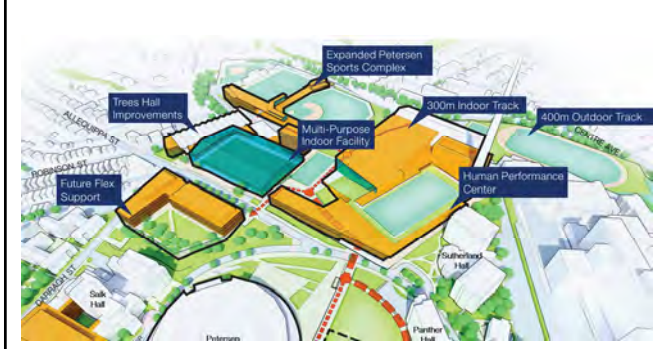
The Site is intended to be an academic facility that will house the new School of Computing and Information as well as innovation and collaborative research and teaching spaces.

The Master Plan envisions two buildings that front a new open space.

A low rise building with a setback is planned along Bigelow Blvd to the north.



VICTORY HEIGHTS



VICTORY HEIGHTS



VICTORY HEIGHTS



Moving Forward: Next Public Workshops

- Web based feedback on development sites
- Public Workshop #3
 - This workshop will provide the public an opportunity to focus on specific topics of the IMP:
 - Mobility and Traffic (Parking & Transportation)
 - Neighborhood Enhancement Feedback

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A5.0 PUBLIC MEETING #3 - APRIL 16, 2019

- A5.1 Sign In Sheet
- A5.2 Meeting Minutes
- A5.3 Scaife Hall Memorandum
- A5.4 Questions
- A5.5 Presentation Slides

Pitt Institutional Master Plan Meeting 4/16/19
 Transportation and Mobility

<u>Name</u>	<u>Name</u>
Alex Tave	Elizabeth Dwyre
Simone D'Rosa	MARY FLETCHER
CANARD CRICKEY	William Neely
MATTHEW RENDULIC	Emily Dielun
JAMIE DUCAR	Maxis Ramsey
Mayura Channarasappa	TIM PARBUTI
Leah Friedman	
Hersh Mercastan	
Daniel Rudy	
Kino Jung	
PODIE EDWARDS	
ELENA ZAITSOFF	
N. SLITHE RUNDORF	
Michael Medwed	
KEVIN SUGBAY	
GEORGE PEPHOPOULOS	
KSAKLOW	
Pat McMahon	
Felipe Palano	
STEVEN HERNANDEZ	
Derek Dauphin	
Wanda Wilson	
ANDREA BOYKOWYCZ	
Mark Oleniec	

Out of respect for the privacy of attendees, personal contact information has been redacted.

**University of Pittsburgh
 Institutional Master Plan
 Public Meeting No. 3
 April 16, 2019
 MEETING MINUTES**

PRESENTERS

Ron Leibow
 Nat Grier (VHB)

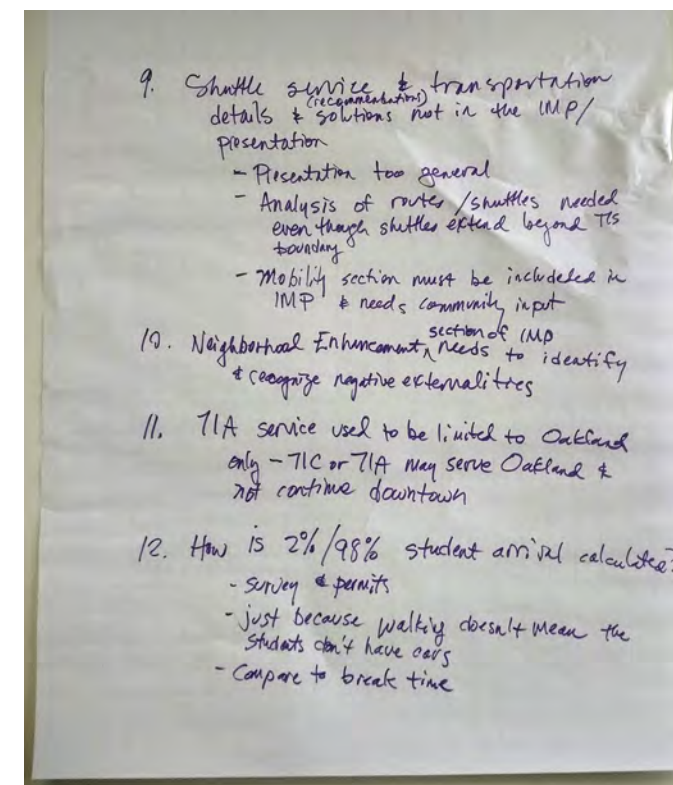
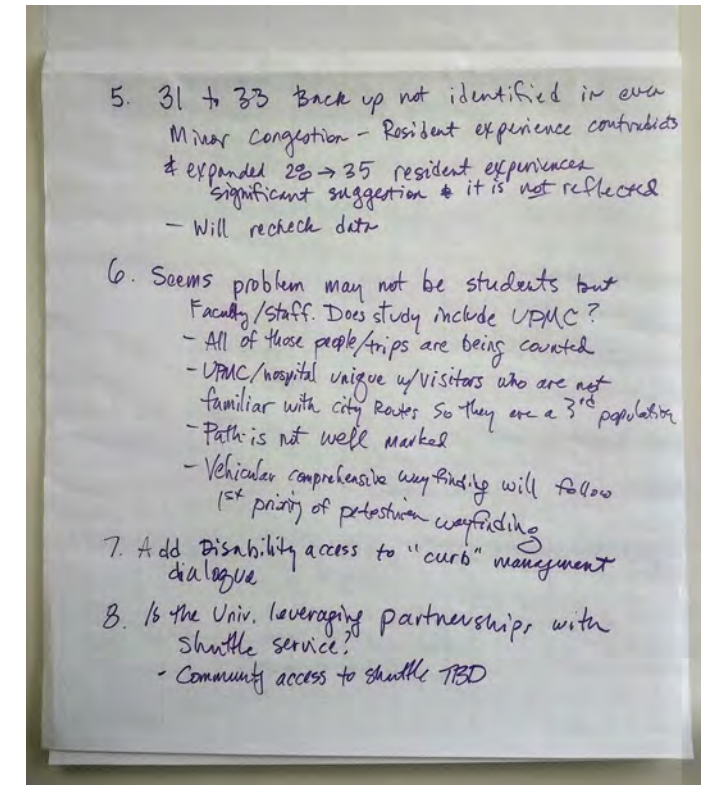
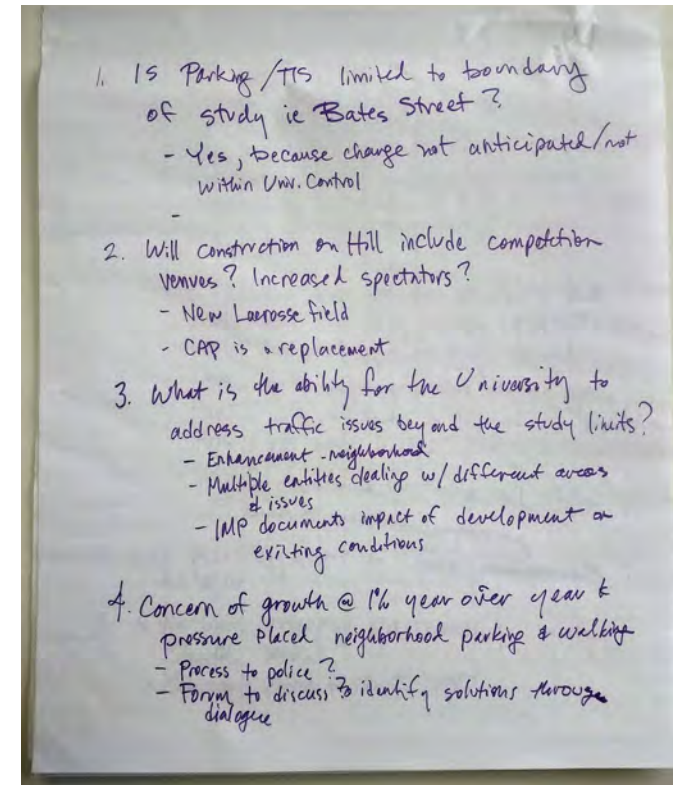
DOCUMENTED NOTES

1. Is Parking/TIS limited to the boundary of the study, i.e. Bates Street?
 - a. Yes, because the IMP does not anticipate or control change beyond /not within University's control
2. Will construction on Hill include competition (athletic) venues? Increased spectators?
 - a. New Lacrosse field
 - b. Cap is a replacement
3. What is the ability for the University to address traffic issues beyond the study limits?
 - a. Enhancement – neighborhood enhancement strategies
 - b. Multiple entities dealing with different areas and issues
 - c. IMP documents impact of development on existing conditions
4. Concern of growth at 1% year over year and pressure placed on neighborhood parking and walking
 - a. Process to police illegal parking?
 - b. Forum to discuss, process to identify solutions through dialogue
5. Intersection 31 to 33 back up not identified as even minor congestion –resident experience contradicts and expanded 28 through 35 resident experiences significant congestions and it is not reflected
 - a. Will recheck data
6. Seems problem may not be students but faculty/staff. Does study include UPMC?
 - a. All of those people/trips are being counted
 - b. UPMC/hospital unique with visitors who are not familiar with city routes, so they are a 3rd population
 - c. Vehicular path is not well marked
 - d. Vehicular comprehensive wayfinding will follow 1st priority of pedestrian wayfinding
7. Add disability access to "curb" management dialogue
8. Is the University leveraging partnership with shuttle service?
 - a. Community access to shuttle TBD
9. Shuttle service and transportation details and (recommended) solutions not in the IMP/presentation
 - a. Presentation too general
 - b. Analysis of routes/shuttles needed even though shuttles extend beyond TIS boundary

- c. Mobility section must be included in IMP and needs community input
- 10. Neighborhood Enhancement section of IMP needs to identify and recognize negative externalities
- 11. Bus route 71A service used to be limited to Oakland only – 71C or 71A may serve Oakland and not continue downtown
- 12. How is 2% SOV vs 98% walking student arrival calculated?
 - a. Survey and permits
 - b. Just because walking doesn't mean the students don't have cars
 - c. Compare traffic counts during to break time

ADDITIONAL NOTES

- Does the analysis track people outside of the EMI district? It does not
- CORRECTION: Indoor track will have 1,500 spectator seating
- During basketball games, Bates Street backs up to Bouquet Street.
- Better traffic management for events at the Pete.
- Report data after confirmed? Will in final report.
- Need to address existing parking conditions in the neighborhood; study residential parking; number of city permits issued to students.
- (Q) Student housing development should keep up with enrollment. Housing numbers new construction will be confirmed.
- There are negative externalities that come with the shuttle system and they need addressed.
- (Q) Confirm how the 97% of students that do not drive get to campus? Will confirm.
- Traffic study should be considered in between semesters too.
- The no net new parking commitment does not help and may increase parking in the neighborhood.
- (Q) The Port Authority circulator stopped because of Pitt shuttle? Needs confirmed.



A5.3 Scaife Hall Memorandum



University of Pittsburgh

Facilities Management Division

3400 Forbes Avenue
Pittsburgh, Pennsylvania 15213
(412) 624-9500

MEMORANDUM

University of Pittsburgh
Community Meeting

April 16, 2019
6:00 PM EST

Purpose:

This memorandum pertains to proposed renovations to Scaife Hall, situated on the University of Pittsburgh’s campus in the neighborhood of Oakland at the intersection of Terrace & Lothrop Streets. A proposed addition and renovation to Scaife Hall is currently included in the University of Pittsburgh’s new Institutional Master Plan (IMP), which will be submitted to the City for review later this year.

By way of this public meeting, we are announcing the SCAIFE HALL renovation will depart from the current IMP process effective tonight, Tuesday, April 16, 2019, to pursue an alternative path for compliance through a variance that will allow for expansion and improvement not shown in the IMP FINAL REPORT dated **January 29, 2010**.

The alternative path for compliance will align with the Division of Development Administration and Review under the purview of the City of Pittsburgh, Department of City Planning. As such, we intend to appear before the Zoning Board of Adjustment for hearing and action to complete the Zoning process, Design Review, Community Outreach, and other regulatory requirements to initiate and complete the proposed development.

Community Process:

The University of Pittsburgh intends to convene public meetings with neighborhood groups, community organizations, and institutions including, but not limited to: the Oakland Registered Community Organizations (RCO) (which is OPDC), CARLOW University, UPMC, and West Oakland Neighborhood Group.

A5.4 Questions

Outstanding Questions - Public Meeting #2

1. What’s going in place of Trees Hall
 - In the long-term, a multi-purpose building with indoor turf fields
2. Will One Bigelow block the Oaklander restaurant?
 - The design for One Bigelow is uncertain at this time, however the design guidelines afford the ability to develop a building at a higher elevation than the Oaklander.
3. What about the arts?
 - The new Provost continues to evaluate academic programs including the arts to ascertain their long-term vision in alignment with the University’s Strategic Plan.
4. What does Pitt own land wise at Frick Fine Arts?
 - The University has a land license with the City of Pittsburgh for the facility.

Outstanding Transportation and Mobility Suggestions / Questions Public Meetings #1 and #2

- There is an illicit market for parking not addressed by code. They include sub-leases for backyard parking.
- Lobby for cars to be registered
- Incentives for leaving car
- Regular shuttle trips to major centers on evenings/weekends
- Extend shuttle to Oak Hill
- Community shuttle access
- Talk to DOMI about pedestrian safety: 4 way stops, etc.
- Barriers between pedestrians and vehicles
- Foot bridges over roads
- Foot/bike/car conflicts; Traffic; Crosswalks
- No parking at Trees Hall.
- North portal congestion during games

Outstanding Questions - Public Meeting #2

5. Do we use dog-friendly salt?
 - We do not use dog-friendly salt as it is cost prohibitive to use in a large scale operation such as Pitt.
6. Control costs for building - what’s the plan for it?
 - As with all projects, we have a strict, incremental design delivery system that requires a cost estimate at every stage. We benchmark against scope and budget, and make design adjustments accordingly.
7. How many parking facilities on campus?
8. Why mow hillsides?
 - We mow hillsides to keep them aesthetically pleasing. As part of our sustainability goal we are transitioning several grass hillsides to areas that will flourish with native plants.

Scaife Hall Addition Update

Alternative path for zoning compliance.



A5.5 Presentation Slides



Third Public Meeting Presentation

1. Introductions
2. Update
 1. Schedule
 2. Scaife Hall
 3. Previous Public Meeting Questions
3. Transportation & Mobility (presentation & discussion)
 1. Existing Conditions
 2. Future Conditions & Needs
 3. Mobility Goals & Strategies
4. Urban Design Site Development Guidelines
 1. CMP/IMP/PDP
 2. Example Walk-Through
5. Next Meetings

- ### Outstanding Transportation and Mobility Suggestions / Questions Public Meetings #1 and #2
- Lobby for cars to be registered
 - Incentives for leaving car
 - Regular shuttle trips to major centers on evenings/weekends
 - Extend shuttle to Oak Hill
 - Community shuttle access
 - There is an illicit market for parking not addressed by code. They include sub-leases for backyard parking.
 - Talk to DOMI about pedestrian safety: 4 way stops, etc.
 - Barriers between pedestrians and vehicles
 - North portal congestion during games
 - Foot bridges over roads
 - Foot/bike/car conflicts; Traffic; Crosswalks
 - No parking at Trees Hall.

Transportation & Mobility Presentation & Discussion

Revised IMP Schedule

ORIGINAL	REVISED	
December 20:	December 20:	First City Performance Target Meeting
January:	January:	Micro Meetings with key community stakeholders
February 11:	February 11:	First Public Meeting: Introduction IMP Process to community
February 15:	February 15:	Publish Final Campus Master Plan
February 22:	February 22:	Second City Performance Target Meeting
March 11:	March 11:	Second Working Public Meeting: Neighborhood Enhancement
	April 1-10:	Five Individual Community/Neighborhood Meetings
	April 11:	Innovation District Public Meeting
April 15 +/-:	April 18:	Third Working Public Meeting: Transportation
	May 1 +/-:	Fourth Public Meeting: Neighborhood Enhancement Strategies
	May 13 +/-:	Fifth Public Meeting: Development Site Design Guidelines
April 20 +/-:	May 20 +/-:	Third City Performance Target Meeting
May 1 +/-:	May 28 +/-:	Sixth (Final) Public meeting Presentation
May 10th:	June 15th:	Final Document for publishing and legislative approval
May-July:	June - Fall:	Legislative process: Planning Comm. / City Council



- ### Mobility Analysis & Documentation for IMP (What's Different?)
- Two pieces: Transportation Impact Statement (TIS) & Mobility Chapter (6) of IMP
 - Transportation Impact Study (TIS) evaluates conditions with the development sites identified in the IMP
 - Technical evaluation of transportation elements
 - Scoped in coordination with DCP and DOMI (41 intersections)
 - IMP focuses on broad transportation conditions and a specific vision
 - Goals and roadmap for achievement
 - Analysis and recommendations from TIS are aligned with IMP to include
 - Goal-setting
 - Proposed mitigations

Existing Conditions

- ### Outstanding Questions - Public Meeting #2
1. What's going in place of Trees Hall?
 - In the long-term, likely a multi-purpose building with indoor turf fields
 2. Will One Bigelow block the Oaklander restaurant?
 - The design for One Bigelow is uncertain at this time, however the design guidelines afford the ability to develop a building at a higher elevation than the Oaklander.
 3. What about the arts?
 - The new Provost continues to evaluate academic programs including the arts to ascertain their long-term vision in alignment with the University's Strategic Plan. In response to public commentary, Music Building will remain and the Frick Fine Arts addition has moved forward into the 10 year development horizon
 4. What does Pitt own land wise at Frick Fine Arts?
 - The University has a land license with the City of Pittsburgh for the facility.

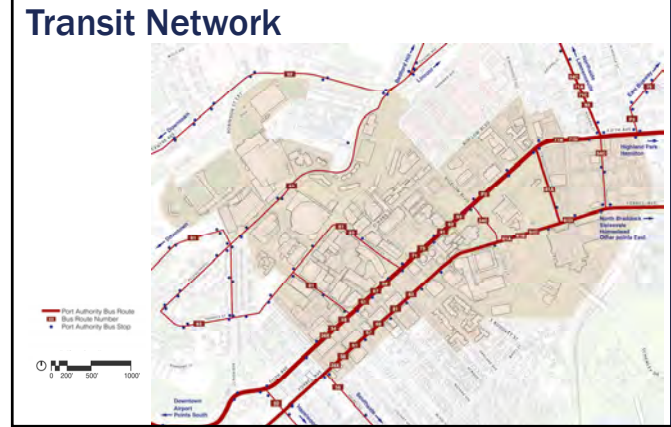
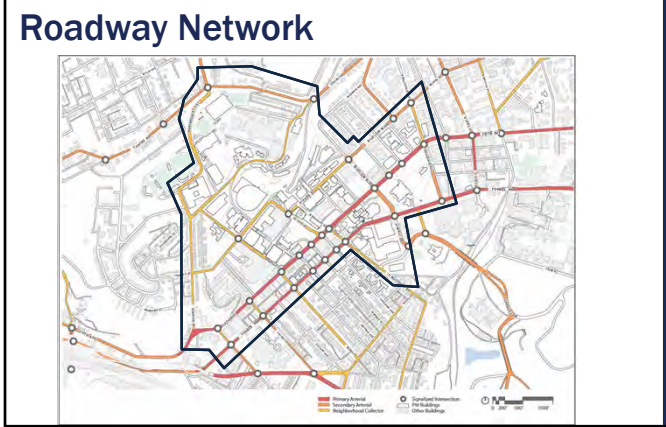
- ### Outstanding Questions - Public Meeting #2
5. Do we use dog-friendly salt?
 - We do not use dog-friendly salt as it is cost prohibitive to use in a large scale operation such as Pitt.
 6. Control costs for building - what's the plan for it?
 - As with all projects, we have a strict, incremental design delivery system that requires a cost estimate at every stage. We benchmark against scope and budget, and make design adjustments accordingly.
 7. How many parking facilities on campus?
 - 58 Total sites, which includes facilities outside the EMI
 8. Why mow hillsides?
 - We mow hillsides to keep them aesthetically pleasing. As part of our sustainability goal we are transitioning several grass hillsides to areas that will flourish with native plants.

- ### Transportation & Mobility System Required Documentation
- Existing Parking
 - Roadway Network
 - Transit Network
 - Bicycle Network
 - Existing Mode Split
 - Existing Transportation Demand Management (TDM) Programs

Existing Parking Summary

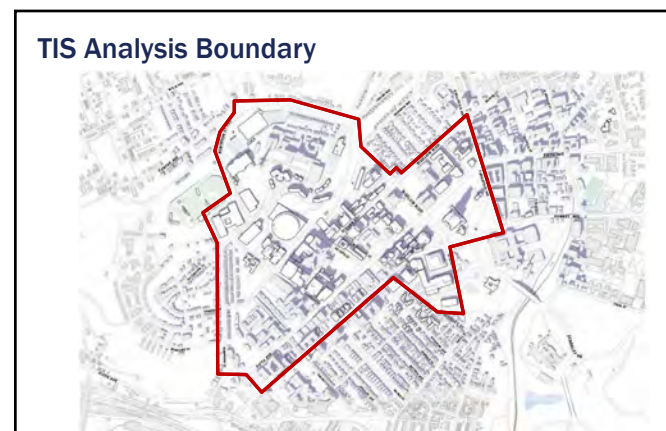
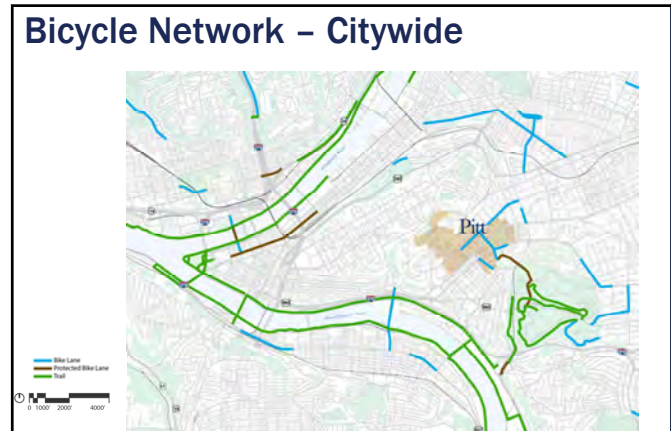
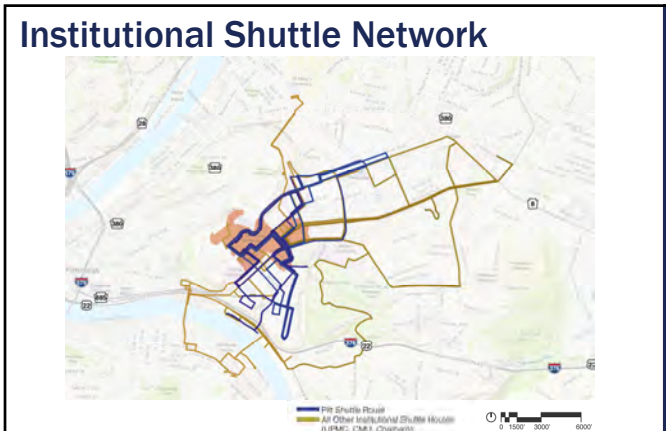
- Pitt Currently Controlled Parking Spaces within EMI District

3,987 owned spaces
202 leased spaces
 4,189 total spaces

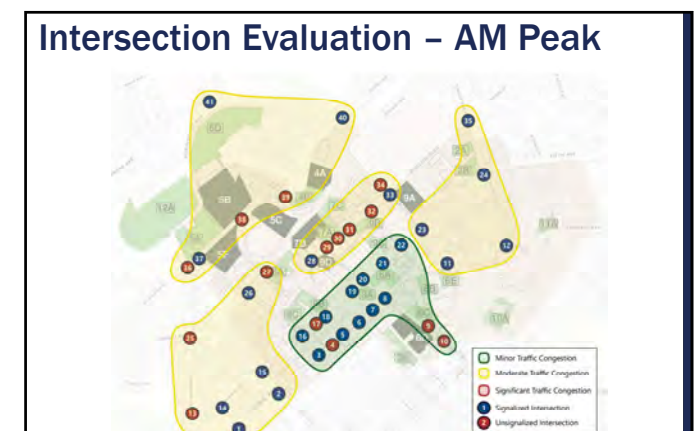
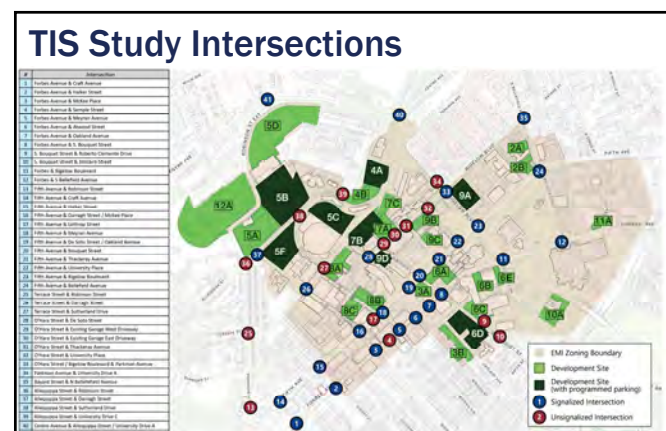
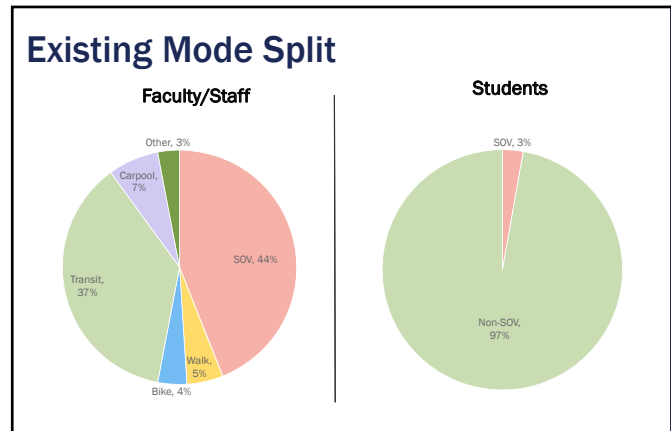
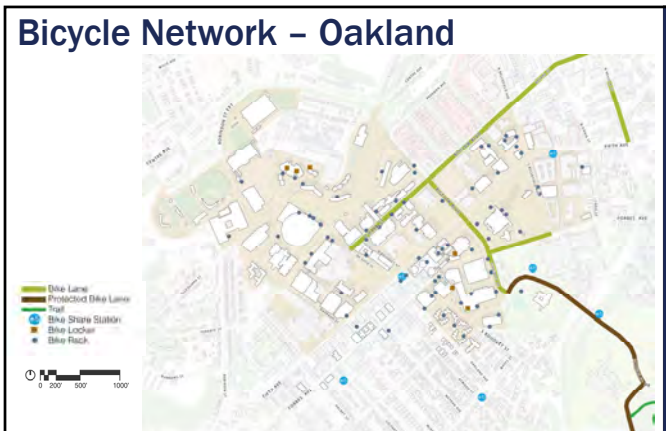


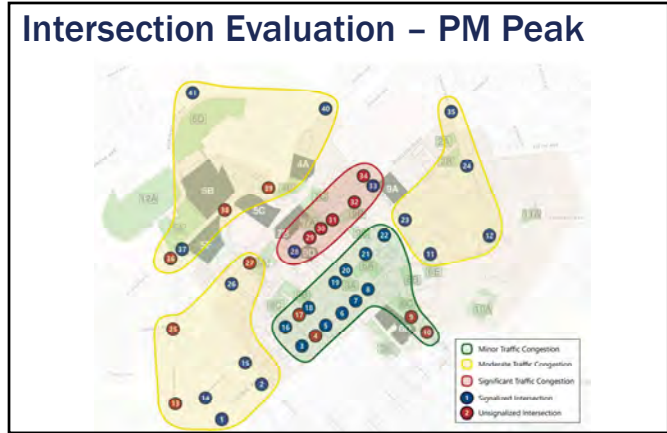
- ### Existing TDM Programs
- Free unlimited rides on Port Authority transit for faculty, staff, students
 - Extensive Pitt shuttle system serving Oakland, South Oakland, North Oakland, and Shadyside
 - SafeRider program provides guaranteed ride home up to 25 rides/semester
 - Bike amenities include lockers, racks, secure bike room, fix-it stations
 - Pitt recognized as Bronze Level Bicycle Friendly University by League of American Bicyclists
 - 5 Healthy Ride bikeshare stations on campus, 8 more planned
 - Reduced parking permit price for carpools
 - Carpool and vanpool options available through SPC's CommuteInfo program

- ### TIS Scope Overview
- Considers full 10-year build condition
 - Impacts assessed against Future Without Development Condition
 - Will account for BRT, Smart Spines signal optimization
 - Projected Traffic Volumes and Intersection Capacity Analysis
 - Background traffic – growth rate from SPC/DOMI
 - Person-trip generation by mode of travel and university population
 - Mode split using Make My Trip Count data and Pitt survey data
 - LOS, queuing, delay analysis by intersection for Future Without Development and Build Condition
 - Multimodal (transit, bicycle, pedestrian) and loading/service conditions
 - Conclusion and proposed mitigations by mode



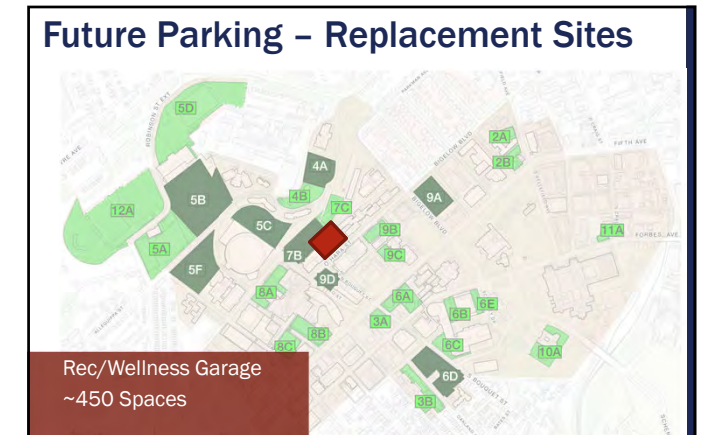
- ### Transportation Data Collection Summary
- Intersection Count Information
 - Collected on Wed, Nov. 14, 2018
 - Supplemented by UPMC data collected in Spring 2018
 - Travel trends based on surveys conducted as part of Campus Master Plan process
 - Mode
 - Preferences



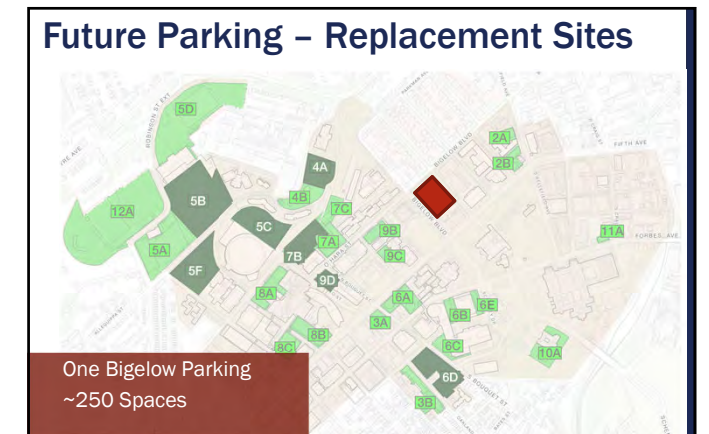
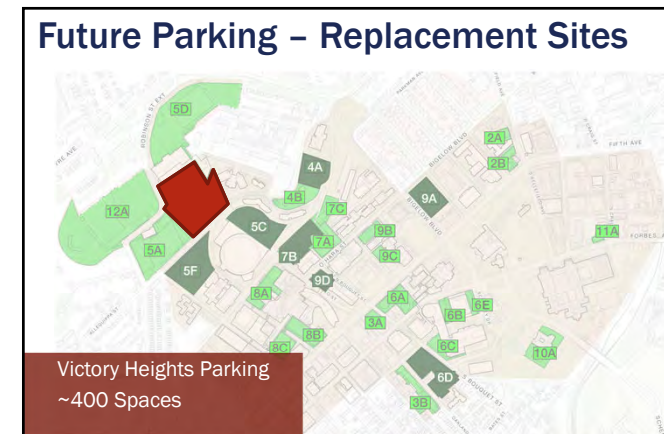
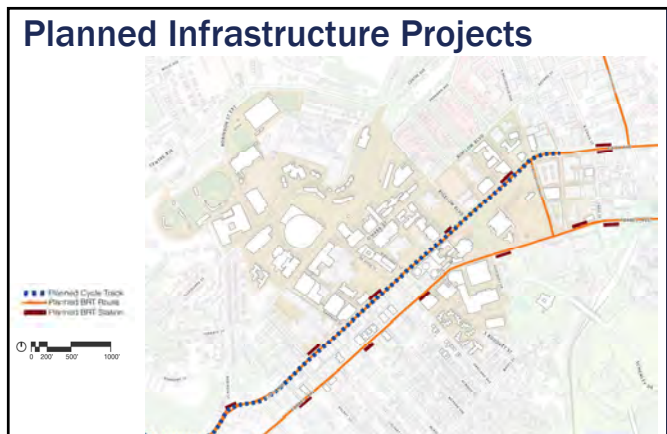


Existing Conditions

Questions



Future Conditions & Needs

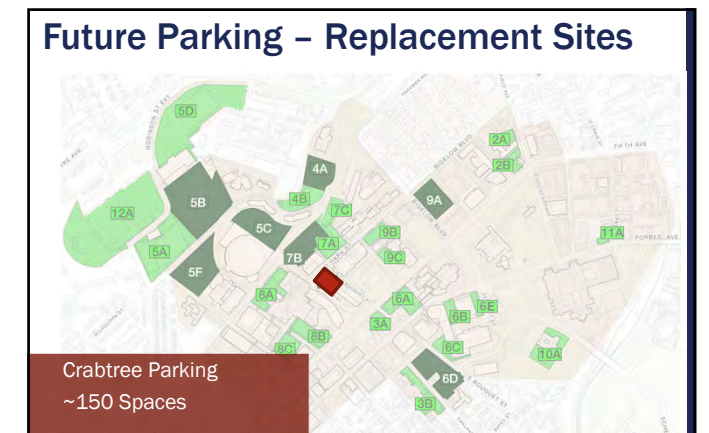
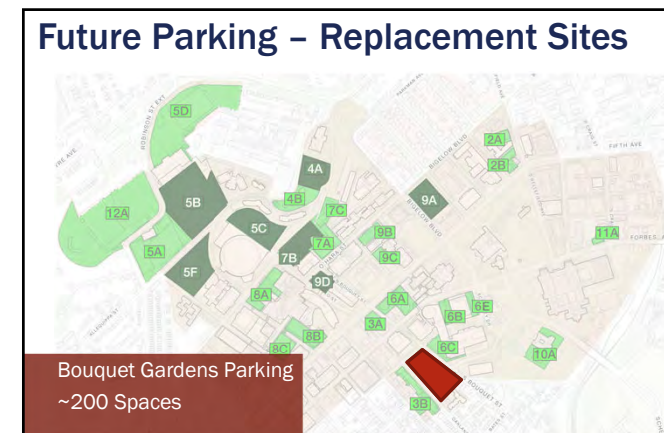


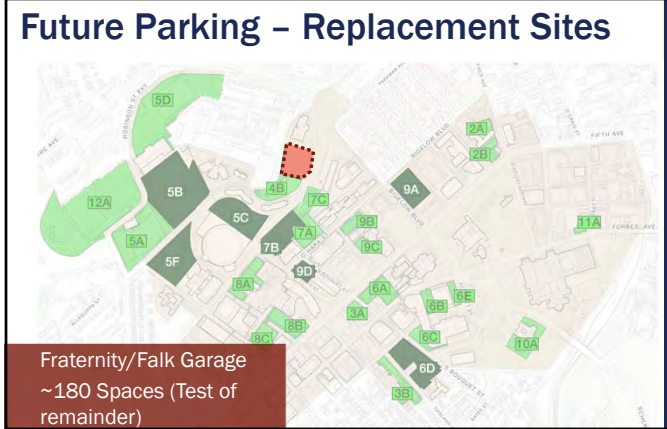
University Population Growth

- Historical university population growth was 1.1% per year over the last 10 years
- Going forward, we envision growth to be consistent with historical growth
- Growth factors for the TIS:
 - ~1.0% per year for undergraduates
 - ~1.8% per year for grad students
 - ~1.0% per year for staff
 - ~0.5% per year for faculty

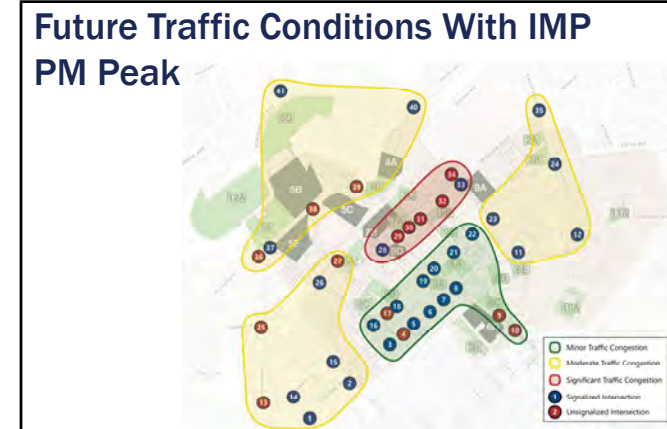
Future Parking: Guiding Principles

- Replace parking losses on 1:1 basis
 - Anticipated loss of 1,630 spaces with implementation of 10-year development program
- No net new parking on campus
 - Relying on effective TDM strategies to serve population growth
- Focus replacement on existing locations
- Favor new locations at campus edge (university & partnership sites)



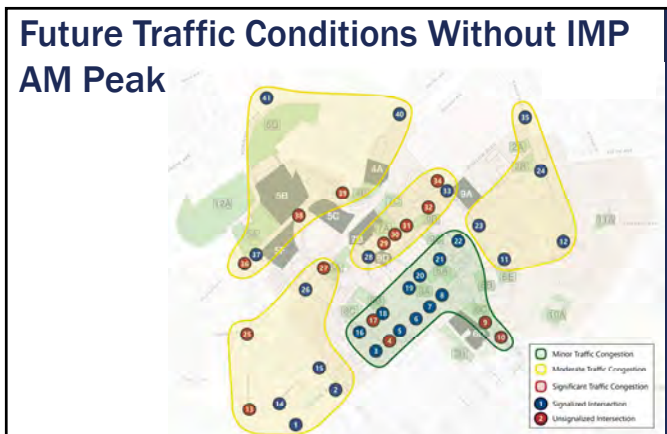
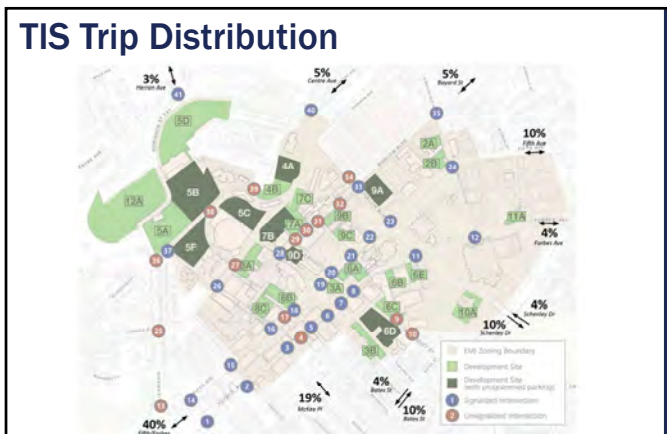


- ### Parking Replacement Strategy
- Phasing projects to minimize parking disruptions (e.g. Victory Heights)
 - Large development projects strive to deliver parking first
 - Currently securing temporary local & remote parking sites for during construction
 - Working with partners to identify alternative event parking (e.g. VA garage)
 - Evaluating partnership opportunities (e.g. Carlow, UPMC)



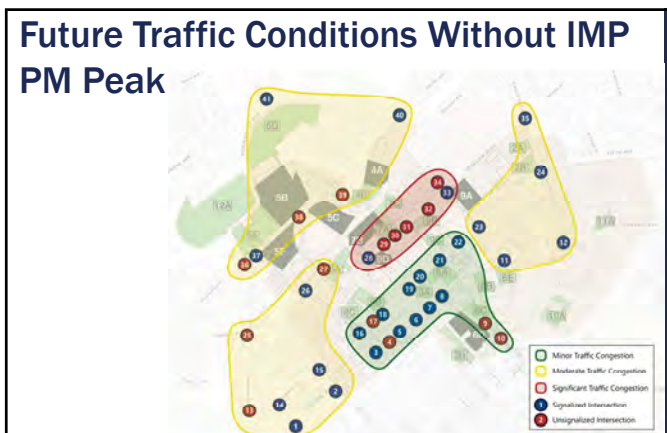
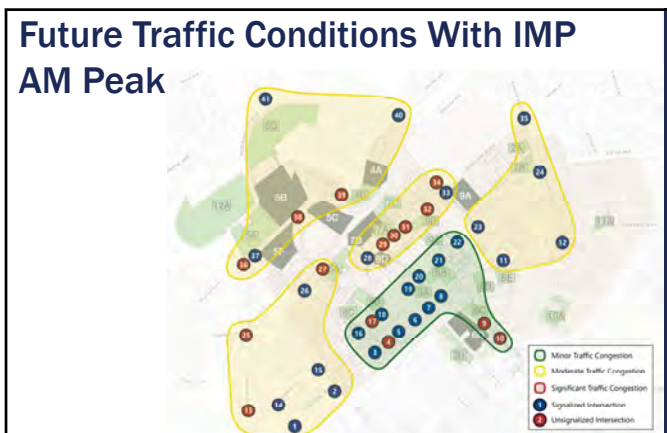
Future Conditions & Needs

Questions

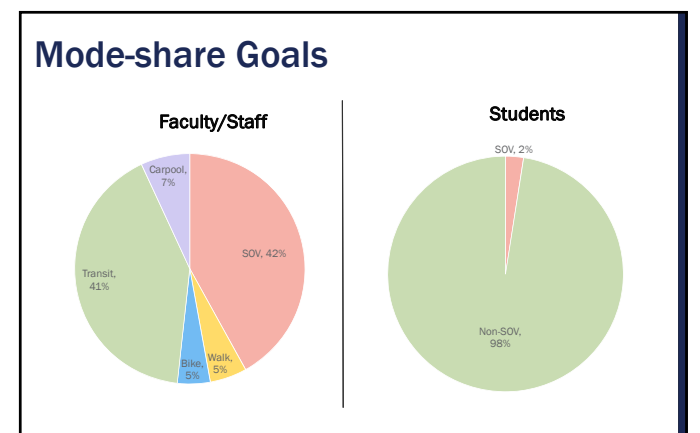


Mobility Goals & Strategies

- ### Pitt's IMP Mobility Goals
- Goal 1: No net new on-campus parking
 - Goal 2: Reduce Single Occupancy Vehicle (SOV) mode share by 4%
 - Goal 3: Enhance & leverage partnerships to improve mobility options
 - Goal 4: Position Pitt (constituency & transportation network) to adapt to changes in the University, Region, and Society
 - Goal 5: Verify & improve program performance



- ### Goal 1: No Net New Parking
- Cap parking spaces on campus
 - Advance parking management techniques to optimize utilization of existing inventory and minimize need for replacement parking



Goal 2: Reduce SOV Mode Share

- Designate a dedicated TDM Coordinator to manage the University's TDM Program
- Organize all transportation-related resources and information into a centralized location
- Encourage the use of non-SOV modes through financial incentives and parking fee structure
- Encourage investments in public transportation that serves Oakland constituencies

Goal 3: Enhance & Leverage Partnerships

- Coordinate with DOMI on an ongoing basis to improve bicycle and pedestrian access to campus
- Coordinate with Port Authority on an ongoing basis to improve transit access to campus (service routes & public funding)
- Identify and execute opportunities to optimize the shuttle network
- Increase internal and external dialogue, communication, and cooperation on the University's TDM Program

Urban Design Site Development Guidelines

Opportunities for Community Input

CAMPUS MASTER PLAN

- Pitt's vision for campus development to support its strategic plan

INSTITUTIONAL MASTER PLAN

- Legislative instrument required by the zoning code for institutions having large land masses; it documents Pitt's 10 year, development intentions

PROJECT DEVELOPMENT PLAN

- Public approval process required by City Planning for Pitt to execute each development project over 25,000 SF; it documents a project's final design



Goal 4: Position Pitt to adapt to change

- Plan and implement effective curbside management
- Evaluate opportunities for flex-work, telework and tele-learning institution-wide
- Better align Pitt's transportation policies with its sustainability and resiliency plans

Goal 5: Verify & Improve Program Performance

- Conduct ongoing monitoring and evaluation
- Conduct ongoing marketing and education related to transportation options
- Provide the Pitt community with TDM and travel program support, with refinements as needed to meet changing preferences and demand

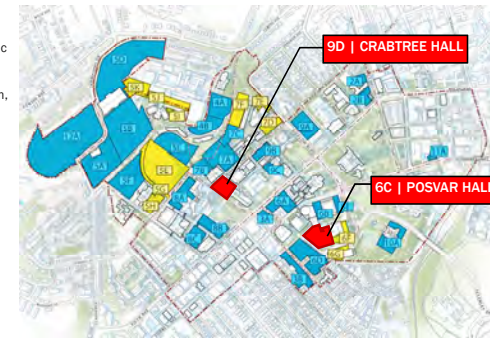
Urban Design Guidelines

A draft of the urban design guidelines shall be released to the public **this month**

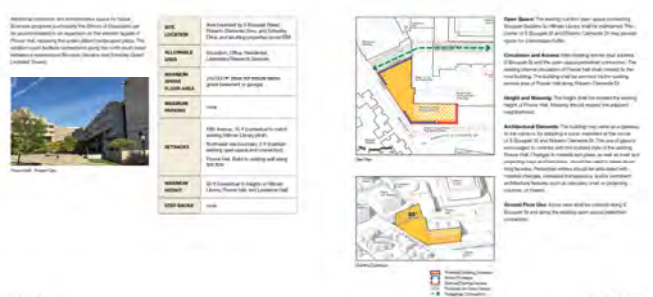
Guidelines building form, architectural character, civic realm and streetscapes, open space, and an overview of the 12 IMP districts

29 site-specific guidelines are provided

2 redevelopment sites (Posvar Hall Addition, Crabtree Hall Redevelopment) are provided here as a preview



Site 6C | Posvar Hall Addition

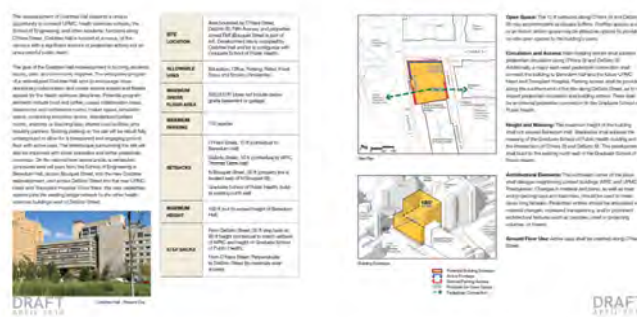


Conclusions

- Pitt is prioritizing reducing the neighborhood impact of its transportation needs
- Pitt's parking development strategy is designed to minimize neighborhood impacts
- Preliminary TIS analysis shows Pitt's 10-year growth agenda does not increase congestion
- Pitt's transportation strategy leverages assets and partnerships to enhance mobility in Oakland

Questions + Comments

Site 9D | Crabtree Hall Redevelopment



Questions + Comments

Revised IMP Schedule		
ORIGINAL	REVISED	
December 20:	December 20:	First City Performance Target Meeting
January:	January:	Micro Meetings with key community stakeholders
February 11:	February 11:	First Public Meeting: Introduction IMP Process to community
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May 1 +/-:	May 28 +/-:	Sixth (Final) Public meeting Presentation
May 10th:	June 15th:	Final Document for publishing and legislative approval
May-July:	June - Fall:	Legislative process: Planning Comm. / City Council

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A6.0 PUBLIC MEETING #4 - MAY 2, 2019

- A6.1 Sign In Sheet
- A6.2 Meeting Minutes
- A6.3 Parking and Transportation
- A6.4 Presentation Slides
- A6.5 City Review Comments

NAME	ORG/AFFILIATION
JEFF YEAMMILL	Pitt Parking
Scott ARTIS	Pitt Transportation
LIZ GRAY	OPDC
Andres Boykowycz	OPDC/Oakland resident
CARLINO GIAMPOLO	PANTHER HOLLOW RESIDENT
NORM CLEARY	SFCA
Michael Friday	SFCA
Maureen Sweeney	Hilton
Jena Meyer	Housing
Mollie March-Steinman	Pittsburgh City Council District 6
Heidi Merestly	Comm. from Skillingoy
Julie Bannister	BAS/Pitt
Ray Weman	Property Owner
GUY GIAMPOLO	PANTHER HOLLOW
Scott Bernotas	Pitt
Derek Dauphin	DCP
Melissa McSwigen	SF, etc.
ANN McLEOD	OPDC/OAKLAND RESIDENT

Eric Macatangdang	SGB/OPDC
Wanda Wilson	OPDC
BOB KETTE	CMU
TIM PARENTI	RESIDENT
Matthew Rendulic	Pitt
ELIZABETH FRAMES	Skilling Farms
KEVIN SHEEHY	PIT

**University of Pittsburgh
Institutional Master Plan
Public Meeting No. 4
May 2, 2019
MEETING MINUTES**

NOTE: QUESTIONS AND ANSWERS ARE IN BLUE.

Lina Dostilio Statement on behalf of the University of Pittsburgh:

Within the city's IMP guidelines, the actions institutions take to address their impact on surrounding neighborhoods are called "Neighborhood Enhancements." As part of Pitt's IMP process, some of you have suggested that our neighborhood enhancements begin by the University acknowledging its impact on the communities that border our Pittsburgh campus. On behalf of colleagues from across the University who plan and implement on-campus housing, off-campus living, transportation and parking, facilities management, and community and governmental relations, we want you to know that we hear you. The University of Pittsburgh has impacted your neighborhoods as it has grown over its 110-year history in Oakland, through our campus developments and their associated construction processes, our students who live in privately-owned housing off campus, parking and transit needs of our students, staff, and faculty, and the ways in which the campus acquired property on its campus edges. The by-products of our size and growth can create challenges for residents who live close to us. They can also create benefits, if our programs and services that are open to the community are well publicized, accessible, and thoughtfully engaged with our neighbors. Proximity to a vibrant campus, major employer, and institution of life-long learning can be a substantial opportunity for our neighbors. In recognition of the impact we make, we are committed to continuing our work to address concerns as you share them with us and we are committed to enhancing the positive contributions we make to the quality of life in your community.

1. Mr. Giampolo stated the following: I am requesting once again that my email of March 10, 2019 with the document "Investigations Needed by Oakland Residential Community" be given to each member of the Board of Trustees. If the request is not being honored, then our community wants a letter from Chancellor Patrick Gallagher as to why. That letter should also be made a part of the minutes.
2. Pit should put their negative impacts on the website.
3. The University should restrict students to live in certain neighborhoods. Isn't there legislation proposed for this? The community wants conversations.
 - a. Paul S. University is willing to have a conversation about this legislation.
4. Litter – The University should give the community \$4 out of student tuition to handle the litter – SOUL program. See OaklandDignity.com.
5. Concerned that no net new parking will force people to park in the neighborhood.
6. During holidays there is plenty of parking, and during the school year there is no parking. That should be studied.
7. OPDC wants to work with Pitt to establish performance measures.
8. Shuttles – TDM and sustainability, the University should set goals and strategies.

Out of respect for the privacy of attendees, personal contact information has been redacted.

9. One Bigelow:

- a. Will there be a population location shift?
Yes certain departments will collaborate in the building.
- b. Will One Bigelow house non-University staff?
i. The program is just getting started to confirm tenaning.
- c. SCI will be a main tenant. There will be no non-University students for this department.
- d. Parking to be included is less than today's 350 count and is for current parking patrons.
- e. Why can't green space be by the neighborhood vs. in the middle?
i. That question will be reconciled during design and community engagement.
- f. There is a concern about noise during construction
- g. Will it block the view of the Cathedral? Why can't it be 10 stories vs. 17? It will affect property values. It will affect the view from Lytton Ave.
i. The University will look into these concerns for this development site.

10. Are there statutory laws for Pitt police enforcing parking codes?

- a. Pitt Police can only enforce parking on Pitt property.

11. West Chester University has implemented zoning practices to protect housing values.

12. What about building re-use?

- a. The University's Campus Master Plan has 70% of improvements as renovations.

13. Hydropower:

- a. Are you still working on Hydropower?
i. Yes, the University will secure 25% of electrical use energy annually from this renewable resource.
- b. Will it be less expensive?
i. It is unclear the long-term cost model due to market conditions.
- c. Where is the cost/money for the Hydropower coming from?
i. University funds.

14. We had a grocery store and now it's gone. We had two grocery stores, now a residential community can't support one.

15. We would like the Board of Trustees to answer our concerns.

- a. How do we get a letter to them/contact them?
i. Send correspondence to the University of Pittsburgh's Office of the Board of Trustees.
- b. Can we get a schedule of their meetings?
i. Meeting dates can be found on Pitt's web site.

16. You said Pitt doesn't want to expand but also that you want to expand retail services – there needs to be a balance.

17. The Innovation District should be in Uptown.

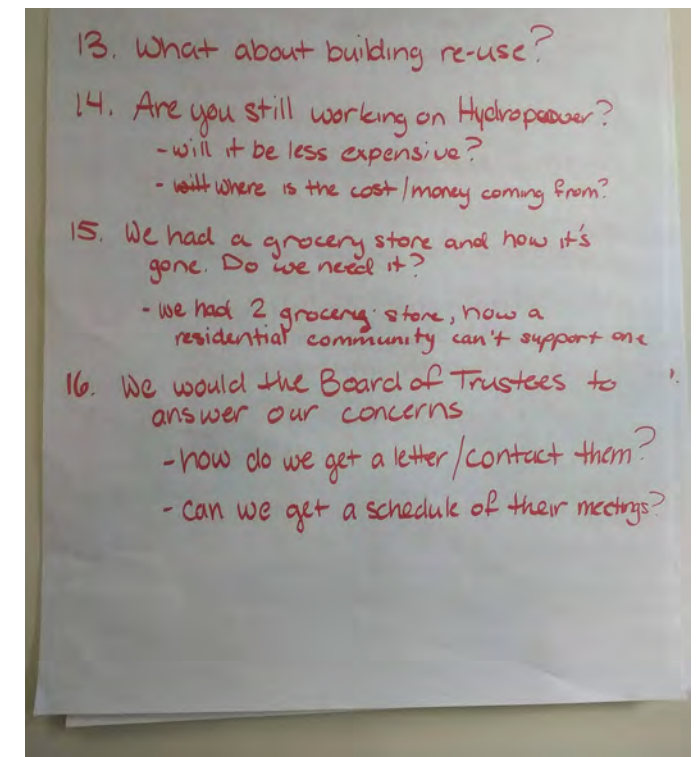
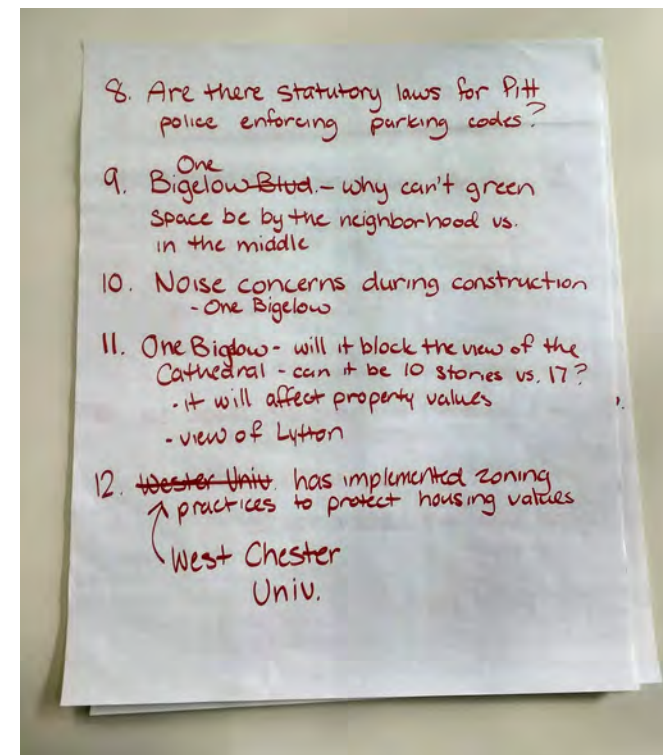
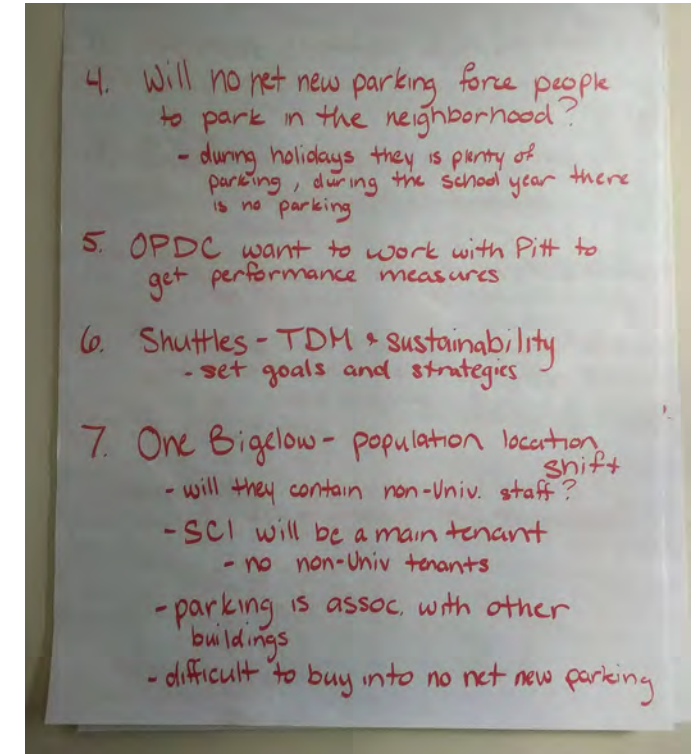
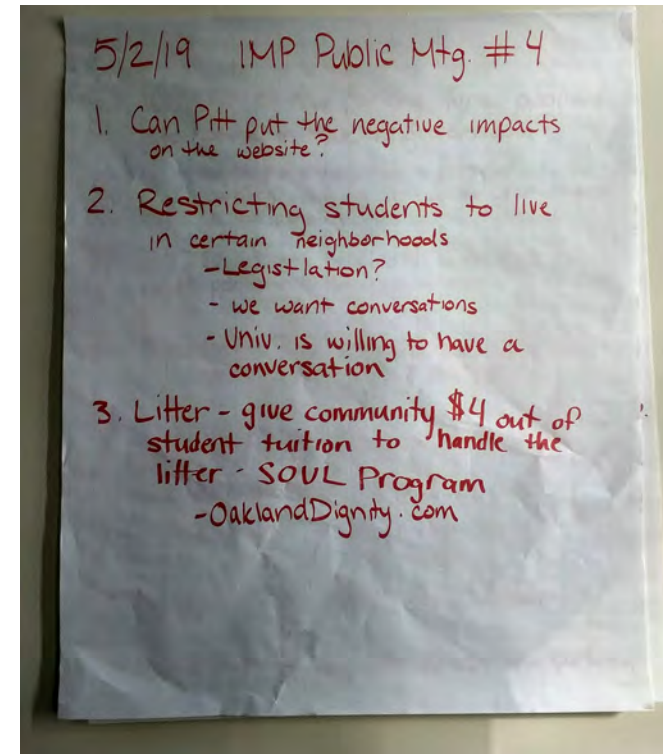
18. Will housing keep up with enrollment?

- a. The University housing construction agenda is meant to keep up with enrollment changes knowing not all students live in University housing.

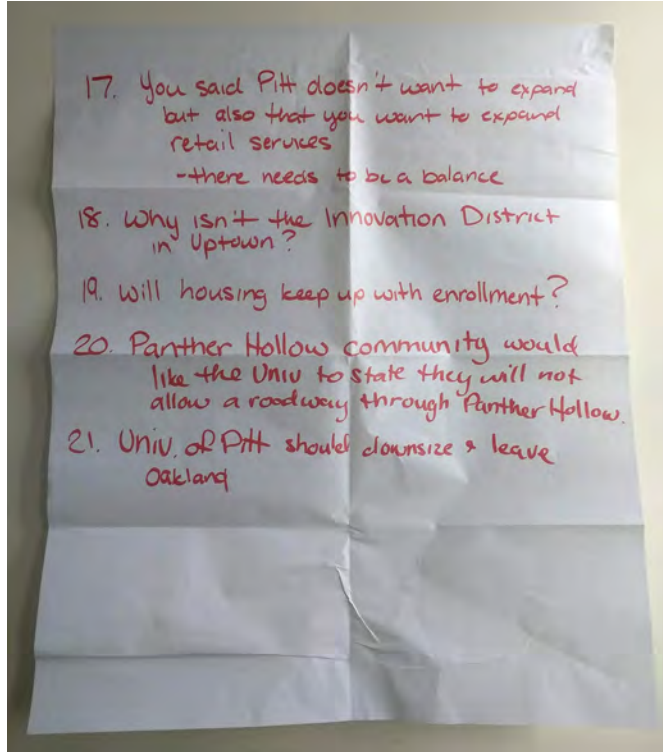
19. Panther Hollow community would like the University to state they will not allow a roadway through Panther Hollow.

20. Pitt - The transportation project path is not settled so the University has not taken a position.

21. The University should downsize and leave Oakland.



A6.3 Parking and Transportation



Address parking and transportation concerns: Pitt will . . .

Enhance Pitt's Transportation Demand Management (TDM)

- Designate a TDM Coordinator to manage the University's TDM program, centralize information, and monitor and evaluate performance
- Encourage and incentivize students not to bring cars, and move toward restriction as Pitt implements its parking deployment and allocation strategy
- Increase opportunities for flex-work, telework and tele-learning institution-wide by frequently reviewing Pitt's new Remote Work Policy
- Increase Pitt's mode share away from SOV through parking management strategies, and education

Improve parking management and optimize opportunities:

- Ease future traffic congestion by capping parking spaces on campus at current inventory count. "No net new parking" on campus
- Enhance parking management through fare structure, higher utilization of existing inventory, space allocation and flexibility strategies
- Partner with Oakland institutions (e.g. UPMC and Carlow) to develop shared garages and multi-modal sites at the campus edge
- Work with the Port Authority to:
 - Enhance bus service to, from, and within Oakland
 - Identify opportunities, and participate in partnerships for new or expanded, regional park and ride locations in urban and suburban areas underserved with one-seat rides due to legacy public transit cuts
 - Support the implementation of the Port Authority's Bus Rapid Transit Program.

Address parking and transportation concerns: Pitt will . . .

Enhance mobility:

- Improve South Oakland circulation by bringing Louisa Street through to Bouquet as part of student housing project
- Work with DOMI to improve mobility options for bicycle and pedestrian access in Oakland
- Plan and implement effective curbside management when developing projects

STUDY the following to further alleviate parking and transportation impacts on the neighborhood:

- Accessibility across campus along with general curb management strategies that will evolve with future mobility demands for shared services, on-demand ride-sharing, vehicle electrification, and reduction in SOV. Partner with business district and neighborhood where appropriate
- Options to help address parking in neighborhoods and residential enforcement
- Ways to improve ADA parking and loading campus-wide and adjacent neighborhoods

A6.4 Presentation Slides

Address parking and transportation concerns: Pitt will . . .

- Convene a shuttle and ride-sharing system study to:
 - Explore opportunities with institutional and private partners to optimize operations
 - Examine partner operations' role in the neighborhood
 - Consider broadening community access
- Bring forth data collection and analysis into the Neighborhood Planning Process
- Develop and implement effective strategies that improve the University's shuttle system and:
 - Ensures an efficient operation
 - Serves student safety and access, and facilitates employee mobility
 - Is considerate of community access and neighborhood encroachment

Address parking and transportation concerns: Pitt will . . .

- Working with PAT, DOMI, City Planning, OTMA, OBID, OPDC, Private partners launch a shuttle and ride-sharing system study to:
 - Explore opportunities with institutional and private partners to optimize operations
 - Examine partner operations' role in the neighborhood
 - Assess PAT operational capabilities to serve neighborhood needs
 - Consider broadening community access
- Bring forth data collection and analysis into the Neighborhood Planning Process
- Develop and implement effective strategies that improve the University's shuttle system and:
 - Ensures an efficient operation
 - Serves student safety and access, and facilitates employee mobility
 - Is considerate of community access and neighborhood encroachment



Current (Revised) IMP Schedule		
ORIGINAL	REVISED	
December 20:	December 20:	1st City Performance Target Meeting
January:	January:	Micro Meetings with key community stakeholders
February 11:	February 11:	1st Public Meeting: Introduction IMP Process to community
February 15:	February 15:	Publish Final Campus Master Plan
February 22:	February 22:	2nd City Performance Target Meeting
March 11:	March 11:	2nd Working Public Meeting: Neighborhood Enhancement
	April 1-10:	Five Individual Community/Neighborhood Meetings
	April 11:	Innovation District Public Meeting
April 15+/-:	April 16:	3rd Working Public Meeting: Transportation
	May 2:	4th Public Meeting: Neighborhood Enhancement Strategies
	May 22 +/-:	5th Public Meeting: Development Site Design Guidelines
April 20+/-:	May 20+/-:	3rd City Performance Target Meeting
May 1+/-:	June 10+/-:	6th (Final) Public meeting Presentation
May 10th:	June 15th:	Final Document for publishing and legislative approval
May-July:	June - Fall:	Legislative process: Planning Comm. / City Council

Opportunities for Community Input

- CAMPUS MASTER PLAN**
 - Pitt's vision for campus development to support its strategic plan
- INSTITUTIONAL MASTER PLAN**
 - Legislative instrument required by the zoning code for institutions having large land masses; it documents Pitt's 10 year, development intentions
- PROJECT DEVELOPMENT PLANS**
 - Public approval process required by City Planning for Pitt to execute each development project over 25,000 SF; it documents a project's final design
- OAKLAND NEIGHBORHOOD PLAN**
 - City Planning's extensive planning process to engage stakeholders and document the vision, goals, objectives, and tactics for the development of Oakland

Pitt's Commitment to Community Engagement

- Continue to seek community input and feedback on Pitt's long-term Oakland campus vision by **participating regularly in existing community meetings** and by hosting dialogue forums specific to projects identified in the IMP as they are implemented.
- Fully participate and **engage in City Planning's, Oakland neighborhood planning process** to establish priorities for neighborhood enhancement. Within that process, evaluate strategies identified in the IMP, cultivate new strategies, and develop a priority agenda, for deployment of resources moving forward. Adhere to the adoption of the plan.
- For each campus development project that potentially impacts the adjacent neighborhoods, **directly engage community stakeholders early and throughout their design** and development.
- Engage community stakeholders to identify issues of immediate concern** and develop short and long-term strategies to address them.
- Establish a process for communicating outcomes of performance** for targeted strategies and initiatives.

Neighborhood Enhancement Strategies: The engagement and evaluation process

- Listened** to stakeholders throughout the community
- Documented** community issues and concerns
- Reflected** on opportunities and constraints
- Strategized** how Pitt can do better and do more
- Informed** leadership where Pitt needs to prioritize initiatives and resources
- Challenged** leadership to think broader and act bolder
- Developed** recommendations
- Secured** commitments from Pitt leadership on a portfolio of strategies to share with the community

Moving Forward

The conversation does not end tonight.

- The Office of Community and Governmental Relations contacts:**
 - Paul Supowitz, Lina Dostilio, Jamie Ducar, and Kirk Holbrook
- Facilities and Planning:**
 - Mary Beth McGrew, Assistant Vice Chancellor for Campus Planning
- Feedback for the IMP:**
 - The IMP website: <https://www.campusplan.pitt.edu/imp>
 - Comment notebook included in the IMP binders located at Frasier Field House, the Corner, BACA, and the Carnegie Library
- Monthly Community Conversations, facilitated by Jamie Ducar**
- We will continue to be available to you as Pitt honors the plans and commitments we will discuss tonight**

Neighborhood Enhancement Strategies: Collecting Data

- Public Meeting #2**
 - Economic Opportunities
 - Neighborhood Quality
 - Physical Enhancement
 - Retail and Services
 - Housing
- Additional Public Meeting, and Neighborhood Meeting commentary**
- Web-based commentary**

Support greater enforcement: Pitt will . . .

- Provide funding and work with the City to help hire a full time code enforcement officer for Oakland to address over-occupied and dilapidated housing issues
- Continue commitment of Pitt Police as the point of contact to report unacceptable behavior, code enforcement concerns, etc.
- Strengthen CGR's communication with Pitt Police and Student Conduct to address systemic community issues, enhance awareness of neighborhood programs, and improve responsiveness to community concerns
- Establish standards for listing off-campus properties: Off-Campus Living web page
- Collaborate with the City and community groups to jointly limit issuance of residential parking permits
- Address landlord/student/neighborhood concerns: Office of Off-Campus living now attends Quarterly Oakland Landlord Alliance meetings with CGR.
- STUDY** establishing off campus 'Residential Liaisons'. These would be students who live in areas of high concentrations of off campus students whose role is to bridge communications between student, community members and the University

Address parking and transportation concerns: Pitt will . . .

- Enhance Pitt's Transportation Demand Management (TDM)**
 - Designate a TDM Coordinator to manage the University's TDM program, centralize information, and monitor and evaluate performance
 - Encourage and incentivize students not to bring cars, and move toward restriction as Pitt implements its parking deployment and allocation strategy
 - Increase opportunities for flex-work, telework and tele-learning institution-wide by frequently reviewing Pitt's new Remote Work Policy
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 - Work with the Port Authority to:
 - Enhance bus service to, from, and within Oakland
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 - Support the implementation of the Port Authority's Bus Rapid Transit Program.

What we heard . . .

Pitt's Neighborhood Enhancement Strategy should

- Alleviate Pitt's Impact on the Neighborhood
- Enhance Pitt's Impact on the Neighborhood
- Improve community access to Pitt program and facility resources

What we heard . . .

1. Alleviate Pitt's Impact on the Neighborhood

- Improve connections with the community
- Reduce litter
- Support greater enforcement
- Address parking and transportation concerns

Address parking and transportation concerns: Pitt will . . .

- Enhance mobility:**
 - Improve South Oakland circulation by bringing Louisa Street through to Bouquet as part of student housing project
 - Work with DOMI to improve mobility options for bicycle and pedestrian access in Oakland
 - Plan and implement effective curbside management when developing projects
- STUDY the following to further alleviate parking and transportation impacts on the neighborhood:**
 - Accessibility across campus along with general curb management strategies that will evolve with future mobility demands for shared services, on-demand ride-sharing, vehicle electrification, and reduction in SOV. Partner with business district and neighborhood where appropriate
 - Options to help address parking in neighborhoods and residential enforcement
 - Ways to improve ADA parking and loading campus-wide and adjacent neighborhoods

Address parking and transportation concerns: Pitt will . . .

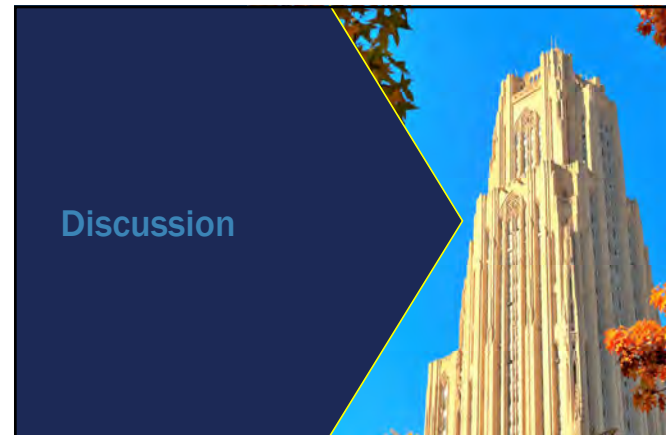
- Convene a shuttle and ride-sharing system study to:
 - Explore opportunities with institutional and private partners to optimize operations
 - Examine partner operations' role in the neighborhood
 - Consider broadening community access
- Bring forth data collection and analysis into the Neighborhood Planning Process
- Develop and implement effective strategies that improve the University's shuttle system and:
 - Ensures an efficient operation
 - Serves student safety and access, and facilitates employee mobility
 - Is considerate of community access and neighborhood encroachment

Improve Connections with the Community: Pitt will . . .

- Create a monthly neighborhood/university forum for "Community Conversations" to address neighborhood cohesiveness and quality of life issues, track concerns, and verify performance and effectiveness of measures taken
- Develop a blast email communications strategy similar to OTMA's transportation communication (in addition to Pitt's FM web site) to better inform the community about its construction activities (schedule, circulation, etc.)
- Formalize a process for FM to field and respond to community concerns for construction activities
- Document and communicate the Police force's community relations efforts that we conduct already.
- Continue programs for students to better integrate into the Oakland Neighborhood
 - Expand the Pitt Neighborhood Block Party program and enhance marketing efforts in order to encourage positive relationships between Pitt students and their neighbors in the community
 - Provide information on off-campus tenant rights and responsibilities to students through tenant workshops
 - Encourage participation in community led coalitions and neighborhood group meetings
 - Continue sponsoring Pitt Pathways to Civic Growth

Address Neighborhood Litter: Pitt will . . .

- Strengthen Oakland's Central Oakland Student Council's working partnership with OPDC to curb litter and encourage recycling
- Continue to support the "Clutter for Cause" program to address student move-out debris
- Increase funding for OPDC's "Keep It Clean Oakland" programs for 2019-2020
- Continue the Office of Sustainability's role in mobilizing students for litter reduction in the neighborhood
- Place more trash and recycling containers at Pitt facilities near the campus edge
- Continue to provide student volunteers for OPDC's Adopt-a-Block program and staffing capacity for OPDC's Clean and Green program
- Continue to support OBID's Clean and Safe program
- Develop metrics and regularly monitor effectiveness of all programs



What we heard . . .

2. Enhance Pitt's Impact on the Neighborhood

- Strengthen connections with the community for University related development projects
- Improve the built environment
- Promote homeownership/Residency in Oakland
- Increase Pitt's commitment to sustainability

Strengthen connections with the community for University related development projects: Pitt will . . .

- Maximize dialogue with the community for Pitt development projects situated on the campus edge and adjacent to neighborhoods
- Proactively engage OPDC as a potential development partner for South Oakland development project(s)
- Identify retailers for university developments (e.g. grocery, daycare, fitness, etc.) that serve residential market
- Work with Innovation District developers to provide retail opportunities for “local” business and entrepreneurs

Improve the Built Environment: Pitt will . . .

- Establish a University Public Art Initiative to deploy public art around campus as part of project development
 - Create an internal art commission
 - The goal is to systematically start and strategically grow a robust and diverse public art inventory on campus.
- Partner where appropriate to improve public realm space
 - Current opportunity is to partner with Soldiers and Sailors foundation to help implement their public space redevelopment to improve accessibility for all, specifically veterans.
- Expand the University’s tree planting commitment to include street trees
- Work with Oakland community development group(s) for the creation of an identity between the community and the university at campus edge locations
- STUDY the campus public realm in a master planning context to identify opportunities for continued urban design investment – streetscaping, art, attractions, etc.

Enhance Pitt’s Commitment to Sustainability: Pitt will . . .

- Achieve City of Pittsburgh 2030 sustainability goals of 50% reduction in energy use, water use, and greenhouse gas emissions
- Strengthen Pitt’s sustainability ethos by working toward the following goals documented in the Campus Master Plan and the University’s Sustainability Plan:
 - Produce or procure 50% of Pitt’s electric energy portfolio from renewable resources by 2030
 - Achieve Bicycle Friendly University Silver status by FY2020; Gold by FY2025
 - Establish procedures, policies, practices, and educational tools to reduce the quantity and environmental impact of materials entering and exiting the University
 - Reduce landfill waste 25% by 2030 from 2017 levels
 - Expand the food waste composting program to compost 50% of food waste by 2025
 - Develop more recycling stations including areas at campus edge
- STUDY the following:
 - The applicability of existing/evolving campus-wide design, construction, operations, maintenance, and performance standards to large leases and joint ventures, and University energy performance and design standards for Innovation District development
 - A campus-wide “One Water” strategy that holistically considers potable, sanitary, storm, and reused water to achieve water neutrality campus-wide, an aspiration in Pitt’s Sustainability Plan

Enhance Pitt’s Commitment to Sustainability: Pitt will . . .

- Apply rigorous sustainability guidelines in developing the campus built environment (for example):
 - Require projects to meet stringent energy performance requirements (Pitt is a leader in the City of Pittsburgh)
 - Increase tree canopy 50% by 2030
 - Replace 15% of lawn area with indigenous & adapted plants by 2030
 - Maintain at least 75% of landscaped areas in accordance with (NOFA) Standards for Organic Land Care by 2024
 - Reduce impervious surfaces by 20% by 2030
 - Divert 25% of storm water from impervious surfaces via reuse, detention, retention, and/or green storm water solutions by 2030

Improve the Built Environment: Pitt will . . .

- Fund, and implement a complete street design on key University dominated streets
 - Implement Bigelow Boulevard: University direct investment is \$3.4 million
 - Working with stakeholders, develop and implement a public realm design for O’Hara Street
 - Work with stakeholders to extend Bigelow Boulevard Complete Streets design as One Bigelow design moves forward
- Implement University property improvements from the Campus Master Plan that also serve a public benefit:
 - Place below grade overhead utilities that are related to new projects
 - Advance branding and wayfinding initiatives
 - Create more usable green space and where appropriate incorporate public art
 - Add site furnishing standards to Design Manual and deploy them – trash, seating, bike racks, etc.
 - Find ways to celebrate international diversity in built environment
- Adopt Campus Design Principles that respect the architectural heritage within the Oakland Civic Center Historic District as we promote innovative and contextual buildings and structures for new development sites.

Promote Oakland Neighborhood Homeownership/Residency: Pitt will . . .

Improve supply, reduce student demand, enhance amenities for Oakland residents and employees, enable new markets of demand

IMPROVE SUPPLY

- Invest in OPDC’s Community Land Trust:
 - Work with OPDC and other stakeholders to shape the program to serve home-owner and rental community
 - Where appropriate, identify opportunities to support housing that is affordable

REDUCE STUDENT DEMAND

- Make on-campus living the first choice of students and reduce demand for neighborhood student housing:
 - Construct up to 1,400 new beds at the hillside and Central Oakland sites over the next five years
 - Develop more student life amenities on campus:
 - Dining facilities
 - Library investment
 - Recreation center
 - Programmable open spaces
- Provide funding for enhanced code enforcement of student-occupied, neighborhood housing



What we heard . . .

3. Improve community access to Pitt program and facility resources

- Increase awareness of community access to Pitt facilities and programs
- Grow Existing Community Programs
- Promote and create opportunities for “local” businesses and entrepreneurs
- Create paths and programs for continuous student volunteering in local community groups.
- Establish ways to make Pitt facilities more accessible

Promote Oakland Neighborhood Homeownership/Residency: Pitt will . . .

Improve supply, reduce student demand, enhance amenities for Oakland residents and employees, enable new markets of demand

ENABLE NEW MARKETS

- Support development of the Innovation District as a strategy to generate employment and therefore increase demand for Oakland residency
- STUDY program opportunities that incentivize University faculty and staff to establish Oakland residency, including a rent-to-own program, low-interest loan program, etc.

ENHANCE AMENITIES

- Provide mixed-use, market driven development opportunities to serve students AND neighborhood needs in higher density housing developments to strengthen the quality of life for Oakland residents.
- Work with Innovation District developers to expand retail opportunities that provide first floor occupancy and vibrancy during and after standard work hours

Enhance Pitt’s Commitment to Sustainability: Pitt will . . .

- Strengthen external relationships for collaborative initiatives:
 - Partner with the City and UPMC to improve energy performance and efficiency for energy planning given we share Pittsburgh 2030 District goals and are interconnected across thermal systems
 - Continue Pitt’s partnership with the City on a wide variety of energy performance/efficiency issues:
 - Provide an extremely robust selection of faculty, staff, and student employees who are professional and academic experts actively researching and applying energy efficiency, conservation, diversification, and de-carbonization at a wide variety of scales
 - Provide to the City of Pittsburgh pro bono support, where possible, for energy planning, along with collaborative funding pursuits, neighborhood scale considerations, etc.
 - Actively participate in watershed storm-water management initiatives and serve on PWSA’s Storm water Advisory Council
 - Be a strong partner of Make My Trip Count (MMTC) regional, triennial commuter survey

Increase awareness of community access to Pitt facilities and programs: Pitt will . . .

- Improve publicity about small business development programs offered through the institute for Entrepreneurial Excellence.
- Develop an overall better communications strategy including targeted follow-up after public meetings and new monthly meetings of existing programs
- Make presentations to the community in the monthly neighborhood/University forum for “Community Conversations” on Pitt research and educational session opportunities
- Develop a “community course catalog” for publicly accessible programs and workshops

Promote and create opportunities for “local” businesses and entrepreneurs: Pitt will . . .

- Identify and support small business owners and entrepreneurs, with special consideration to women and minority owners, that are interested in increased access to and working with the University of Pittsburgh
- Approach University Communications & Pitt News about creating rotating community spotlights for local businesses in Pitt publications
- Determine neighborhood-serving commercial tenants for University buildings, especially those adjacent to residential areas
- Promote “local” businesses and minority retail business tenancing in the Innovation District buildings
- Work to identify “local” business opportunities within Pitt facilities (e.g. dining). Establish a process for participation and to identify candidates and interest.
- Work with Athletics to recognize small businesses at athletic events

Promote and create opportunities for “local” businesses and entrepreneurs: Pitt will . . .

- Work with the City to create opportunities for two-day event business licenses, and short-term food & merchandise licenses so that residents can take advantage of game-day/event traffic
- Work with the City to establish appropriate location opportunities for licensed food carts and trucks
- Host Pitt’s 3rd Construction Management training curriculum for local minority, disadvantaged and small businesses. These 6-8 week sessions are also intended to function as business networking opportunities
- STUDY Facilities management’s opportunity to work with local union leadership to develop strategies that connect local residents to apprenticeship/employment opportunities in Pitt Trades unit
- STUDY developing a “Smallman Galley” type space/operation in University dining for local business operators

Grow select community programs: Pitt will . . .

- Facilitate connections between our campus partners and the community to enhance and expand program access for Oakland residents
 - Youth focused programming
 - Entrepreneurship support
 - Small business development programs
- Provide better communication about -- and connection to -- current community serving programs:
 - **Legal Assistance:** to low income individuals
 - **Dental Health:** School of Dental Medicine provides nearly \$4 million in fee savings for local patients
 - **Business development:** The Institute for Entrepreneurial Excellence (IEE), has served businesses throughout Western Pennsylvania for more than 20 years.
 - **Employment:** Pitt is partnering with neighboring Carlow, Carnegie Mellon, and Chatham universities to launch the University Talent Alliance to serve the economically disadvantaged populations in Homewood and the Hill District.
 - **College access:** The Pittsburgh Admissions Collaboration is a college access partnership between the University of Pittsburgh, CCAC, and Pittsburgh Public Schools.
 - **Data Access:** The Western Pennsylvania Regional Data Center is designed to support key community initiatives by making public information easier to find and use.
 - **Non-profit consulting:** the Johnson Institute for Responsible Leadership, in GSPIA

Pitt’s Role in Neighborhood Enhancement

- **Responsible Steward** of Pitt’s neighborhood impact
- **Collaborator and Convener** in community engagement
- **Direct Contributor** of funds to community organizations and/or programs they manage
- **Investor** in Pitt programs and projects that serve University and community goals
- **Catalyst and Enabler** for others to invest in neighborhood renewal or to leverage Pitt’s investment of assets, resources and funds



Create paths and programs for continuous student volunteering in local community groups: Pitt will . . .

- Maintain student tutoring opportunities Pitt/K-12
- Continue hosting signature volunteer events: Day of Caring and Christmas Day at Pitt which provide; Be a Good Neighbor Day; Pitt Make A Difference Day.
- Continue volunteer assistance through the Office of PittServes and Community and Governmental Relations- students, staff, and faculty provide volunteer service to community organizations throughout the region.
- Leverage the Office of Sustainability to mobilize volunteers for community efforts

Establish ways to make Pitt facilities more accessible: Pitt will . . .

- Provide opportunities for Oakland and Hill District residents to attend Pitt sporting events
- Establish a food bank distribution center in Posvar Hall
- Continue the Pittsburgh Public Schools “School to Work” program for students with disabilities to work in Pitt facilities
- STUDY opportunities and strategies to make more Pitt facility spaces available for programs that serve community residents (recreation facility access, Osher classes, etc.). Requires interface with student affairs to prioritize space utilization.

A6.5 City Review Comments

Hi Ron,

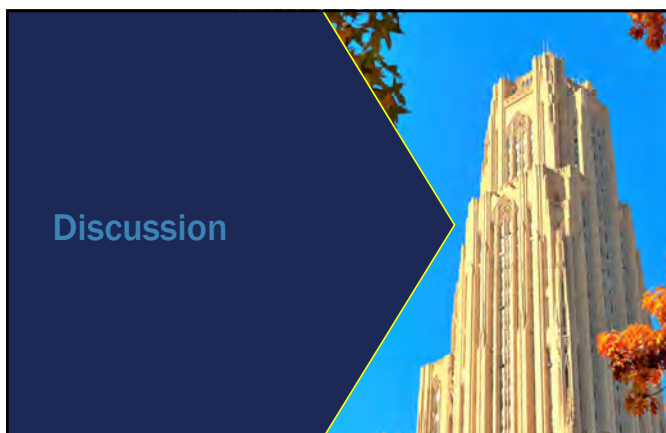
Good meeting last night. From the comments, it sounds like you’re striking a good balance between what can be accomplished at the IMP level and what should be left for the neighborhood plan.

I also wanted to confirm that we successfully downloaded the files below as well as those sent along by Sean Donnelly. The remaining items on my previous email are...

Fourth, public art... I am glad to hear that you are giving this serious thought and planning for the role it can play in your campus and the rest of the neighborhood. Perhaps this would be a good time to meet with our Public Art and Civic Design manager, Yesica Guerra, to help strike the right balance between commitments in the IMP and what will follow in the neighborhood plan where we are expecting to have a Technical Advisory Group focusing on the role of arts and culture in Oakland.

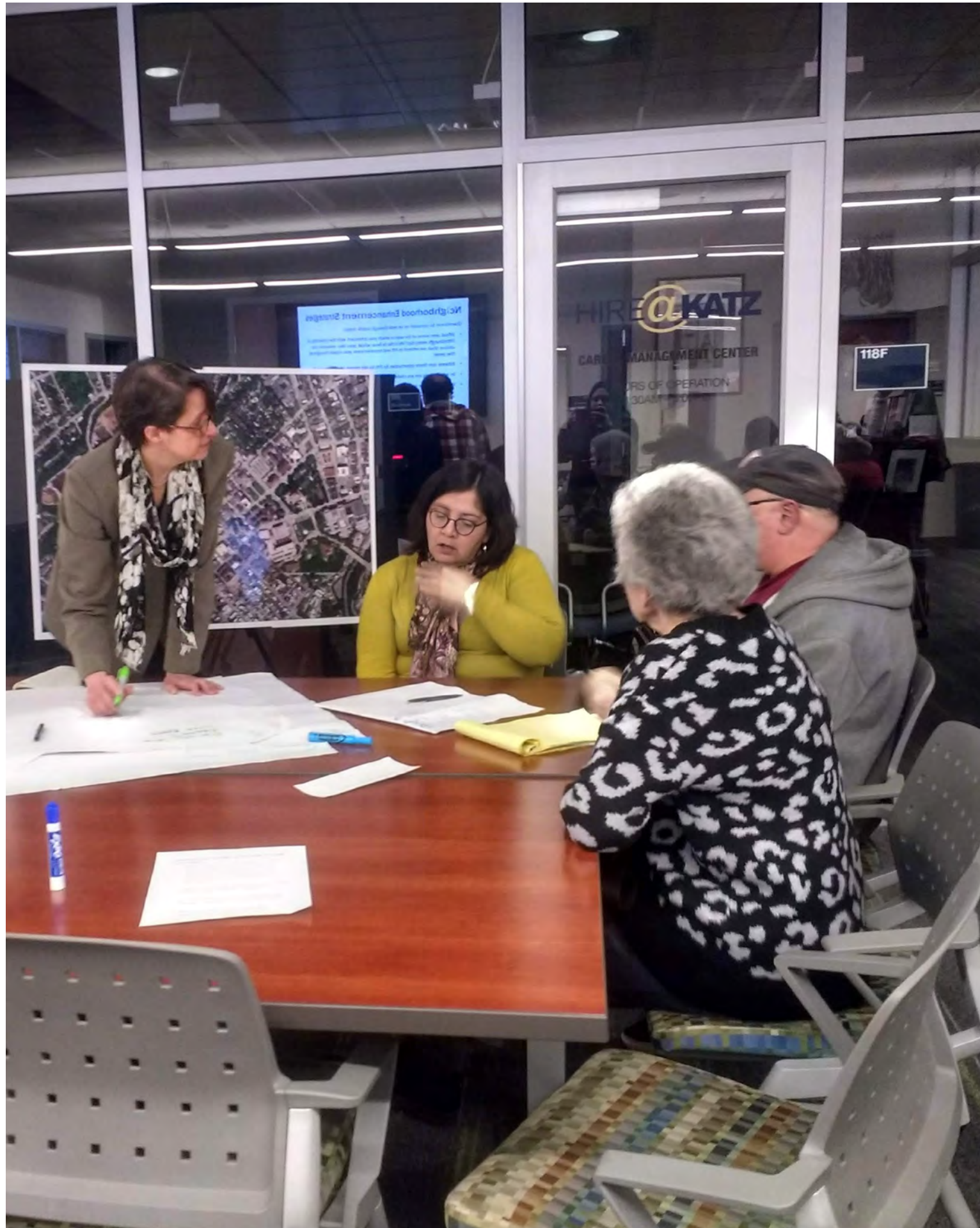
Fifth, energy... Please make sure we have up to date content here. At our last meeting we discussed the concept of a joint pledge for carbon neutrality, the HECC was going to restart, and we were going to meet with your energy planning staff to discuss joint energy planning. There have been good meetings on each of these fronts, and it would be interesting to know how you see these topics in your IMP at this point.

Derek Dauphin



Oakland Neighborhood Planning Process

- Pitt offers financial support to multiple neighborhood organizations and programs. Use this process to re-evaluate current investment and rebalance in a way that serves a greater need.
- Define Pitt’s commitment to Oakland neighborhood, energy planning
- Finalize University shuttle system strategies
- Better understand opportunities to address quality of life issues that enhance value to today’s Oakland, and respects the rich cultural heritage of this long-standing neighborhood.



A7.0 PUBLIC MEETING #5 - MAY 22, 2019

- A7.1 Sign In Sheet
- A7.2 Meeting Minutes
- A7.3 Presentation Slides

**University of Pittsburgh
Institutional Master Plan
Public Meeting No. 5
May 22, 2019
MEETING MINUTES**

Sign-In

5/22/19

Name

Katie Maietta
 Carolyn Zimmermann
 Pat DeNarbo
 GEORGE PETROPOULOS
 K BARLOW
 Herb Merish
 Lori WERTZ
 melissa mcswigan
 Felipe Palomo
 BOB PETTE
 Mike Mason
 MARY FLETCHER
 Andres Boykowitz
 ANNA H. HARR
 Liz Bennett
 Nadine Masagara-Taylor
 Alex Tovar

Table 1: Upper Campus

- Group 1
 - Access to Falk School trail (site 4A) potential impacts of 2x basketball courts
 - Show trail map on site plan
 - Consider parking strategies that would not allow/restrict student parking from hilltop facilities
 - No football on hilltop
 - Address illegal right turns on Robinson/Fifth Ave.
 - Bus noise along Robinson St. – West Oakland concern
- Group 2
 - Need specific bus/shuttle service to access events on the Hill for Lower Campus
 - Walkway access connecting recreation center to Petersen Events Center (site 5C)
 - Dick Groat – name athletic facility after him
 - Potential to include tennis courts as recreation space
 - Make sure we have access up and over the hill – indoor as well as outdoor connection
- Group 3
 - Public access to open spaces (at street level)
 - Lost amenity – public access (streamline access/remove barriers)
 - 5C – keep green
 - 5B – 200' tall x 950K GSF is big (it's already on top of the hill)
 - Best views of Oakland and Pittsburgh – what public access can there be to take advantage of these views? (outdoor and indoor spaces)

Table 2: Mid-Campus

- Group 1
 - One Bigelow – too high
 - Consider context – not height of top of Soldiers and Sailors but lower
 - Respectful of neighbors – but open space adjacent to Bigelow/neighborhood
 - Consider iconic view of Cathedral
 - Outstanding architecture – as appropriate for Bigelow location
 - Information Sciences Building is an important period example – not environmental to demolish and rebuild
 - Sustainability does not equal demo and rebuild
 - All sites appear to have largest envelope possible

Out of respect for the privacy of attendees, personal contact information has been redacted.

- Group 2
 - 9B – performance space retained in O’Hara Student Center
 - Contextual doesn’t mean matching existing
 - Introduce color, materials that are more contemporary
 - Why so much growth if enrollment is not significantly increasing? Who is served?
 - Parking is a need but not at the expense of community functions (Trees Hall, Community Leisure Learn)
- Group 3
 - Fifth Ave entry from GPSH steps ADA accessibility and parking from Fifth
 - ADA accessibility overall

Table 3: Lower Campus

- Group 1
 - BK site appropriate for residence hall site
 - Preserve Pitt community garden near Bouquet so visible (move it have to, but relocation)
 - Purchase Bouquet/Dawson for community garden
 - Pedestrian only Oakland Ave Forbes – Sennott
 - All pedestrian only opportunities
 - Bouquet Gardens residence hall – 6D open space less internal and more part of public realm
 - 6A – open space different landscape/some public realm
 - Ramp not stepped
 - Ramps vs. steps
 - 6B – Hillman Library height
 - Active Hillman 1st floor to engage “buzz” of Schenley Plaza and library too! (neighborhood planning)
- Group 2
 - “Green” circulation line through Academic Success Center
 - Frame the sculpture (yellow)
- Group 3
 - What period of time will be eliminate student parking passes?

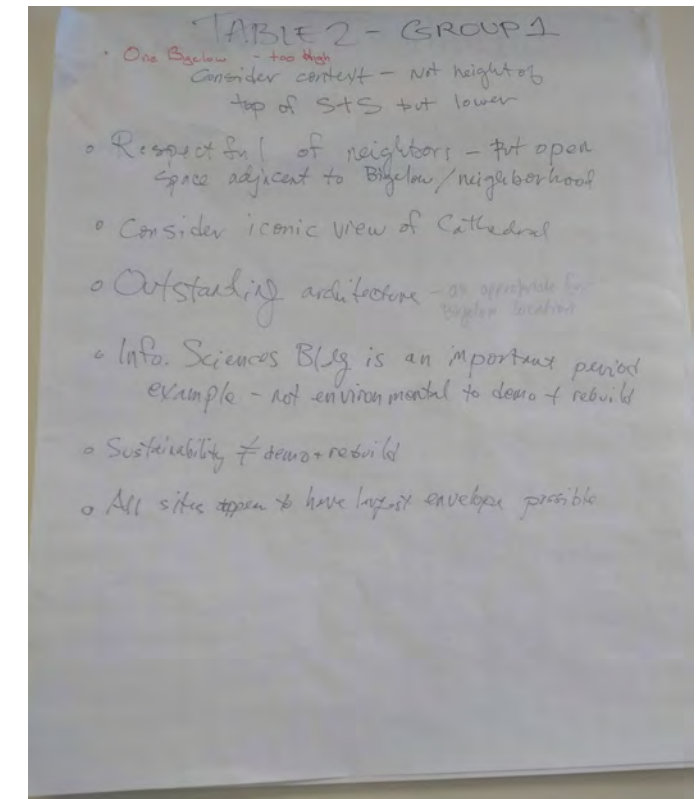
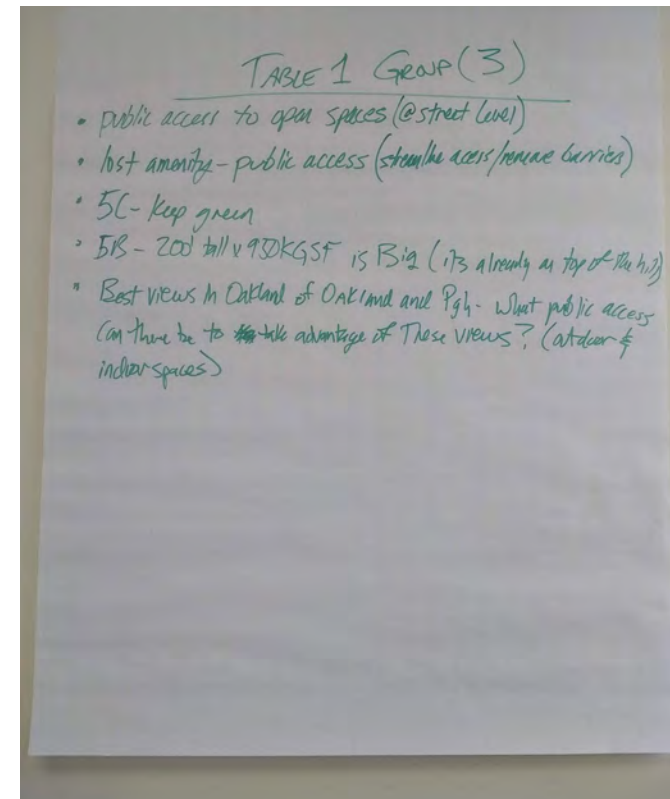
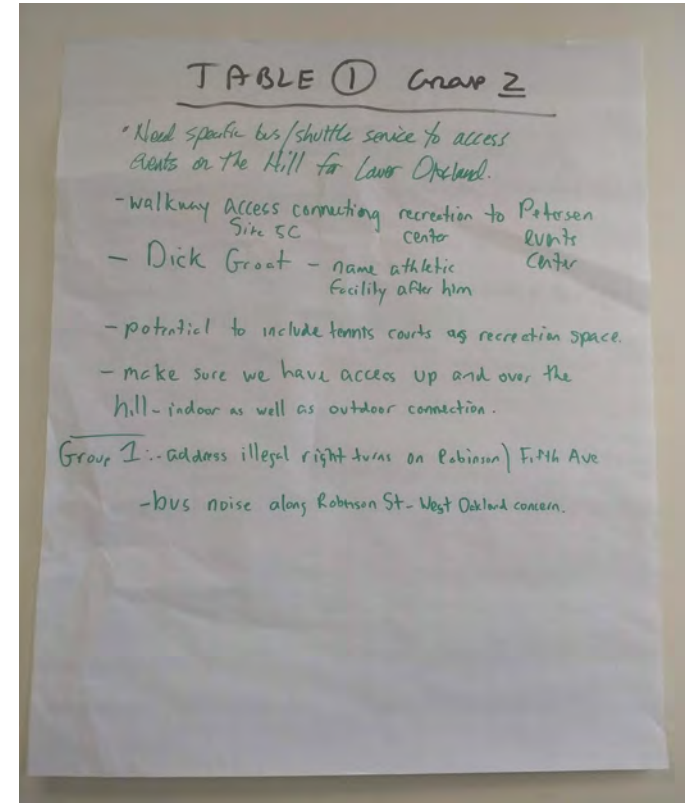
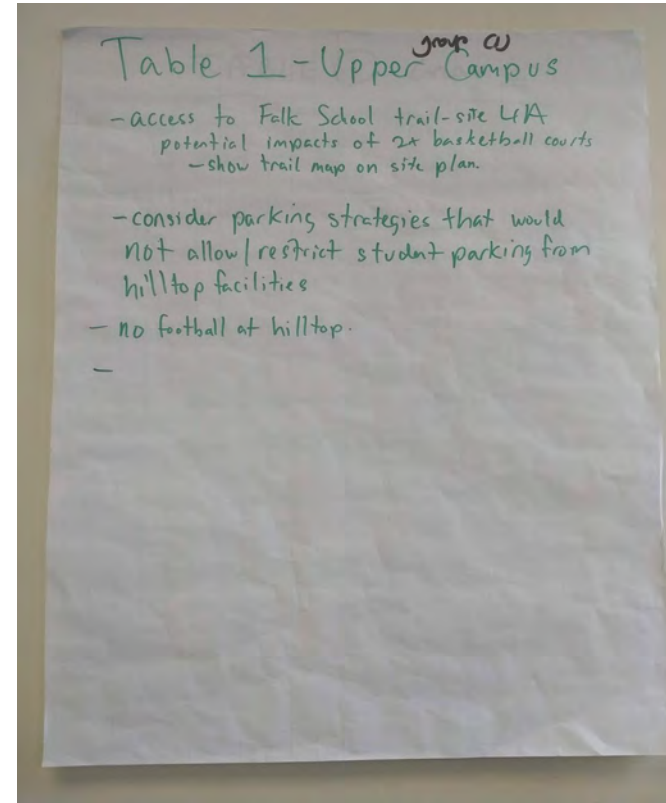


TABLE 2 - GROUP 2
 9B Performance space retained in O'HARA STUDENT CENTER -
 CONTEXTURAL DOESN'T MEAN MATCHING EXISTING.
 INTRODUCE COLOR, MATERIALS THAT ARE MORE CONTEMPORARY.
 Why do most projects do cardboard to not significantly increasing who is served?
 Parking is a real barrier to access of community functions (year hall, common building)

TABLE 2 - GROUP 3
 - 5th Ave entry from O'Hara steps
 ADA accessibility + parking space
 - ADA accessibility overall

TABLE 3 Group 1
 - BK site appropriate for residence hall site
 - preserve Pitt community garden near bouquet (move it here to but relocate) SO visible
 - Purchase Baynet/Dawson for community garden
 - pedestrian only Duhel the Forbes → Sonnett
 ⊕ All pedestrian only opportunities ⊕
 - Baynet gardens redev. 6 D open space less internal and more part of public realm.
 - 6A open space different levels/some pedestrian ramps not stepped
 - ramps vs. steps
 - 6B Hillier Library light
 - Activate Hillier 1st floor to engage 'louise' of sub plaza
 + library tea! (n. hood planning)

TABLE 3 GROUP 3
 - Green circulation line through Academic Success Center
 - frame the sculpture (yellow)

TABLE 3 GROUP 3
 (?) What period of time will we eliminate student parking passes?



Public Meeting #5 Presentation Agenda Urban Design Guidelines

1. Introductions
2. General Guidelines Overview:
 - Goals of the Urban Design Guidelines
 - Architectural Guidelines
 - Site Development and Civic Realm
3. District Guidelines - Breakout
4. Breakout Summary Reports
5. Next Steps

Current (Revised) IMP Schedule

ORIGINAL	REVISED	
December 20:	December 20:	1st City Performance Target Meeting
January:	January:	Micro Meetings with key community stakeholders
February 11:	February 11:	1st Public Meeting: Introduction IMP Process to community
February 15:	February 15:	Publish Final Campus Master Plan
February 22:	February 22:	2nd City Performance Target Meeting
March 11:	March 11:	2nd Working Public Meeting: Neighborhood Enhancement
April 1-10:	April 1-10:	Five Individual Community/Neighborhood Meetings
April 11:	April 11:	Innovation District Public Meeting
April 15+/-:	April 16:	3rd Working Public Meeting: Transportation
May 1+/-:	May 2:	4th Public Meeting: Neighborhood Enhancement Strategies
April 20+/-:	May 22 +/-:	5th Public Meeting: Development Site Design Guidelines
May 10th:	June 10:	Sixth (Final) Public meeting Presentation
May-July:	June 15+/-:	3rd City Performance Target Meeting
	June 15th:	Final Draft Document for City staff submission and approval
	June - Fall:	Legislative process: Planning Comm. / City Council

Neighborhood Enhancement Strategies: The engagement and evaluation process

1. **Listened** to stakeholders throughout the community
2. **Documented** community issues and concerns
3. **Reflected** on opportunities and constraints
4. **Strategized** how Pitt can do better and do more
5. **Informed** leadership where Pitt needs to prioritize initiatives and resources
6. **Challenged** leadership to think broader and act bolder
7. **Developed** recommendations
8. **Secured** commitments from Pitt leadership on a portfolio of strategies to share with the community

What we heard . . . Pitt's Neighborhood Enhancement Strategy should


1. **Alleviate** Pitt's Impact on the Neighborhood
2. **Enhance** Pitt's Impact on the Neighborhood
3. **Improve** community access to Pitt program and facility resources

Opportunities for Community Input

- CAMPUS MASTER PLAN**
 - Pitt's vision for campus development to support its strategic plan
- INSTITUTIONAL MASTER PLAN**
 - Legislative instrument required by the zoning code for institutions having large land masses; it documents Pitt's 10 year, development intentions
- PROJECT DEVELOPMENT PLANS**
 - Public approval process required by City Planning for Pitt to execute each development project over 25,000 SF; it documents a project's final design
- OAKLAND NEIGHBORHOOD PLAN**
 - City Planning's extensive planning process to engage stakeholders and document the vision, goals, objectives, and tactics for the development of Oakland

5.3 Urban Design Guidelines

- 5.3.1 Goals of the Urban Design Guidelines
- 5.3.2 Architectural Guidelines
 - Building Form
 - Architectural Character
 - Architectural Elements
- 5.3.3 Site Development and Civic Realm
 - Campus Views and Vistas
 - Civic Realm & Streetscapes
 - Landscape & Open Spaces
 - Public Art
 - Wayfinding
- 5.3.4 District Guidelines



5.3.1 Goals of the Urban Design Guidelines

- Guide the design of building and landscape projects in the **ten-year development envelope**
- Create a campus environment that is **compatible** with surrounding neighborhoods and districts
- Reinforce the Cathedral of Learning as a **focal point**
- Align with the **Guiding Principles** of the 2019 Pittsburgh Campus Master Plan
- Enhance the **pedestrian experience** of campus and the urban context
- Encourage materials and details that contribute to a **contextual** aesthetic
- Promote inclusion of **public art**



Ten-year Development Envelope

5.3.4 District Guidelines



1 CATHEDRAL OF LEARNING DISTRICT	20
2 BARRY CAMPUS DISTRICT	34
3 FOREST CITY DISTRICT	44
4 HILLSIDE DISTRICT	54
5 HILL TOP DISTRICT	64
6 LOWER CAMPUS DISTRICT	74
7 LOWER HILLSIDE DISTRICT	84
8 MEDICAL DISTRICT	94
9 MID CAMPUS DISTRICT	104
10 SOUTHWEST DISTRICT	114
11 SOUTH HILLS DISTRICT	124
12 WEST HILLSIDE DISTRICT	134

6 | LOWER CAMPUS DISTRICT

Lower Campus District Description



5.3.2 Architectural Guidelines

- Building **height** and **massing** should be contextual with surrounding or adjacent buildings
- Building **setbacks** help to achieve the desired character of streetscapes and open spaces
- Building **step backs** help to maintain view corridors and ensure appropriate scale within the context
- Campus **Design Principles** will be adopted to preserve the architectural heritage within the Oakland Civic Center Historic District
- **High-quality design and construction** is fundamental to the campus environment and should be maintained with new development
- Building form and style may vary but material, color, texture, and glazing can contribute to a **cohesive campus character**



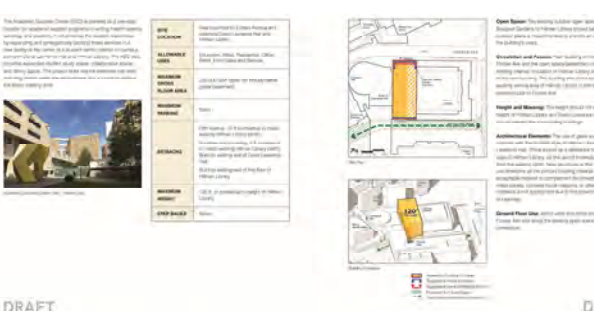
5.3.3 Site Development & Civic Realm

- Preserve **campus views and vistas** to maintain a visual impression of the University from the surrounding Oakland neighborhood
- Incorporate **high-quality civic realm spaces** that include natural plantings, a tree canopy, pedestrian amenities and bicycle access
- Provide **landscape and open spaces** at a variety of scales
- Embrace **biophilic design** to integrate natural elements with the built environment
- Evaluate **public art** opportunities with each project; incorporate art in open spaces where appropriate




Site 6D | Academic Success Center


Site 6D Description



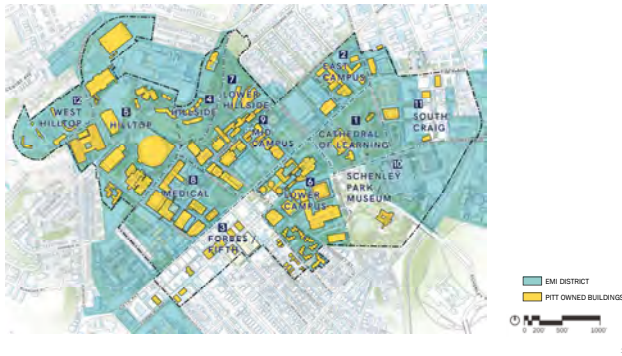
Site 6B | Campus Master Plan + Architectural Rendering



Campus Master Plan



5.3.4 District Guidelines



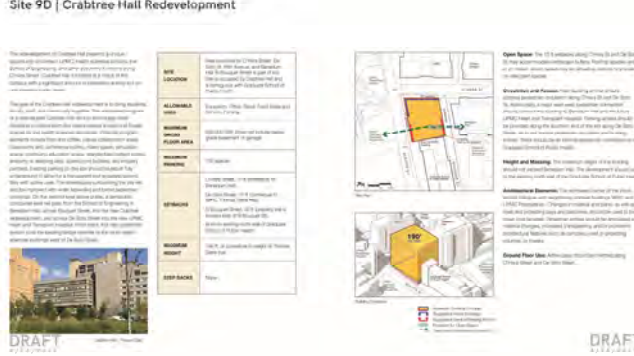
9 | MID CAMPUS DISTRICT

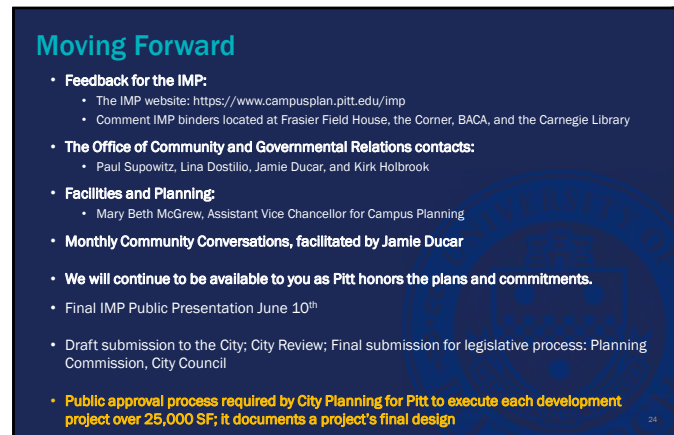
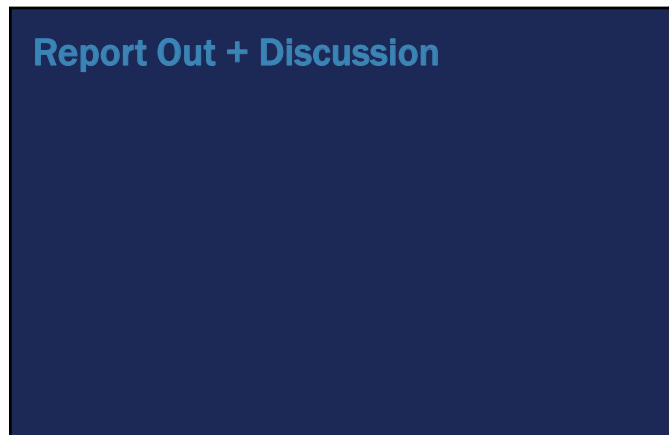
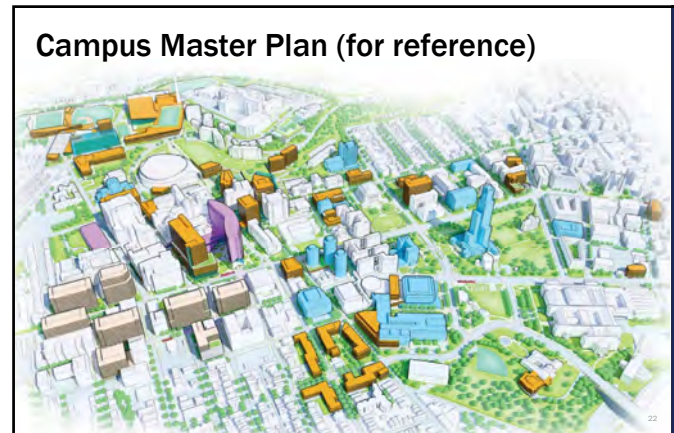
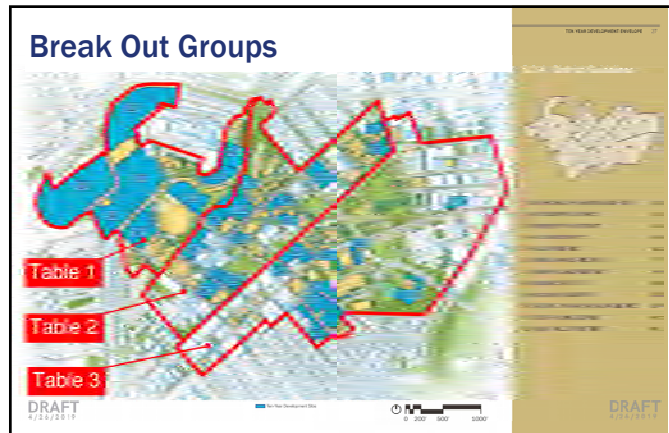
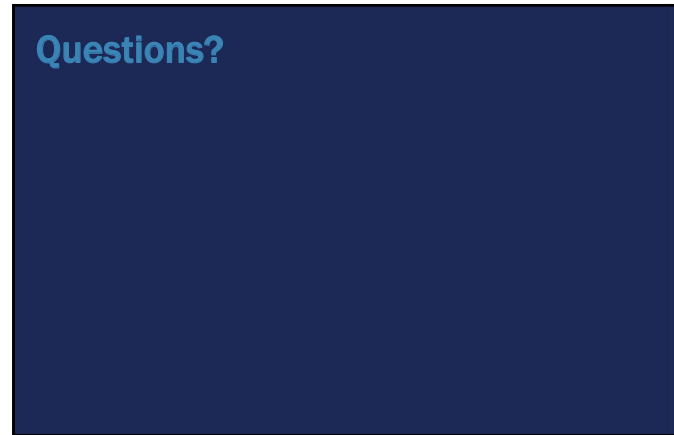
Mid Campus District Description



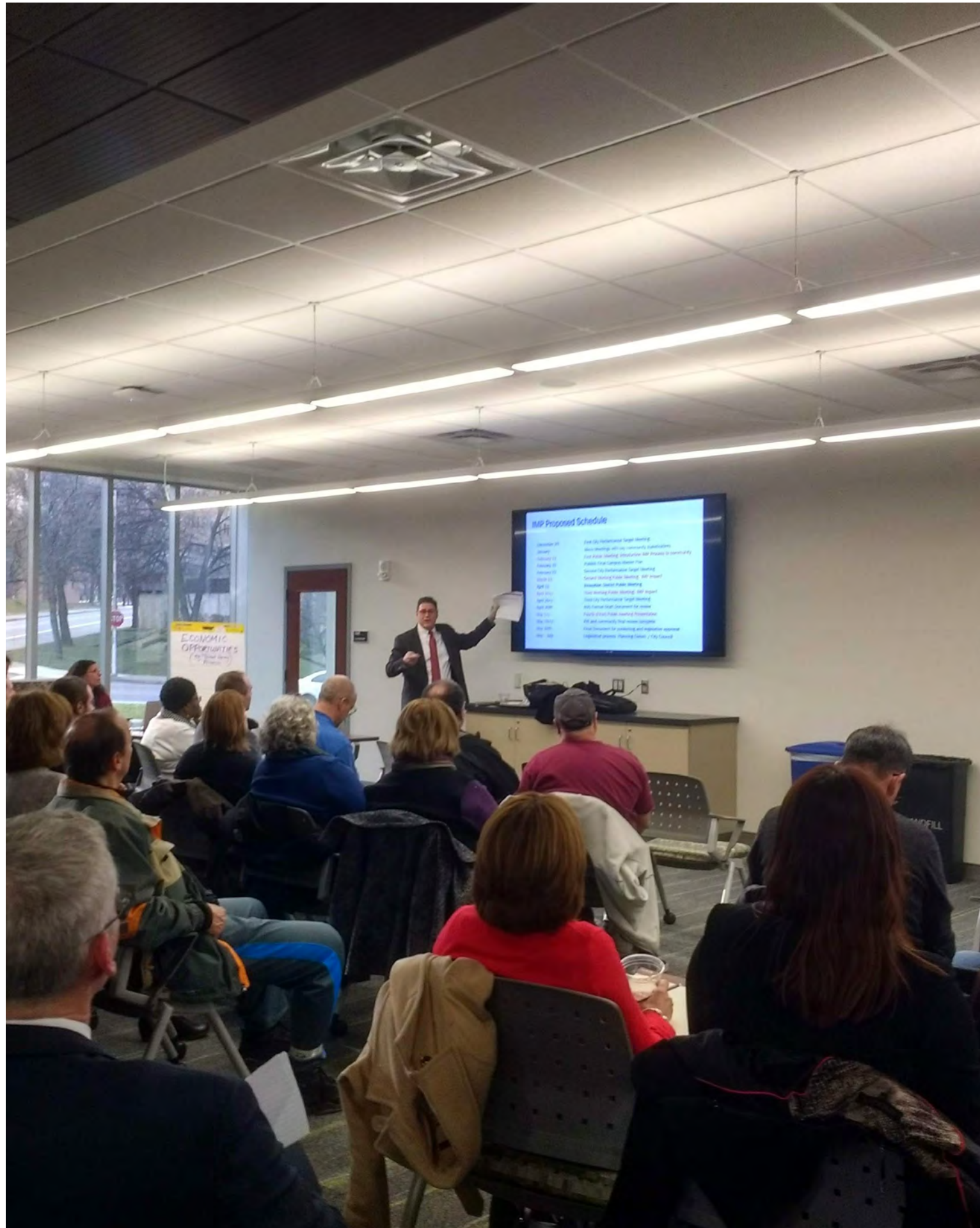
Site 9D | Crabtree Hall Redevelopment

Site 9D Description





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A8.0 PUBLIC MEETING #6 - JUNE 10, 2019

- A8.1 Sign In Sheet
- A8.2 Meeting Minutes
- A8.3 Presentation Slides

Pitt Institutional Master Plan
Public Mtg # 6

NAME	ORGANIZATION
Lori Weitz	Falk School
JEFF SUZIK	FALK SCHOOL
Holly Dick	BACA
Margaret Schmitt	BACA
THOMAS MORTON	PITT
TIM PARENT	RESIDENT
CARLINO GIAMPOLLO	PANTHER HOLLOW
Mavis Rainey	OTMA
DAVID P. ROZZI	OBID
Rob Squires	Schooley Farms
Moirra Egler	office of Erica Strussburger
Bob Papp	CMD
LIZ GRAY	OPDC
Alex Dragou	Falk School
Wanda Wilson	OPDC
Melissa McSwigan	community
Andreas Boykowycz	OPDC/tenant
Felipa Palans	City of Pgh.

NAME	ORGANIZATION
Mark Oleniacc	South Oakland Neighborhood Group
PETER QUAYMAN	MICHAEL BAKER INT.
DARA BRANMAN	COP, DOMI

**University of Pittsburgh
Institutional Master Plan
Public Meeting No. 6
June 10, 2019
MEETING MINUTES**

Please note that answers to the following comments are forthcoming.

Edit: October 2019, answers to questions are provided in red.

- City requirements for compatibility setbacks – how are these being met? Don't appear to have dimensions on diagrams
 - We will comply and post diagrams
 - City review will confirm we have met compatibility requirements
- Size of development should be more transparent. How are you mitigating the impact on the neighborhood?
 - Will make sure setbacks are shown
 - Will confirm City reviews for completeness
- Where is Hillside Housing?
 - N & E of LRDC in and around University Drive
- How many units will be offline during construction?
 - Tower de-densification will be phased – 180 beds over 3 summers
 - Hillside and Central Oakland in operation before Forbes
- Ron will show the One Bigelow development in compliance with zoning code as required by IMP zoning code process
- In depth comprehensive impact study – independent (Brookings Institute study)
 - Is Pitt going to provide independent impact study? [website question + answer]
- Questions not answered (Carlino Giampolo¹):
 - Who are University staff who answer community questions and comments?
 - CGR coordinates with Facilities Management and consults with other units at the University such as housing, transportation, student affairs, purchasing, as needed in order to respond to questions and comments.
 - What are the negative impacts?
 - Please see Lina Dostillo's statement on behalf of the University of Pittsburgh: <https://www.campusplan.pitt.edu/sites/default/files/IMP-Public-Meeting-4-Meeting-Minutes-5-2-19.pdf>
 - University acknowledge of Edward Litchfield (1965) forward negative Pitt impact on community to present?
 - Please see Lina Dostillo's statement on behalf of the University of Pittsburgh: <https://www.campusplan.pitt.edu/sites/default/files/IMP-Public-Meeting-4-Meeting-Minutes-5-2-19.pdf>

¹ Typically, this process has not attributed comments and questions to individuals, but Mr. Giampolo requested that the record reflect questions asked by him. And given the quantity of questions, we agreed it was appropriate.

Out of respect for the privacy of attendees, personal contact information has been redacted.

- March 10, 2019, email given to each member of the Board of Trustees. If not done, want letter from Chancellor as to why it was not given.
 - All correspondence to the Board of Trustees can be sent to the Secretary of Board.
 - Give neighborhood the University email addresses of the Board of Trustees members
 - Send notice to every resident of Oakland – why has University not given a written notice?
 - We believe this question is regarding how the The University works closely with community partners and the city to ensure that the IMP meetings have been appropriately publicized including announcements at community meetings, OPDC’s monthly development review meeting. Additionally, hard copy binders of all information related to the IMP were available at four different points throughout the Oakland and West Oakland neighborhoods.
 - Does the University support a roadway through Panther Hollow? No proper answer given. Roadway will destroy community. Yes or no for support.
 - The University has attended meetings organized by the City and PWSA. The City and PWSA would have information related to the dates of those meetings. [Link to the original answer about University’s position stated within IMP notes/records].
 - Has the University met with City or other organization to discuss Panther Hollow roadway? If so, dates and attendees need to be provided.
8. 5B on OC Lot, now 130’ high down from 200’. Clarify the height relative to existing buildings since site itself is on a hill.
 9. Curb free parking in the neighborhood. Make it paid parking.
 10. TIS online when reviewed and acceptable to City.
 11. Disagree with assumption and method of TIS, SOV is not source of commuter cars student or otherwise. Cars and parking congestion result from students who have cars but do not necessarily use them to get to campus – they are residents (off-campus) with cars.
 12. Cannot be addressed with TIS but is a neighborhood enhancement for enforcement
 13. Impact of residential parking on “conclusions” slides
 14. Acknowledge that TIS is not improving over course of new development – just maintains status quo
 15. Student free zones would alleviate problems by controlling where students can live
 16. What are the OPDC community benefit lists of “asks” from University? Community benefits requested from Pitt by OPDC.
 17. Request free parking for long-time residents of Oakland in Pitt or UPMC garages – agree or disagree
 18. Parking permit policy requested for Pitt and CMU [post on website]
 19. Noise reduction/control component of LEED v.4 Noise Pollution
 - All projects going forward will be under v.4
 20. Questions/comments from Carlino Giampolo:
 - Student contribution \$4 per student for trash/litter control – to OPDC?
 - [answer on website] Will Pitt support?
 - The University has worked with OPDC and OBID and has provided funding to address litter issues and continues to work programmatically internally and with partners to develop strategies to address litter and move-in/out clutter.
 - Historical markers on each block from Halket St. to Bigelow Blvd, along Forbes and Fifth of what there was in the 1970s as community heritage. Support nor not support?
 - There is an established Commonwealth of Pennsylvania process for historic markers to be created. The University is happy to participate in those efforts and conversations or discuss other means of recognizing Oakland history.
- Community losing identity – Pitt banners limited to 100’ from Cathedral?
 - The University is currently engaged in internal discussions regarding banner locations and will work through the established RCO process to engage the broader community in this discussion.
 - Litchfield name removed from 3 buildings?
 - The University has a process for addressing issues of concern regarding the naming of buildings. At this time, there has been no movement toward removing the Litchfield name from University buildings.
 - Neighborhood voice on Innovation District left out, may not want – why was community not included? Why didn’t University support community involvement?
 - The University advocates for the inclusion of community input on all development processes, and there have been and will continue to be opportunities for community input by the entities developing properties within the Innovation District. Pitt is just one of several entities active within the development of the Innovation district.
 - Number of students enrolled in Pittsburgh Promise
 - 8,843 students have been funded through the Pittsburgh Promise (www.pittsburghpromise.org)
 - Neighborhood Impact Study – need experts in many different fields to evaluate. Will the University support a Neighborhood Impact Study?
 - If a study the multi-institutional neighborhood impact is one of the community concerns elevated through the Oakland Neighborhood planning process, the University will actively participate in such an impact study.
21. Where is money coming to fund the IMP? What is estimated cost to implement projects? Also when University didn’t have \$4 per student for trash issue – only contributed \$25K prior to IMP meetings
 22. Notes posted requested as questions + ANSWERS

1. City requirements for compatibility setbacks - how are these being met? Don't appear to have dimensions on diagrams.

- We will copy & post diagrams
- City review will confirm we have met compatibility requirements

2. Size of development should be more transparent. How are you mitigating the impact on the neighborhood

- will make sure setbacks are shown
- will confirm city reviews for completeness

3. Where is Hillside Housing?

- N & E of LRDC in & around University Drive

4. How many units will be off site during construction?

- Tower densification will be phased - 180 beds over 3 summers
- Hillside in operation before Tower @ central building

• Zon will show the 1B dev. in compliance w/ zoning code as required by IMP zoning code process

• In depth comprehensive impact ^{study} ~~plan~~ - independent (Brookings Inst. Study)

- Is Pitt going to provide independent impact study? [website question + answer]

• Questions not answered: ^{Who are the community questions & comments?}

- Who are the ~~community~~ ^{community} committees?
- What are the impacts?
- Univ. acknowledged E. Litchfield toward negative Pitt impact on community (Carline Giampolo) to present? Specific
- March 10 2019 email be given to each member of BOT if not done, want letter from Chancellor why not given.
- Give neighborhood email addresses for BOT members.
- Sent notice to every resident of Oakland - why has Univ. not given written notice?

- Acknowledge that TIS is not improving over course of new development - just maintains status quo
- Student free zones would alleviate problems by controlling where students can live

What are the ^{community} benefits?

- OPDC benefit lists of "asks" from Univ. ^{community benefits requested from Pitt by OPDC}
- Request free parking for long-time residents of Oakland in Pitt ok UPAC garages - Agree or Disagree
- Parking permit policy requested for Pitt & GMCU [POST ON WEBSITE] Provide policy

- Noise reduction/control component of LEED v.4 NOISE POLLUTION

Answer is that all projects going forward will be under v.4

- Student contribution \$4.00 per student for trash/litter control - to OPDC? [Answer on website] Will Pitt support Yes/No

each block - Halkett St to Bigelow Blvd

- Historical Markers Forbes & Fifth of which was there in 1970's as community heritage Support or not support?
- Community losing identity - Pitt banners limited to 100' from Cathedral - Agree or Not
- Litchfield name removed from 3 buildings Agree or not

- Does Univ. support roadway through Panther Hollow? No proper answer given. Roadway will destroy community. Yes or no for support.
- Has Univ. met w/city or other organization to discuss Panther Hollow roadway? If so, sites & attendees need to be provided
- 5B on OC Lot, now 130' High down from 100' Clarify the height relative to exist. bldgs since site itself is on a hill.

~~City~~

- Curbside parking in the neighborhood: Make it paid parking.
- TIS on line when reviewed and acceptable to the City.
- Disagree w/ assumption/method of TIS
- SOV is not source of commuter cars student or otherwise
- CAB & parking congestion result from students who have cars but do not necessarily use them to get to campus - they are residents (off-campus) w/ cars.
- Cannot be addressed w/ TIS but is a neighborhood enhancement for enforcement
- Impact of residential parking on "Conclusions" slides

- Neighborhood Voice on Innovation District - left out, may not want - why was community not included? Why didn't Univ. support community involvement? Promote
- # students enrolled in Pittsburgh ~~communities~~
- Neighborhood Impact Study - need experts in many different fields to evaluate Will Univ. Support a Neighborhood Impact Study?
- Where is money coming from the IMP? ^{what is the estimate for development?}
- Also when Univ didn't have \$4.00/student for trash issue - only contributed \$25K prior to IMP meetings
- Notes posted requested as questions + ANSWERS



Sixth (Final) Public Meeting Presentation

1. Introductions
2. IMP Best Practices Guide 1.0 – 8.0 Submission Summary
 - A. Review highlights of all chapters
 - B. Review critical documentation of “what we heard”
 - C. Review specific urban design guidelines commentary
3. What Pitt is currently working on
4. Next Steps



- ### Campus Master Plan Goals
- 1 A Place of Academic Excellence and Innovation
 - 2 An Enriching Student Experience
 - 3 A Distinctive, Welcoming, and Attractive Urban Campus
 - 4 A More Connected, Outward Looking, Engaged University
 - 5 A Place that Seeks Synergy and Efficiency

- ### 1.0 Introduction
- 1.1 Mission and Objectives (University)
 - 1.2 Requirements (Zoning)
 - 1.3 Planning Context
 - 1.4 Process (Public engagement)

- ### A Change in Pitt's Leadership
- **Current** administration's approach and ambitions:
 - Comprehensive strategic thinking and planning
 - Creativity in partnership opportunities
 - Focus on innovation, commercialization, and differentiation
 - Internal and external transparency, collaboration, and engagement
 - Enhanced commitment to distinctive architecture, accessibility, sustainability

- ### Campus Development, Organizing Principles
- Connectivity: North/South student life; East/West academic “Braid”
 - Decentralization of spaces to collaborate and convene; moments of useful spaces
 - Improved Open Space throughout campus
 - Porous edges with our neighboring communities
 - Enhance Pitt's identity
 - Place-making
 - Distinctive Architecture
 - Accessibility and Sustainability



- ### Plan for Pitt – Impact on Campus Development
- Enrich the Student Experience (amenities)
 - Promote access and affordability (housing and building improvements)
 - Engage in strategic, collaborative research opportunities (collaborative buildings)
 - Foster a culture of civic engagement (integrate with Oakland fabric)
 - Increase economic impact (catalyst and connections)
 - Advancing academic and research excellence (facilities investment)

- ### Institutional Master Plan (IMP) The Process:
- **WHAT'S NEW?**
 - **City's Best Practices Guidelines**
 - Challenges institutions to go further – beyond zoning law
 - Requires **significant** data collection
 - Documents development impacts and enhancement strategies and processes to evaluate performance
 - **Pitt is submitting its entire campus**
 - **Pitt is the City's largest IMP**

- ### Institutional Master Plan (IMP): Pitt's Approach
- The next step in the critical path of Pitt's planning continuum
 - Adhere to the spirit and intent of the City's Best Practices Guidelines, strive to exceed City's expectations, set the standard for institutions in the City.
 - Enlighten folks about how Pitt operates as an educational “going concern”
 - Take credit for what Pitt is already doing.
 - Recognize we have impact and commit to strategies to mitigate and enhance
 - Do not repeat content from meeting to meeting
 - Conduct workshop meetings to better solicit feedback
 - Document everything and make it all publicly available during the process.
 - Solicit feedback in all ways
 - Report, listen, reflect, adjust, present
 - Challenge leadership.
 - Presentations are not summaries or soundbites. They incorporate the actual text that will go into the final document with adjustments being made based on public feedback.
 - Commit to the doctrine that the dialogue does not end – it continues

Current (Revised) IMP Schedule

ORIGINAL	REVISED	
December 20:	December 20:	1st City Performance Target Meeting
January:	January:	Three Micro Meetings with key community stakeholders
February 11:	February 11:	1st Public Meeting: Introduction IMP Process to community
February 15:	February 15:	Publish Final Campus Master Plan
February 22:	February 22:	2nd City Performance Target Meeting
March 11:	March 11:	2nd Working Public Meeting: Neighborhood Enhancement
April 15+/-:	April 1-10:	Five Individual Community/Neighborhood Meetings
	April 11:	Innovation District Public Meeting
	April 16:	3rd Working Public Meeting: Transportation
	May 2:	4th Public Meeting: Neighborhood Enhancement Strategies
	May 22:	5th Working Public Meeting: Development Site Design Guidelines
May 1+/-:	June 10:	6th (Final) Public Meeting Presentation
April 20+/-:	June 15+/-:	3rd City Performance Target Meeting
May 10th:	June 30 th +/-:	Final Document for publishing and legislative approval
May-July:	June - Fall:	Legislative process: Planning Comm. / City Council

2.0 Existing Conditions

2.1 IMP Boundary

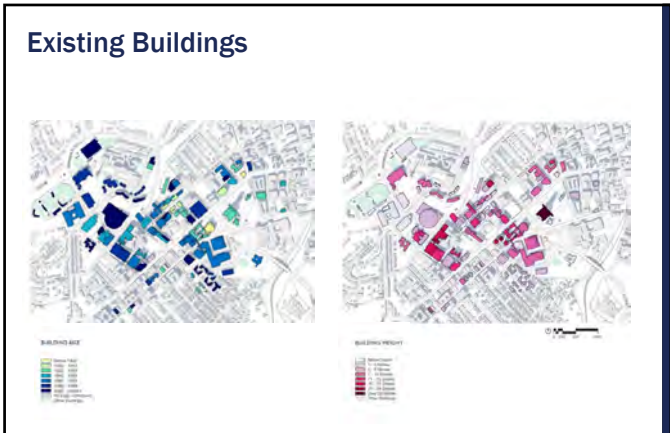
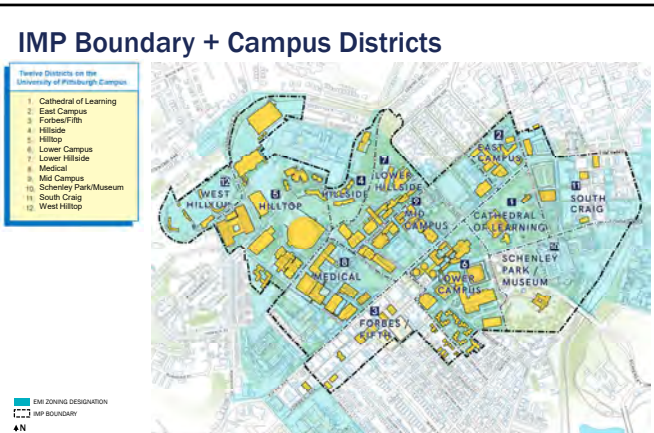
2.2 Existing Properties & Uses

How do we minimize challenges and enable Pitt to compete?

- **Build from our strengths:**
 - Best value in northeast (US News) of all publics
 - Top 5 public university in NIH research (\$820 million)
 - A campus where professional schools (business, engineering, law, and health sciences) all in one location
- **Differentiate ourselves:**
 - Personalized Education
 - Community support and Engagement (CEC)
 - Research support to private industry.
 - Diversify from traditional sources of support for research
 - Pendulum swing to translational research
- **Plan prudently but with flexibility**
 - A thoughtful Campus Master Plan
 - Strengthen relationships
 - Prepare to be "nimble" and to pivot as conditions demand

What are the known drivers of Campus Space Needs?

- Supporting the *Plan for Pitt*
 - Holistic and individualized approach to learning inside/outside classroom
 - Collaborative and Multidisciplinary Research, increasing innovation
 - Enrich the student experience - student space
- Changes in academic pedagogy and technology (active learning = increased SF)
- Modernizing or replacing poor condition space (workspace, classrooms, labs)
- Addressing space deficits (student life, operations, academic)



Pitt's challenges for managing enrollment

- **REDUCED PUBLIC FUNDING**
 - 1990: 33% Pitt revenue is public support; 2018: 7%
- **DEMOGRAPHIC TRENDS:**
 - "The Cliff" : 20% high school graduate reduction in 10 years
- **COMPETITION:**
 - The market - higher education is saturated
 - Reduced research funding
 - International students
 - On-line education
- Unknown direction of research dollars and administration priorities
- Continuing Education needs - retraining trends
- Micro-credentials - specialized educational programs

How Could Enrollment Change?

- **Surging disciplines**
 - Computer and Informational Science (One Bigelow)
 - Nursing (Medical facilities)
 - Engineering (New facility)
 - Applied Sciences (Renovations)
 - Business (New addition)
- We could increase engineering enrollment by 50% to meet market demand and match competition.
- UPMC would prefer we double the nursing school.
- Meeting market demand in surging disciplines requires enrollment reductions in other disciplines and . . .
- **There is a cost and risk in doing so.**

3.0 Needs of the Institution

3.1 Expectations for Growth or Change

3.2 Current & Future Needs for Facilities

3.3 Current & Future Needs for Housing

What makes predicting enrollment and facility needs challenging?

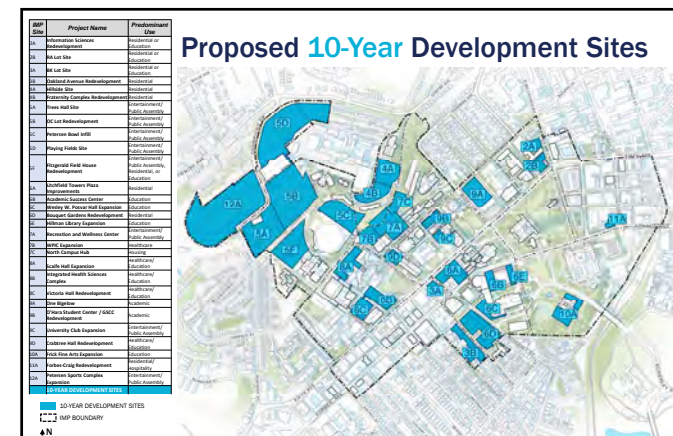
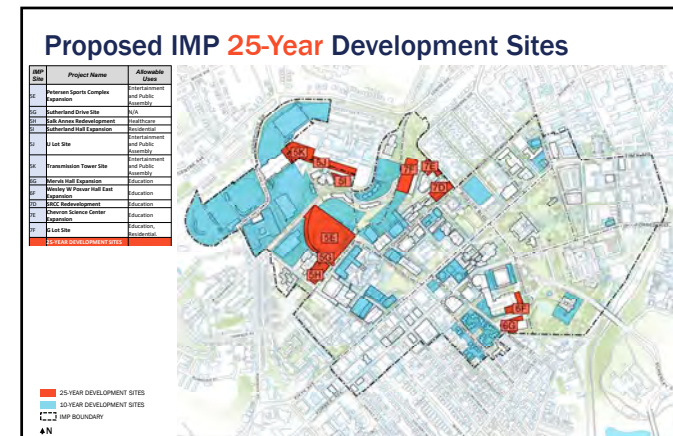
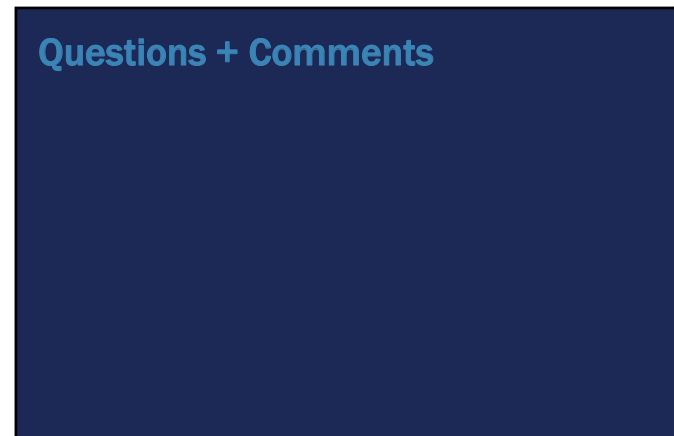
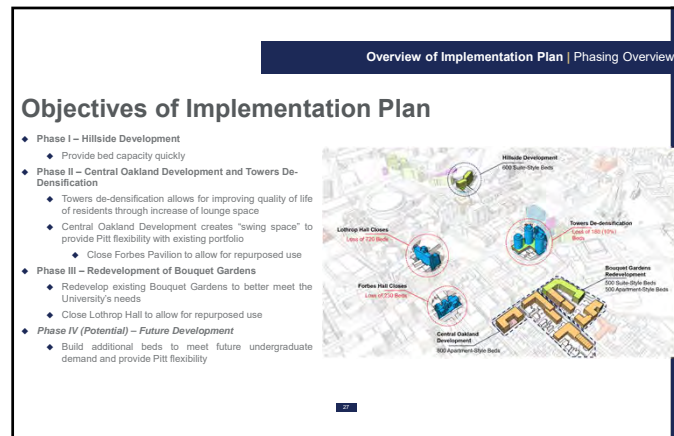
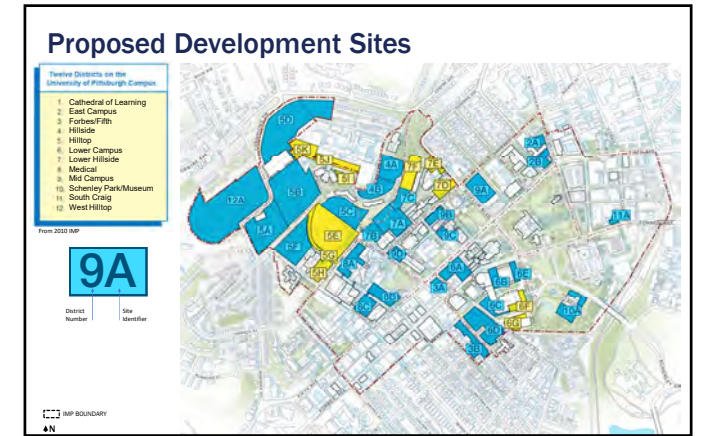
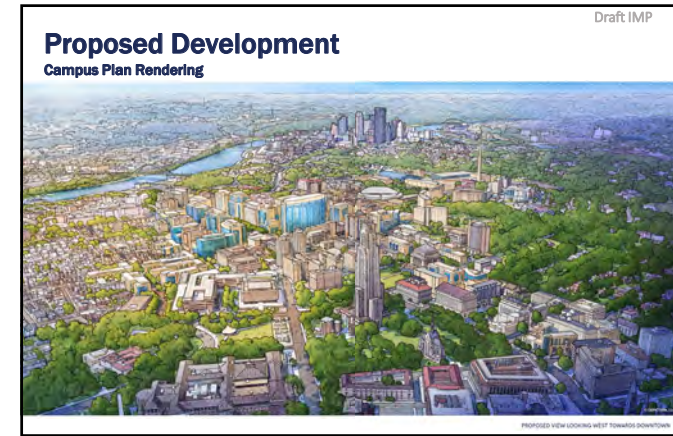
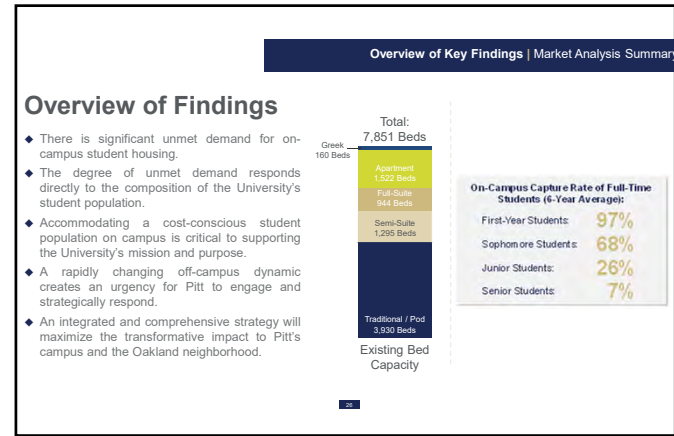
- Changes in University academic leadership (Provost, 5 new deans, H.S. Dean)
- Fluctuating research dollars and research emphasis
- Emerging industries and academic trends
- Changes in technology
- Potential Donors, Business Cycles
- Real Estate constraints and availability
- Changes in athletic program leadership (AD's) and commitments (Title IX; e.g. Lacrosse)
- Political tides; local + state government funding priorities
- Student demographics
- Housing typology and program demand (anonymity versus connection)
- Student life trends (wellness, the mobile student)
- Student amenities (dining, libraries, unions)
- Higher Education Competition

Range of Growth in Enrollment

- **We would like to be 100% precise; we cannot**
- Historical growth was 12% over the last 10 years
- TODAY, we envision growth to be relatively flat
- For 10 the year horizon, we are planning for an average growth of less than 1% per year in undergraduate enrollment
- We are planning for graduate/professional programs to grow up to 2% per year to support the *Plan for Pitt*.

In planning for campus development, Pitt Needs to be Nimble . . . yet accountable

- *In order for Pitt to deliver on its education mission, and its community and economic development potential, Pitt needs to function as a 'going concern' that can react to forces that both challenge us and bring us vast opportunity.*
- *In return, Pitt needs to commit to engagement processes, and an investment agenda that serves to improve its neighborhood, and as campus projects develop, strategies that affect their impact on the neighborhoods.*



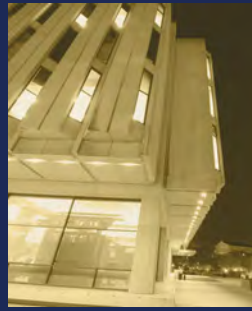
5.3.1 Goals of the Urban Design Guidelines

- Guide the design of building and landscape projects in the **ten-year development envelope**
- Create a campus environment that is **compatible** with surrounding neighborhoods and districts
- Reinforce the Cathedral of Learning as a **focal point**
- Align with the **Guiding Principles** of the 2019 Pittsburgh Campus Master Plan
- Enhance the **pedestrian experience** of campus and the urban context
- Encourage materials and details that contribute to a **contextual aesthetic**
- Promote inclusion of **public art**



5.3.2 Architectural Guidelines

- Building **height** and **massing** should be contextual with surrounding or adjacent buildings
- Building **setbacks** help to achieve the desired character of streetscapes and open spaces
- Building **step backs** help to maintain view corridors and ensure appropriate scale within the context
- Campus **Design Principles** will be adopted to preserve the architectural heritage within the Oakland Civic Center Historic District
- **High-quality design and construction** is fundamental to the campus environment and should be maintained with new development
- Building form and style may vary but material, color, texture, and glazing can contribute to a **cohesive campus character**



Site 6B | Academic Success Center

The Smith sculpture should not be impacted by this development

The 120' height is contextual to Schenley Quad and William Pitt Union

Site 9A | Bigelow Boulevard Development

Lower height to be contextual with Oakland Hotel

5.3.3 Site Development & Civic Realm

- Preserve **campus views and vistas** to maintain a visual impression of the University from the surrounding Oakland neighborhood
- Incorporate **high-quality civic realm spaces** that include natural plantings, a tree canopy, pedestrian amenities and bicycle access
- Provide **landscape and open spaces** at a variety of scales
- Embrace **biophilic design** to integrate natural elements with the built environment
- Evaluate **public art** opportunities with each project; incorporate art in open spaces where appropriate



Comments: Public Meetings + Online

General Urban Design Guidelines:

- Public access to open space and University facilities
- Interpretation of contextual design

Specific Ten-Year Development Sites:

- Height concerns on specific 10-Year Development Sites
- Open space location
- Architectural significance of existing buildings (e.g. Information Sciences Building)

Issues covered in other IMP sections:

- Student Parking and Shuttle Service opportunities
- Pedestrian circulation between upper and lower campus
- ADA Accessibility
- Community garden

Questions + Comments

6.0 Mobility Plan

- 6.1 Existing Conditions
- 6.2 Mobility Goals
- 6.3 Proposal

Site 2B | RA Lot Site

Retain the existing Music Building

Site 5B | OC Lot Redevelopment

130 ft, or contextual with Panther and Sutherland Halls

Mobility Analysis & Documentation for IMP (What's Different?)

- Two pieces: Transportation Impact Statement (TIS) & Mobility Chapter (6) of IMP
- Transportation Impact Study (TIS) evaluates conditions with the development sites identified in the IMP
 - Technical evaluation of transportation elements
 - Scoped in coordination with DCP and DOMI (41 intersections)
- IMP focuses on broad transportation conditions and a specific vision
 - Goals and roadmap for achievement
- Analysis and recommendations from TIS are aligned with IMP to include
 - Goal-setting
 - Proposed mitigations

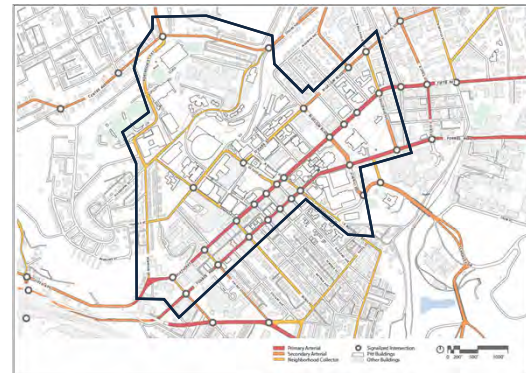
Existing Conditions

Existing Parking Summary

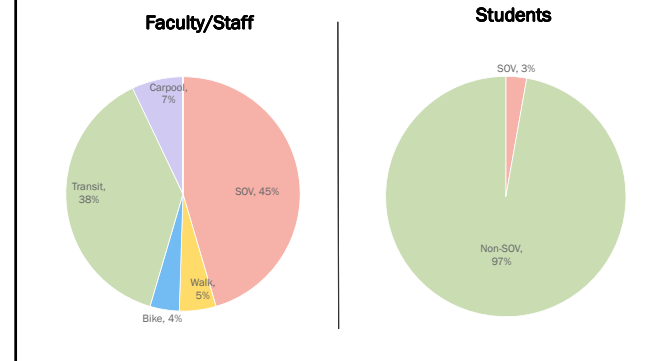
- Pitt Currently Controlled Parking Spaces within EMI District

3,990 owned spaces
 202 leased spaces
 4,192 total spaces

Roadway Network



Existing Mode Split



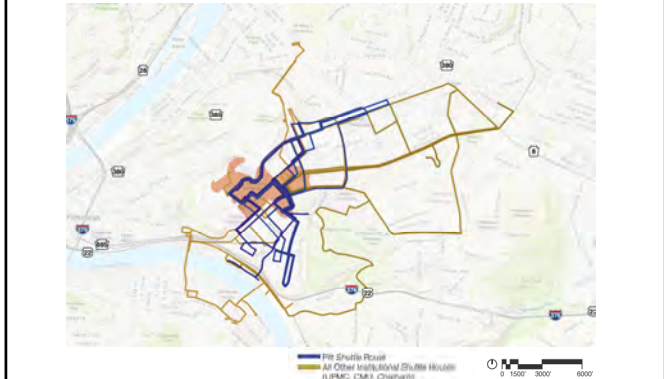
Existing TDM Programs

- Free unlimited rides on Port Authority transit for faculty, staff, students
- Extensive Pitt shuttle system serving Oakland, South Oakland, North Oakland, and Shadyside; Pitt students have access to CMU and Chatham shuttles
- SafeRider program provides guaranteed ride home up to 25 rides/semester
 - Pitt recognized as Bronze Level Bicycle Friendly University by League of American Bicyclists
 - 14 Healthy Ride bikeshare stations in Oakland
- Reduced parking permit price for carpools
 - Carpool and vanpool options available through SPC's CommuteInfo program
 - Pitt promotes SPC's Emergency Ride Home program for carpool and vanpool participants

Transit Network



Institutional Shuttle Network



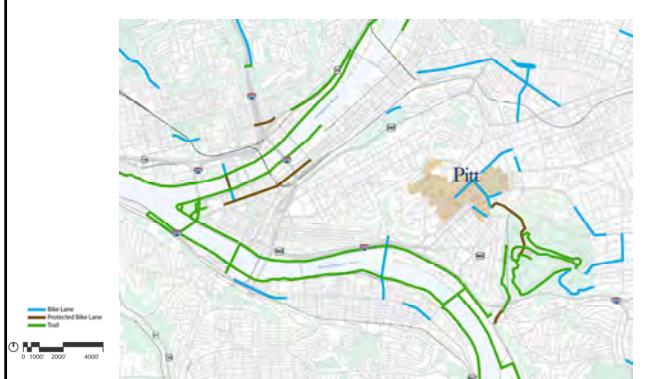
TIS Scope Overview

- Considers full 10-year build condition
 - Impacts assessed against Future Without Development Condition
 - Will account for BRT, Smart Spines signal optimization
- Projected Traffic Volumes and Intersection Capacity Analysis
 - Background traffic – growth rate from SPC/DOI
 - Person-trip generation by mode of travel and university population
 - Mode split using Make My Trip Count data and Pitt survey data
 - LOS, queuing, delay analysis by intersection for Future Without Development and Build Condition
- Multimodal (transit, bicycle, pedestrian) and loading/service conditions
- Conclusion and proposed mitigations by mode

TIS Analysis Boundary



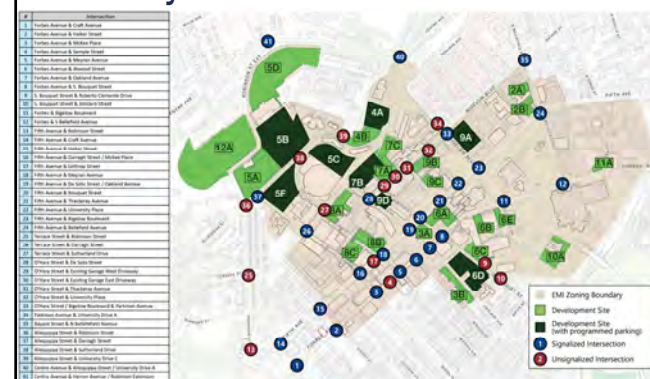
Bicycle Network – Citywide



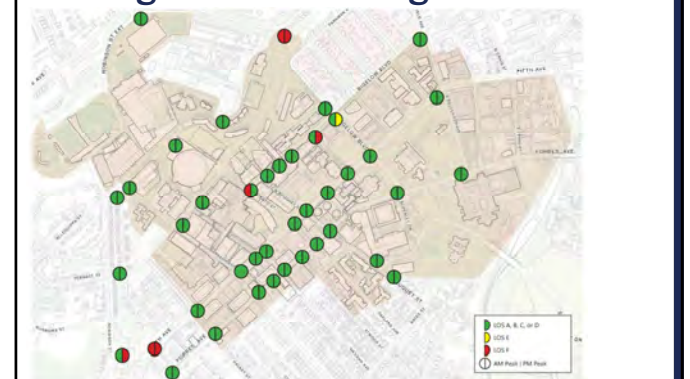
Bicycle Network – Oakland



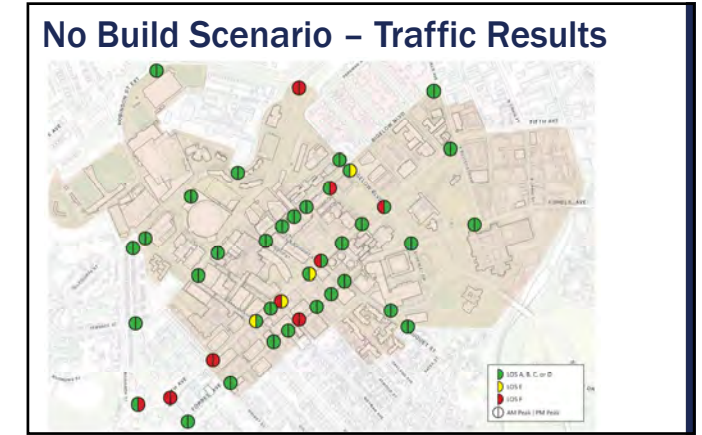
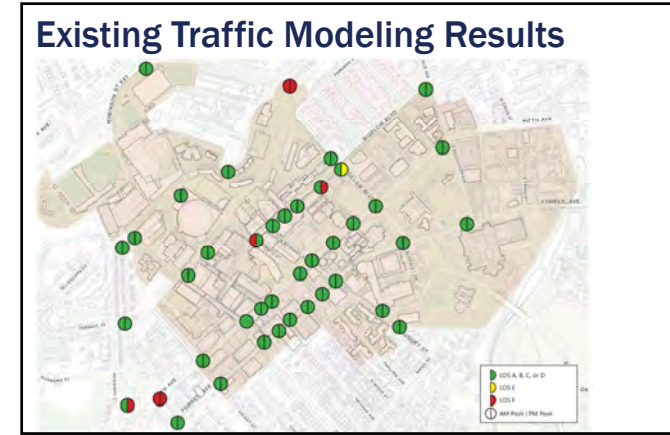
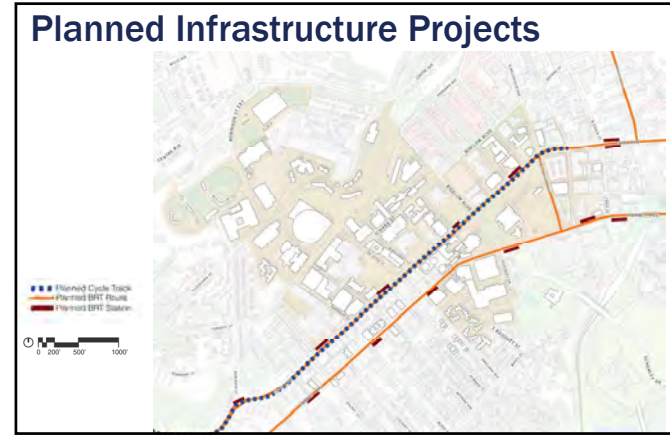
TIS Study Intersections



Existing Traffic Modeling Results



Future Conditions & Needs

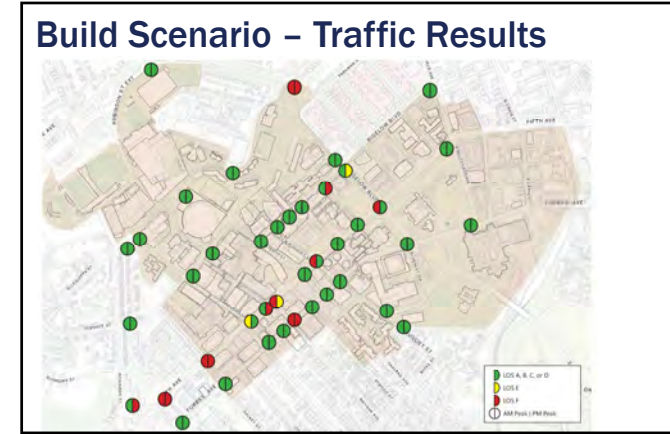


University Population Growth

- Historical university population growth was 1.1% per year over the last 10 years
- Going forward, we envision growth to be consistent with historical growth
- Growth factors for the TIS:
 - 1.0% per year for undergraduates
 - 1.8% per year for grad students
 - 1.0% per year for staff
 - 0.5% per year for faculty

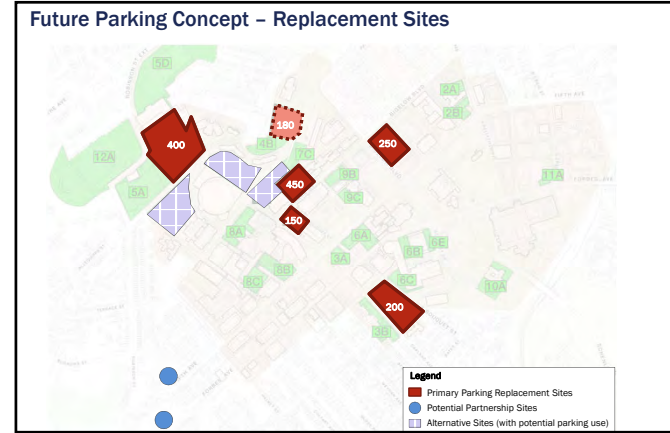
Future Parking: Guiding Principles

- No net new parking on campus
 - Anticipated loss of 1,630 spaces with implementation of 10-year development program
 - Relying on effective TDM strategies to serve population growth
- Favor new locations at campus edge (university & partnership)
- Phasing projects to minimize parking disruptions
- Large development projects strive to deliver parking first
- Currently securing temporary local & remote parking sites for during construction
- Working with partners to identify alternative event parking
- Evaluating partnership opportunities (e.g. Carlow, UPMC)



TIS Findings

- The Pitt IMP will have minimal impact to the surrounding roadway network
 - New construction is not for expanded tenancing or programs
 - Due to IMP's commitment to no net-new parking on campus and thus negligible growth in vehicle trips
- The Pitt IMP will expand and promote the use of alternative modes to commute to campus
 - Ambitious TDM Goals and Strategies
- No direct recommendations aimed at improving traffic operations; Pitt will continue to dialogue with the City, community and other area institutions to assess and improve mobility in greater Oakland

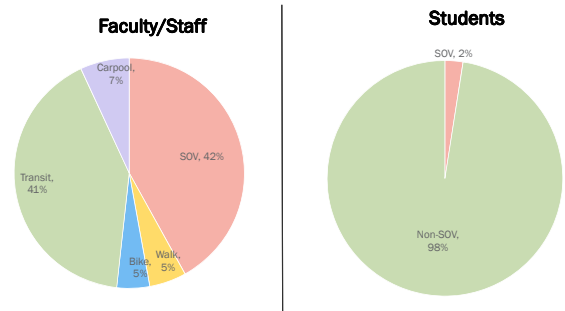


Mobility Goals & Strategies

Pitt's IMP Mobility Goals

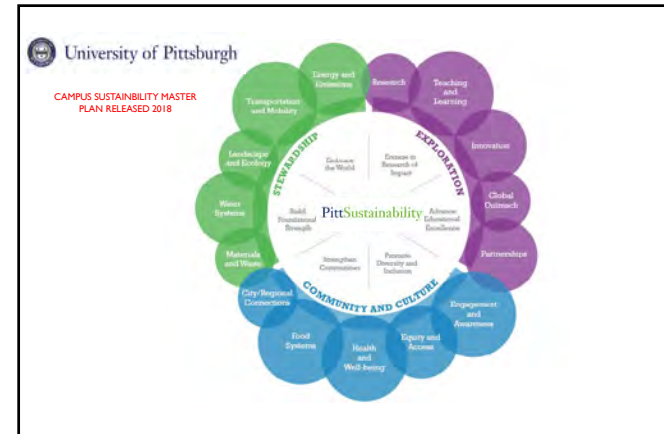
- Goal 1: No net new on-campus parking
- Goal 2: Reduce Single Occupancy Vehicle (SOV) mode share by 3.4%
- Goal 3: Promote & enhance partnerships to improve mobility options
- Goal 4: Position Pitt (constituency & transportation network) to adapt to changes in the University, Region, and Society
- Goal 5: Verify & improve program performance

Mode-share Goals



Highlights

- Advance parking management techniques to optimize utilization of existing inventory and minimize need for replacement parking
- Designate a dedicated University TDM Coordinator
- Encourage the use of non-SOV modes through financial incentives and parking fee structure
- Encourage investments in public transportation that serve Oakland
- Coordinate with DOMI to improve bicycle and pedestrian access
- Coordinate with Port Authority to improve transit access to campus
- Identify and execute opportunities to optimize the shuttle network
- Plan and implement effective curbside management
- Align Pitt's transportation policies with sustainability and resiliency plans
- Conduct ongoing marketing and education related to transportation options
- Conduct ongoing monitoring and evaluation



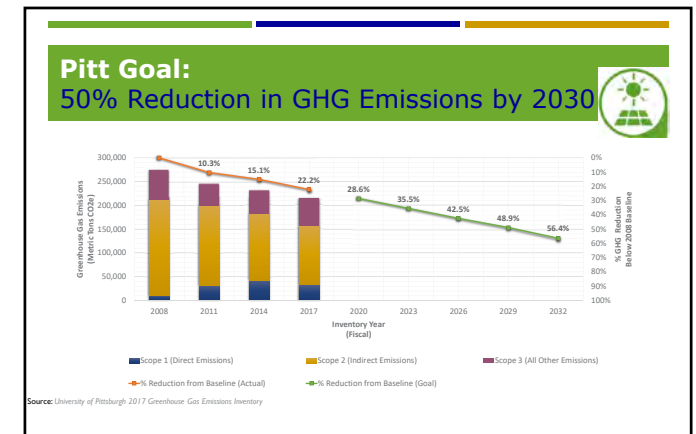
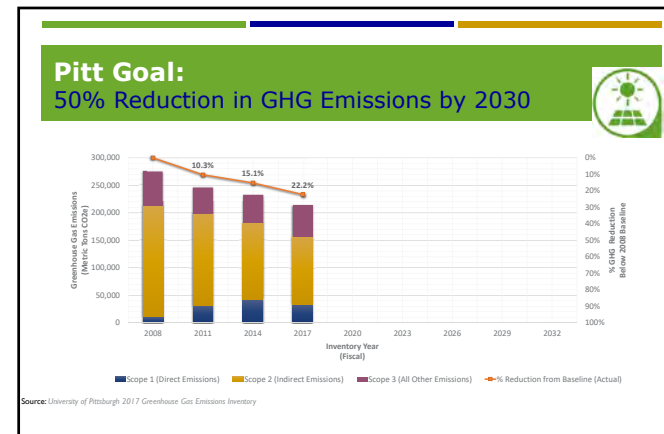
Goal Alignment Section 7.1

CATEGORY	CITY OF PITTSBURGH	UNIVERSITY OF PITTSBURGH	COP SOURCE
Emissions	Advance carbon neutrality objectives		PCAP v3
	50% reduction in greenhouse gas emissions by 2030		PCAP v3
Energy	50% energy consumption reduction by 2030		2030 & PCAP v3
	50% water consumption reduction by 2030		2030 & PCAP v3
Water & Landscape	Manage stormwater runoff from 1,835 acres by 2032	<ul style="list-style-type: none"> • Divert 25% of stormwater from impervious surfaces to reuse, detention, retention, and/or green stormwater solutions by 2030. • Reduce impervious surfaces 20% by 2030 from 2017 baseline. • Replace 15% of lawn area with indigenous and adapted plants by 2030 • Increase tree canopy 50% by 2030 	PWSA Green First

Conclusions

- Pitt is prioritizing reducing the neighborhood impact of its transportation needs
- Pitt's parking development strategy is designed to minimize neighborhood impacts
- TIS traffic analysis shows Pitt's 10-year growth agenda does not increase congestion
- Pitt's transportation strategy leverages assets and partnerships to enhance mobility in Oakland

Questions + Comments

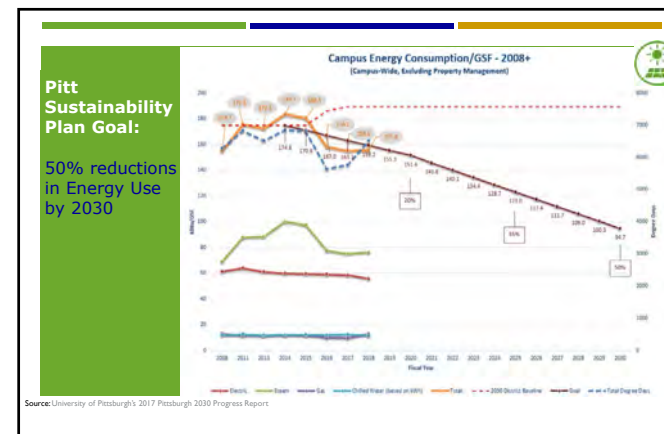


7.0 Infrastructure Plan

- 7.1 Environmental & Sustainability Goals
- 7.2 Environmental Protection
- 7.3 Campus Energy Planning
- 7.4 Stormwater Management
- 7.5 Green Buildings
- 7.6 Waste Management & Water Conservation
- 7.7 Open Spaces & Pedestrian Circulation

How Pitt's Sustainability Efforts Impact the Neighborhood

- The less energy we use, the better the air-quality in Oakland
- The better we manage stormwater, the less flooding downstream
- Our continued greening of campus reduces heat island effect and improves health and wellness
- As an advocate for enhanced ride sharing and public transit, we reduce traffic congestion in Oakland
- As Pitt improves bicycle and pedestrian conditions, everybody benefits




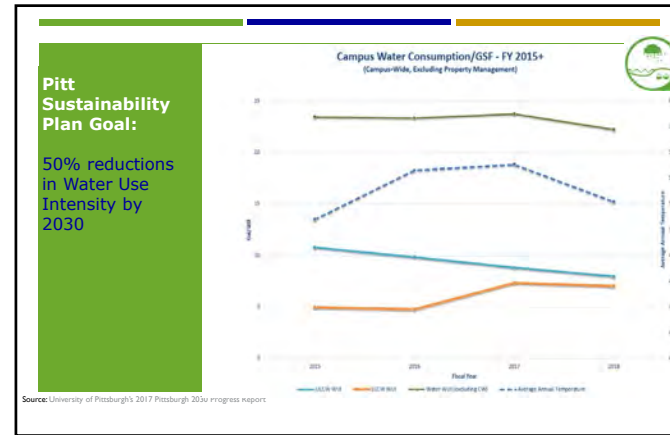
Pitt Sustainability Plan Goal: Energy & Emissions

- Produce or procure 50% of the University's electric energy portfolio from renewable resources by 2030.



Pitt Hydro Commitment

- Local, renewable generation
 - Low-impact / run-of-the-river hydro
 - 10.9 MW facility
- Annually
 - ~50,000 MWh
 - ~25% Pitt's electricity usage
- Long-term PPA

Pitt Sustainability Plan: Section 7.2 Environmental Protection

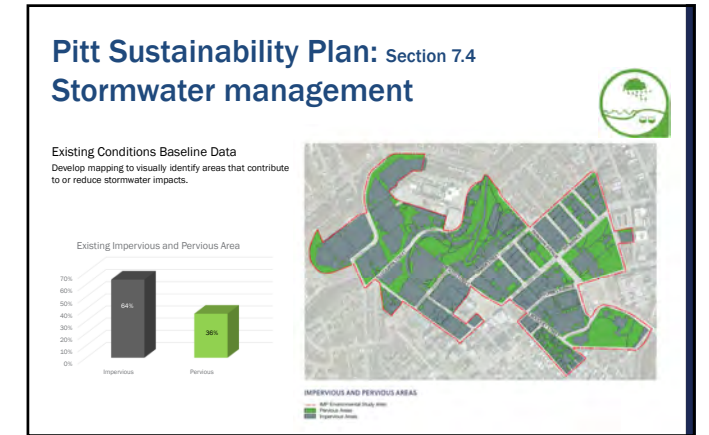
Potential canopy growth strategies:

Plant New Material

- Opportunity areas for planting trees have been delineated.
- Include under utilized areas and consider the public realm

Tree Preservation

- Best practices for tree preservation are included to help maintain the existing canopy and encourage its future growth.
- University of Pittsburgh's Landscape Sustainability Guidelines are an important resource and are referenced heavily within the IMP.
- Maps indicating significant and native trees are included to help guide the future planning process for each site.

Pitt Sustainability RFP EUI & WUI targets

Pittsburgh Campus EUI Baseline = 189

Pittsburgh Campus 10 Year Capital Plan	GSF	2030 EUI Goal
Existing	10,053,361	
Renovated Post-2018	2,487,068	
New Construction	1,999,076	
Total	14,539,505	92.5

* Existing requires some or all of the following to meet goal: Lighting upgrades, new control schemes, energy retrofits, and/or retro-commissioning

Pitt Sustainability Plan: Section 7.2 Environmental Protection


3 Environmental Overlay Districts

- Landslide Prone
- Undermined Areas
- Steep Slopes

Ten-Year Development Sites are located within the overlay districts, mostly on the northern side of campus.

Future geotechnical and engineering evaluations would be required for each individual site to determine the extent of mitigation or the design constraints prior to the development of design documents.

The master plan will provide base parameters for each district to help guide those development sites and minimize impact.



Pitt Sustainability Plan: Section 7.4 Stormwater management

Development Sites Overlay Map

Goal of aggregate 20% increase in pervious area for the development sites undertaken within the tenure of the plan.

Goals to Lessen Stormwater Impacts

- Utilize More Pervious Paving Materials
- Utilize Innovative BMP Strategies
- Implement Water Re-Use
- Reduce Existing Impervious Coverage



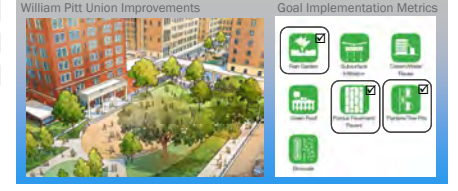
Pitt Sustainability Plan: Section 7.4 Stormwater Management

Goals to Lessen Stormwater Impacts

- Reduce Existing Impervious Coverage
- Utilize more Pervious Paving Materials
- Utilize Innovative BMP Strategies

William Pitt Union Improvements

Goal Implementation Metrics



Pitt Sustainability Plan: Section 7.2 Environmental Protection

Potential Mitigation for Environmental Factors:

Landslide Prone

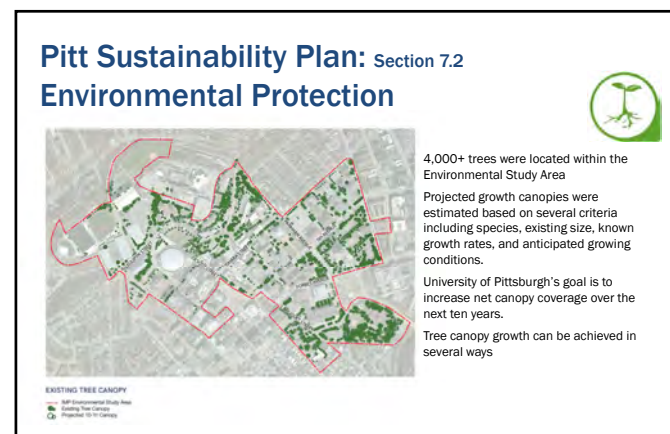
- Limit grading envelope
- Utilize retaining walls
- Minimize stormwater infiltration

Undermined Areas

- Backfill coal seams
- Incorporate deep foundation systems

Steep Slopes

- Minimize footprint
- Terrace grading

Pitt Sustainability Plan: Section 7.4 Stormwater Management

Goals to Lessen Stormwater Impacts

- Implement Water Re-Use

Proposed Chiller Plant Schematic

Goal Implementation Metrics



Pitt Sustainability Plan Goals: Section 7.4 Landscape & Ecology

Goal: Replace lawn area with indigenous and adapted plants

- Replace lawn surfaces with plants that are better ecological contributors
- Provide adequate visual substitutes to traditional turf grass (e.g. Pennsylvania Sedge)
- Choose plants that mitigate stormwater runoff more effectively than turfgrass
- Provide areas for urban agriculture



Pitt Sustainability Plan: Section 7.4 Landscape & Ecology

Goal: Increase Tree Canopy

- Identify opportunity areas within the Ten-Year Development Sites that are most critically under-planted.
- Flag significant canopy areas for current care and future protection
- Explore partnering opportunities to enhance publicly-owned areas to increase canopy coverage.
- Create best practices for planting, maintaining, and protecting trees throughout construction.

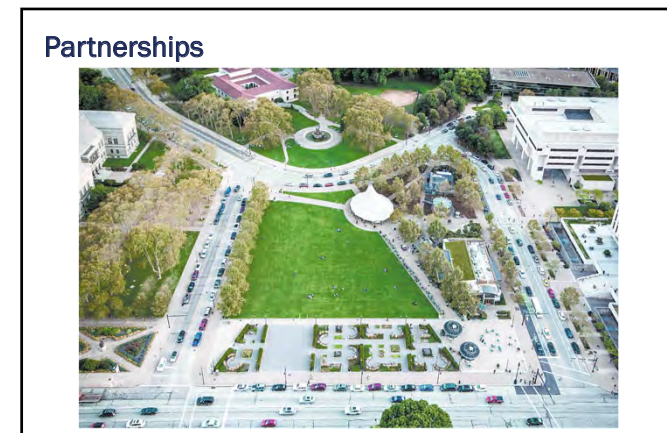


Questions + Comments



8.0 Neighborhood Enhancement Strategy

- ### Neighborhood Enhancement Approach
- Document Current Strategies**
 - How does Pitt engage today?
 - What is Pitt's macro economic impact?
 - What programs does Pitt operate currently?
 - Where does Pitt commit its resources locally for Neighborhood Enhancement?
 - Document Future Commitments**
 - What is Pitt's engagement strategy moving forward?
 - What are the positive and negative neighborhood impacts of Pitt's development vision?
 - What programs is Pitt planning for next 10 years?
 - Where should Pitt commit its resources to improve the neighborhoods for permanent residents and businesses?



- ### Neighborhood Enhancement Strategies: The engagement and evaluation process
- Listened** to stakeholders throughout the community
 - Documented** community issues and concerns
 - Reflected** on opportunities and constraints
 - Strategized** how Pitt can do better and do more
 - Informed** leadership where Pitt needs to prioritize initiatives and resources
 - Challenged** leadership to think broader and act bolder
 - Developed** recommendations
 - Secured** commitments from Pitt leadership on a portfolio of strategies to share with the community

Macro-Economic Impact (2017)

- \$820 million** in research dollars
- \$2.6 billion+** economic output of top ten industries Pitt supports including
 - Colleges and Universities
 - Restaurants
 - Real Estate
 - Personal Care Services
 - Hospitals
 - Hotels
 - Retail
 - Wholesale Trade
 - Wired communication

\$190.75 million IN LOCAL AND STATE TAX REVENUE

\$74.3 million IN CHARITABLE AND VOLUNTEER SERVICE DONATIONS

29,436 PITT SUPPORTED JOBS THROUGHOUT PENNSYLVANIA

- ### Pitt currently commits resources that serve Neighborhood Enhancement
- Vast participation in, and routine engagement with numerous community-based organizations.
 - Direct financial support for certain organizations – many in Oakland.
 - Program management focused on neighborhood investment, neighbor relations, and community development.
 - Investment in the built environment.

- ### Pitt's Commitment to Community Engagement
- Continue to seek community input and feedback on Pitt's long-term Oakland campus vision by **participating regularly in existing community meetings** and by hosting dialogue forums specific to projects identified in the IMP as they are implemented.
 - Fully participate and **engage in City Planning's, Oakland neighborhood planning process** to establish priorities for neighborhood enhancement. Within that process, evaluate strategies identified in the IMP, cultivate new strategies, and develop a priority agenda, for deployment of resources moving forward. Adhere to the adoption of the plan.
 - For each campus development project that potentially impacts the adjacent neighborhoods, **directly engage community stakeholders early, and throughout their design** and development.
 - Engage community stakeholders to identify issues of immediate concern** and develop short and long-term strategies to address them.
 - Establish a process for communicating outcomes of performance** for targeted strategies and initiatives.

- ### What we heard . . .
- Pitt's Neighborhood Enhancement Strategy should
- Alleviate Pitt's Impact on the Neighborhood**
 - Enhance Pitt's Impact on the Neighborhood**
 - Improve community access to Pitt program and facility resources**

What we heard . . .
1. Alleviate Pitt's Impact on the Neighborhood

- Improve connections with the community
- Reduce litter
- Support greater enforcement
- Address parking and transportation concerns



(The Highlights) Pitt will . . .

- Continue programs for students to better Integrate into the Oakland Neighborhood (e.g.)
 - Expand the Pitt Neighborhood Block Party program
 - Provide information on off-campus tenant rights and responsibilities to students
- Continue to support the "Clutter for Cause", "Keep It Clean Oakland", OBID's Clean and Safe program, OPDC's Adopt-a-Block program and staffing capacity for OPDC's Clean and Green program
- Provide funding and work with the City to help hire a full time code enforcement officer for Oakland to address over-occupied and dilapidated housing issues
- Establish standards for listing off-campus properties: Off-Campus Living web page
- Collaborate with the City and community groups to jointly limit issuance of residential parking permits
- Enhance Pitt's (TDM) Transportation Demand Management (see Mobility Section)

(The Highlights) Pitt will . . .

- Help promote "local" businesses via University Communications, Pitt News, and athletics events and publications.
- Establish a process for "local" participation, and to identify candidates and interest for business opportunities within Pitt facilities.
- Internally identify "local" business opportunities within Pitt facilities (e.g. dining).
- Work with the City to create opportunities for short-term food & merchandise licenses for events, and identify opportunities for licensed food carts/trucks for "local businesses"
- Promote "local" businesses and minority retail business tenancing in the Innovation District buildings

(The Highlights) Pitt will . . .

- Facilitate connections between our campus partners and the community to enhance and expand program access for Oakland residents
- Provide better communication about - and connection to - current community serving programs:
 - **Legal Assistance:** to low income individuals
 - **Dental Health:** for low-income residents
 - **Business development:** The Institute for Entrepreneurial Excellence (IEE)
 - **Employment:** The University Talent Alliance
 - **College Admissions:** The Pittsburgh Admissions Collaboration
 - **Public Information Availability:** The Western Pennsylvania Regional Data Center
 - **Non-profit consulting:** the Johnson Institute for Responsible Leadership, in GSPA
- Continue hosting signature volunteer events: Day of Caring and Christmas Day at Pitt which provide; Be a Good Neighbor Day; Pitt Make A Difference Day.
- Continue the Pittsburgh Public Schools "School to Work" program for students with disabilities to work in Pitt facilities
- Continue Community Leisure Learn program in new recreation facility
- Continue programs for student volunteers

What we heard . . .
2. Enhance Pitt's Impact on the Neighborhood

- Strengthen connections with the community for University related development projects
- Improve the built environment
- Promote homeownership/Residency in Oakland
- Increase Pitt's commitment to sustainability



(The Highlights) Pitt will . . .

- Maximize dialogue with the community for Pitt development projects situated on the campus edge and adjacent to neighborhoods
- Work with Innovation District developers to provide retail opportunities for "local" business and entrepreneurs
- Implement University property improvements from the Campus Master Plan that also serve a public benefit
- Establish a University Public Art Initiative to deploy public art around campus as part of project development
- Working with DOMI and PAT, convene a shuttle and ride-sharing system study with Oakland stakeholders
- Strengthen external relationships for collaborative initiatives: Partner with the City and UPMC to improve energy performance and efficiency for energy planning; continue Pitt's partnership with the City on a wide variety of energy performance/efficiency issues:

Pitt will . . . Study the following:

- Accessibility across campus along with general curb management strategies that will evolve with future mobility demands
- Options to help address parking in neighborhoods and residential enforcement
- Ways to improve ADA parking and loading campus-wide and adjacent neighborhoods
- Establishing off campus 'Residential Liaisons'
- The applicability of existing/evolving campus-wide design, construction, operations, maintenance, and performance standards to large leases and joint ventures
- A campus-wide "One Water" strategy that holistically considers potable, sanitary, storm, and reused water to achieve water neutrality campus-wide
- Program opportunities that incentivize University faculty and staff to establish Oakland residency, including a rent-to-own program, low-interest loan program, etc.

Actively Engage and Participate in the Oakland Neighborhood Planning Process

- Pitt offers financial support to multiple neighborhood organizations and programs. Leverage this process to re-evaluate current investment and rebalance in a way that serves a greater need.
- Define Pitt's commitment to Oakland neighborhood, energy planning
- Finalize University shuttle system strategies
- Better understand opportunities to address quality of life issues that enhance value to today's Oakland, and respects the rich cultural heritage of this long-standing neighborhood.



Pitt will . . . Promote Oakland Neighborhood Residency:

IMPROVE SUPPLY

- Invest in OPDC's Community Land Trust:
 - Work with OPDC and stakeholders to shape the program to serve home-owner and rental community
 - Where appropriate, identify opportunities to support housing that is affordable

REDUCE STUDENT DEMAND

- Make on-campus living the first choice of students, reduce demand for neighborhood student housing:
 - Construct up to 1,400 new beds at the hillside and Central Oakland sites over the next five years
 - Develop more student life amenities on campus:

ENABLE NEW MARKETS

- Support development of the Innovation District as a strategy to generate employment and therefore increase demand for Oakland residency

ENHANCE AMENITIES

- Provide mixed-use, market driven development opportunities to serve students AND neighborhood needs in higher density housing developments to strengthen the quality of life for Oakland residents.
- Work with Innovation District developers to expand retail opportunities that provide first floor occupancy and vibrancy during and after standard work hours

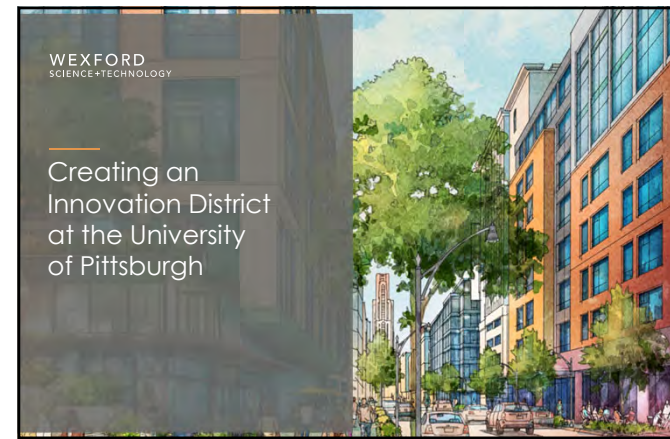
What we heard . . .
3. Improve community access to Pitt program and facility resources

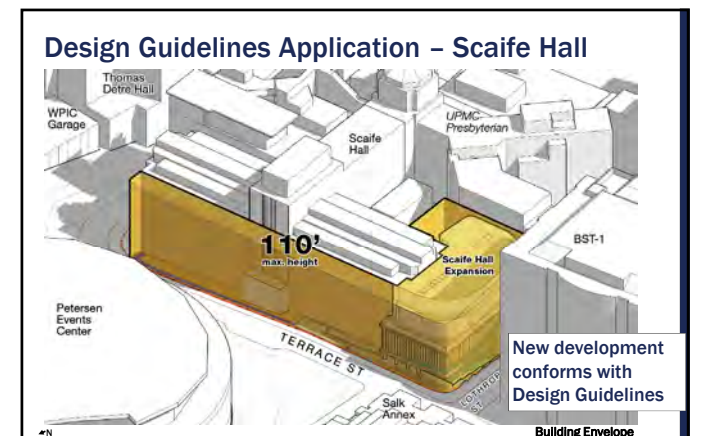
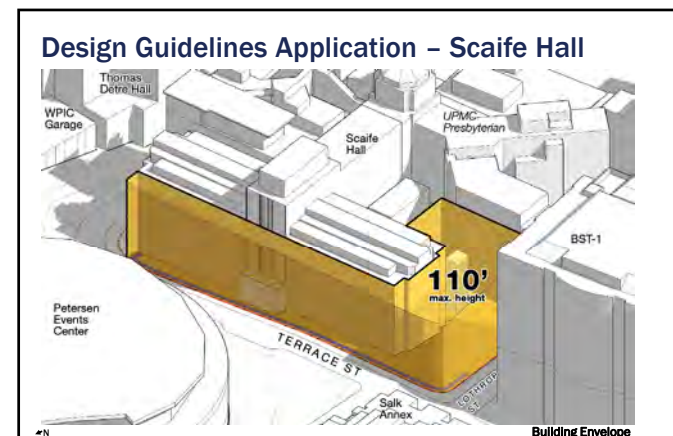
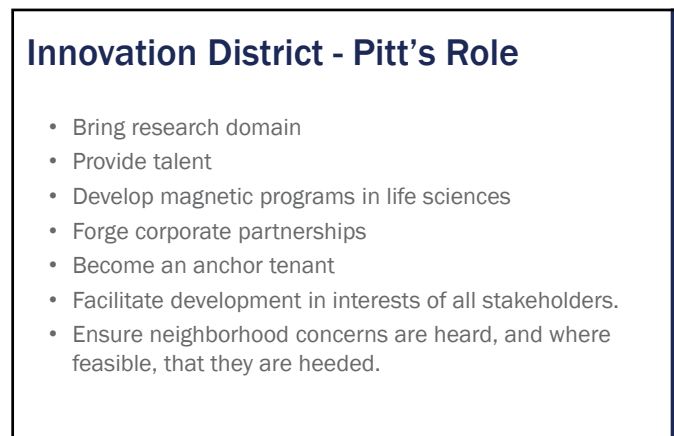
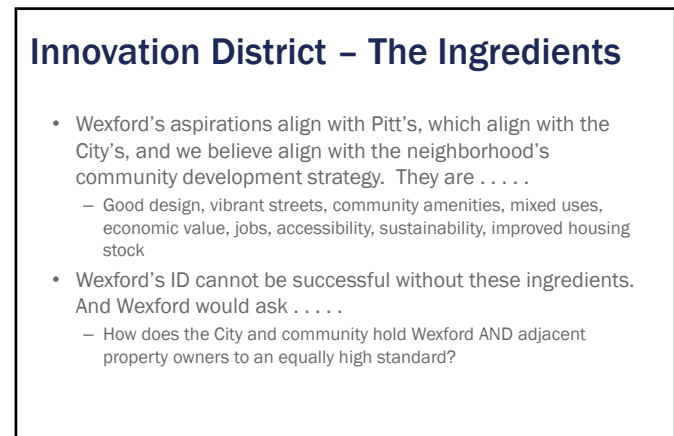
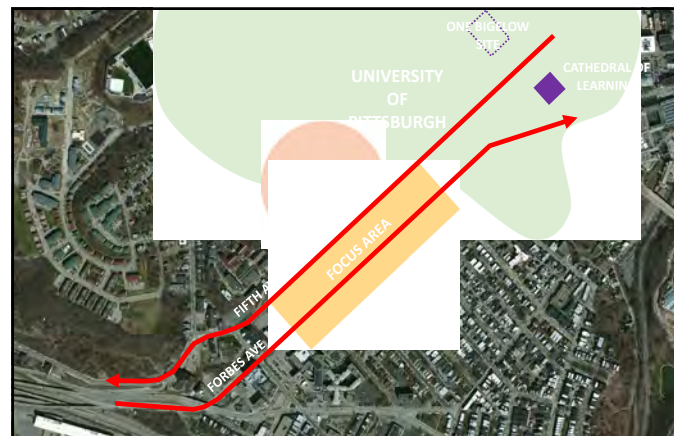
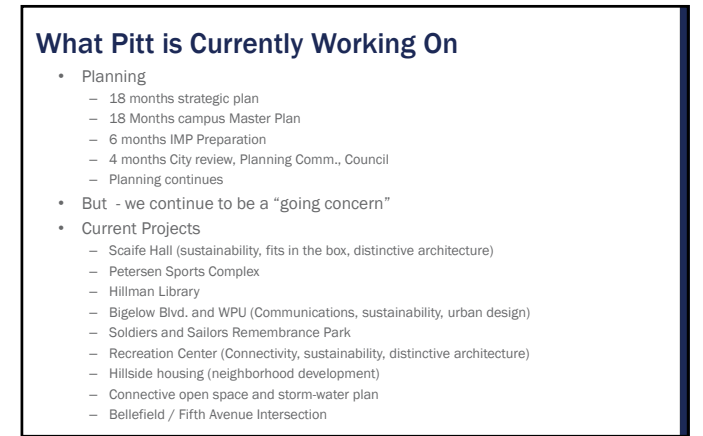
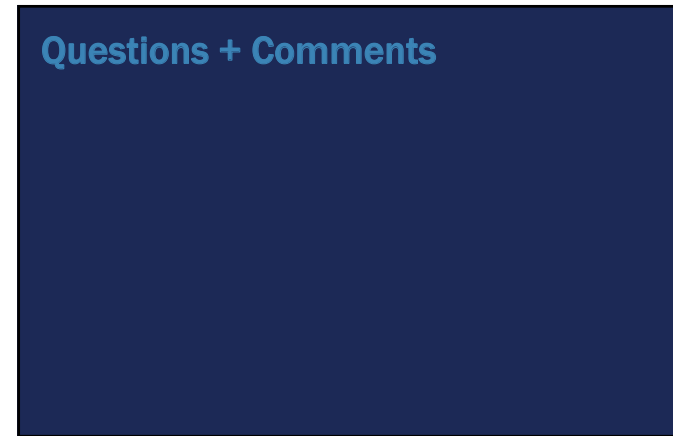
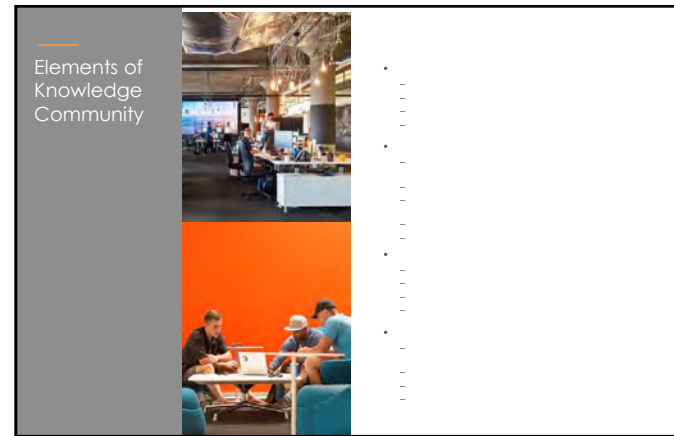
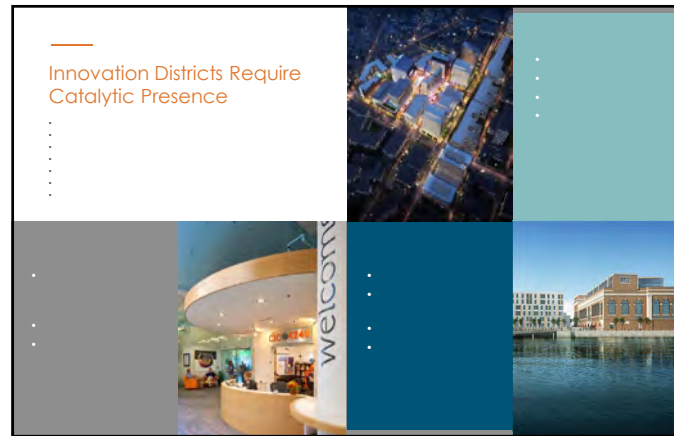
- Increase awareness of community access to Pitt facilities and programs
- Grow Existing Community Programs
- Promote and create opportunities for "local" businesses and entrepreneurs
- Create paths and programs for continuous student volunteering in local community groups.
- Establish ways to make Pitt facilities more accessible

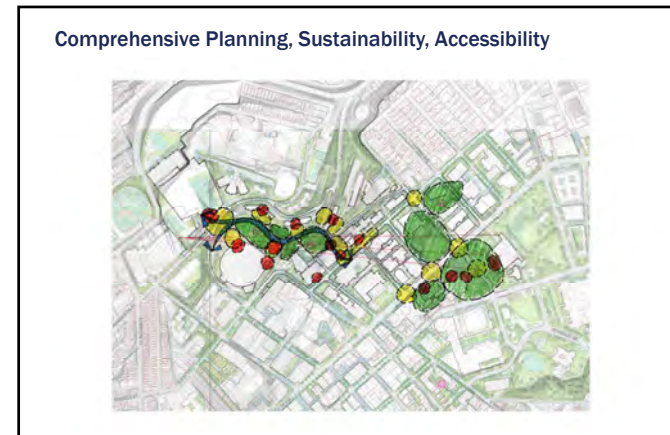
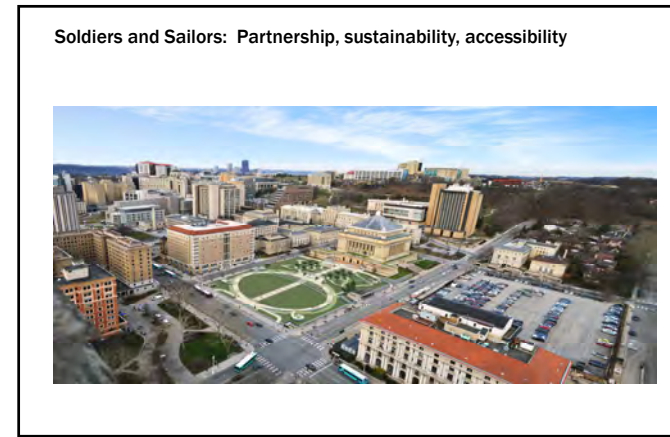
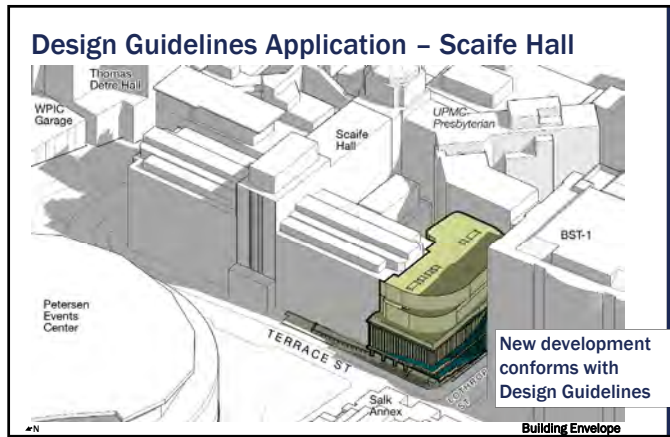


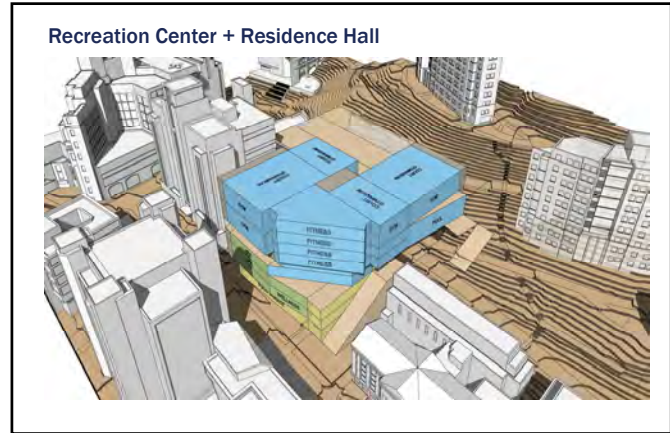
Pitt's Role in Neighborhood Enhancement

- **Responsible Steward** of Pitt's neighborhood impact
- **Collaborator and Convener** in community engagement
- **Direct Contributor** of funds to community organizations and/or programs they manage
- **Investor** in Pitt programs and projects that serve University and community goals
- **Catalyst and Enabler** for others to invest in neighborhood renewal or to leverage Pitt's investment of assets, resources and funds

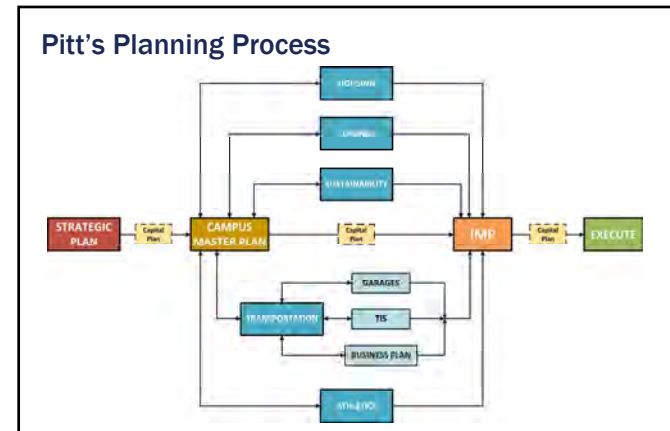
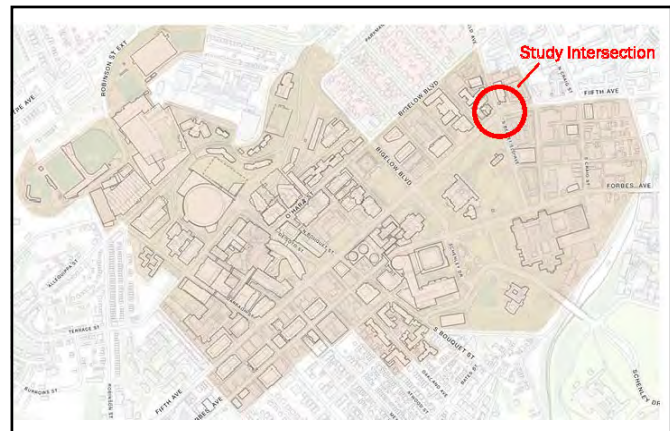






In Closing

- What are the Next Steps for the IMP Process?**
- Post the PM #6 information on the web and binders
 - Post all public comments received up to 6/10/19
 - Provide final infrastructure information to the City
 - Participate in final (3rd) City Performance Meeting with staff
 - Make draft FINAL submission to the City for final review
 - Address comments and secure staff approval and referral
 - Planning Commission process
 - City Council sub-committee and Final approval



PLEASE BE REMINDED . . . Opportunities for Community Input

- CAMPUS MASTER PLAN**
 - Pitt's vision for campus development to support its strategic plan
- INSTITUTIONAL MASTER PLAN**
 - Legislative instrument required by the zoning code for institutions having large land masses; it documents Pitt's 10 year, development intentions
- PROJECT DEVELOPMENT PLANS**
 - Public approval process required by City Planning for Pitt to execute each development project over 25,000 SF; it documents a project's final design
- OAKLAND NEIGHBORHOOD PLAN**
 - City Planning's extensive planning process to engage stakeholders and document the vision, goals, objectives, and tactics for the development of Oakland

THE DIALOGUE WILL CONTINUE

Summary of Safety Issues

- Five crashes between 2014 - 2018
- Pedestrian Exposure: crossing length too long
- Multiple conflicts on west leg including ped-vehicle and vehicle-vehicle
- Geometry contributes to safety issues
- Aggressive driving behavior

The City is Considering Options

- DOMI work with PAT on mitigation alternatives
- Geometric improvements
- Signal phasing
- Short-term solutions
- Long-term with BRT solutions
- Design and Implementation

Thank you for listening . . .
It was a pleasure listening to you!





A9.0 CITY WORKSHOP #3 - AUGUST 7, 2019

- A9.1 Sign In Sheet
- A9.2 Performance Target Program
- A9.3 City Guidance
- A9.4 Workshop Presentation Slides



University of Pittsburgh

Facilities Management Division

3400 Forbes Avenue
Pittsburgh, PA 15260
412-624-9500

Project Name IMP City Mtg #3 Project No. _____ Date 8/7/19

NAME	COMPANY
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<u>Kara Smith</u>	<u>City Planning</u>
<u>Mary Beth McGraw</u>	<u>Pitt FM Eng</u>
<u>David Fisher</u>	<u>Pitt FM</u>
<u>Isaac Smith</u>	<u>GBA</u>
<u>Angelica Ciranni</u>	<u>GBA</u>
<u>Alissa P Lyon</u>	<u>GBA</u>
<u>Nat Grier</u>	<u>VHB</u>
<u>SEAN DONNELLY</u>	<u>GATEWAY</u>
<u>Grant Egan</u>	<u>City</u>
<u>JAMIE DUCAR</u>	<u>Pitt CER</u>
<u>LINA DOSTILIO</u>	<u>Pitt CER</u>
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<u>Angela Martinez</u>	<u>DOMI</u>
<u>Breem Masciotra</u>	<u>PAAC</u>
NAME	COMPANY
<u>Ruari Egan</u>	<u>PWSA</u>
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<u>DARA BRATTMAN</u>	<u>DOMI</u>
<u>Simone DiRosa</u>	<u>Pitt</u>
<u>Paul Supowitz</u>	<u>Pitt</u>
<u>Aron Sherrard</u>	<u>Pitt</u>

Performance Targets Program – University of Pittsburgh, Meeting 3

Comments on University of Pittsburgh IMP from Q&A at 8/7/2019 Meeting

Infrastructure

Stormwater

- Proposed amendments: Look at Dellrose Street in Carrick as a good example of how permeable pavers have been used to control water flow after rain events. Could speak with firms who designed Dellrose Street (MS Consultants) and Opti, who provides valve controls and real-time flow monitoring. PWSA has used Opti on Panther Hollow Lake. Suggest pre- and post-construction monitoring in sewers. If Pitt can show reduction in stormwater flow to PWSA, then Pitt has the potential to add sanitary flows for development in the future. There are Pitt faculty also interested in studying and monitoring stormwater flow on this hillside, so there is capacity to do this monitoring internally.

Stormwater management may be looked at in a number of smaller zones rather than the whole campus area due to difference in topography but goals will be tracked on campus-wide level.

- Current Status: Appreciate the hillside and green stormwater infrastructure on the hillside. District approach to stormwater management is great and will be important for tracking project-by-project SWM against the larger plan.
- Final Considerations: Need to consider materials for hillside stormwater flow as it relates to difficulties surrounding potential later repairs and/or construction, particularly of utilities. Look at feasibility of stormwater tree pits to help control flow.

Environment and Open Space

- Proposed Amendment: Suggest focusing on native planting and diversifying plants with a potential for reducing lawns where strategic. Should also consider incorporating neighborhood-facing open spaces as part of the porous gateways to campus.
- Current Status: Strong focus on tree conservation and street tree planting. Pitt has established a pervious/impervious baseline and any reduction will be tracked against that. Pitt would like to see credit given if they purchase street trees that the city doesn't have to pay for.
- Final Considerations: Pitt is considering options for reducing the number of student vehicles parked on streets in order to make more space for street trees, particularly in residential areas. Uptown also has substantial goals for increasing tree canopy, but finding partners to help overcome barriers to doing this has been a struggle. For Oakland, there is an opportunity for collaboration between Pitt and the City to plant more trees in all areas. Pitt has pursued this strategy previously, getting grants from utility company to plant trees. The first step could be the IMP referencing an on-campus program around tree canopy goals and strategies that could later be used in other parts of the neighborhood if/as identified through the Oakland Plan

process. Resource and financial constraints surrounding the planting of street trees are a critical consideration.

Mobility

- Proposed Amendment: Pitt is in a position to say they want to remain SOV-neutral and want to achieve 4% growth in transit usage, but can't get there alone. There will be a larger mobility strategy and central point of contact in the IMP. To facilitate this, request to share TDM with Port Authority and other players. TDM should be pulled out and public-facing.
- Current Status: VHB has done its homework regarding mode share. Need to find a way to simplify it and state goals and targets in simple terms. It would also be helpful to show mode shares in terms of people. We want to know more about how these goals will be achieved. Shuttle users are a fairly small share of faculty, staff, and students, lumped in with transit for presentation purposes. There are about one million shuttle users annually, Pitt is looking at streamlining them and collaborating with other institutions to minimize the number of vehicles and trips. Tried to take performance-based approach, looking at numbers to take reasonable approach and lay out strategies for a roadmap to changing transit option. Strategies are regional and are identified in the plan.
- Final Considerations: Pitt needs to consider what it is doing to encourage people who depend on parking to find a new way to get to campus, especially given that parking will be constrained in the next few years due to construction. Pitt will need to ensure that these changes are long-term and users won't revert to car trips after construction is over. Need more specifics on where walkers and vehicles are coming from to then extrapolate this to the larger Pitt population. It would be worthwhile to think about what's next on the horizon and where – what's the next 44U that can increase transit or access? We can work collectively on aligning on this. There are three potential avenues for constraining trips: every single new trip is a multi-modal trip; existing trips are taking place with multi-modal, or some combination of the two.

What does Pitt need to communicate to Port Authority to ensure public transit can accommodate the inevitable growth in people? Current plan says Pitt is not growing, but that can predict about 10-11% of growth in the next ten years. Senior leadership at the university would say enrollment remains flat, but Pitt is presenting what they may grow up to. The neighborhood plan is a great forum to accelerate thinking around encouraging people to live in Oakland. Once they understand the housing strategy can leverage it into encouraging new employees to consider it as a place to live.

Any plans to convert streets into pedestrian-only areas will be alluded to in the IMP; those are addressed in campus master plan. Pitt-owned streets too close to vehicular traffic may require a revised IMP; City street would not trigger this same requirement. It doesn't matter what street it would be, but would want to make sure that the "right" street is closed, either as part of IMP or neighborhood plan.

- Proposed Amendment: Communicate baseline data and data collection at the beginning of the section. Provide a cheat sheet for Planning Commission and the City so that we can review future projects against your campus goals. This should cover various topics and not just energy, such as the stormwater icons you include on a site-by-site basis. This might also help inform City efforts to review private development against adopted city goals/target which has already started in Uptown. This will expand the impact of the work on this topic by Pitt and the City.
- Current Status: Excited about commitments in plan and data to back up the decision-making and goals and pathway to achieve those goals. It's information that the city already has but will be communicated more clearly and tracked.
- Final Considerations: How is Pitt expecting to track these goals over time? At what interval? Will it be publicly available? Sustainability Dashboarding Project will focus on stewardship goal, earliest pieces out this fall. Building-specific information may be up there. That would include whole building, annual information and campus-level rollup of energy and water. Information will also be project-by-project for new projects and should be able to show impact on new buildings on IMP and energy consumption, as well as how it figures into citywide energy consumption and tracking.
- DCP is increasing its ability to create iterative conversations surrounding energy and sustainable buildings through the Performance Targets Program and others that are under development. We're at an important point with the Oakland energy conversation, with regards to energy and capital investments to move sustainable change. Outside the IMP, it would be interesting to identify additional opportunities to collaborate on policy and programs that support collective goals (e.g., street trees, mobility).

Energy Use

A9.3 City Guidance

Hi Pitt IMP Team,

We are working to develop a final set of targets for you to review and work towards for our final Performance Targets Meeting (to be scheduled).

In speaking with staff, it appears there are a few pieces of information that we still need before we can finalize these and send them out to you...

First, stormwater and open space materials... Please send the materials outlined in the IMP Best Practices Guide (maps, inventories, etc.) so that we can make sure you are ready for the final meeting on this topic and there isn't a need for an interim meeting with PWSA and our Environmental Planning staff. Please send along as soon as you have this and I will distribute to appropriate staff on our team.

Second, design guidelines... Kate and I sent along comments to you prior to your first community workshop on 3/11 and you also presented an updated version of this last night. Can you send your current draft along to us to review? Also, you previously asked for a separate meeting with Zoning and Planning staff to go through these materials in more detail. Please let us know how you'd like to proceed.

Third, mobility... I know you have had meetings with DOMI and the Port Authority since our last meeting. I know VHB sent along materials for review and asked for comments on these. Can you ensure that we have fully updated materials that reflect any feedback from last night's meeting and your discussions with the Port Authority? As discussed last night, we understand the need to strike the right balance between the IMP and further transportation planning that will happen at the neighborhood level.

Fourth, public art... I am glad to hear that you are giving this serious thought and planning for the role it can play in your campus and the rest of the neighborhood. Perhaps this would be a good time to meet with our Public Art and Civic Design manager, Yesica Guerra, to help strike the right balance between commitments in the IMP and what will follow in the neighborhood plan where we are expecting to have a Technical Advisory Group focusing on the role of arts and culture in Oakland.

Fifth, energy... Please make sure we have up to date content here. At our last meeting we discussed the concept of a joint pledge for carbon neutrality, the HECC was going to restart, and we were going to meet with your energy planning staff to discuss joint energy planning. There have been good meetings on each of these fronts, and it would be interesting to know how you see these topics in your IMP at this point.

Let me know if you have any questions for me. As much as we can, we will continue to craft the final targets, but a few of these are important to get before we can complete these and send along to you.

Kind regards,

Derek Dauphin

Hi Sean,

Please find below the comments and questions from PWSA and our Environmental Planning staff based on the materials you sent previously.

I asked them if they need this before the final Performance Target meeting or at that meeting, and they would like to see this before that meeting happens.

General comment: What we're seeing is existing conditions and high-level goals –but what are those based on? They need to connect the dots and show how they plan to achieve their goals so they can be held accountable when projects come through development review.

Specific questions:

10. **Has Pitt had previous issues with landslides or mine subsidence? Have these been documented? What are the plans to avoid issues in future?**
11. **Given that most of IMP is either undermined or landslide prone / steep slope, what is the approach to green infrastructure? Have existing projects taken these factors into account? What type of GI will be proposed in future, and how will Pitt avoid landslide and subsidence issues if infiltration is increased?**
12. **Consider showing all environmental overlay layers on same map. Suggest a bolder / different color IMP and campus boundary lines.**
13. **The proposed pervious coverage map only indicates future project areas –it should also give an indication of future pervious / impervious coverage. Goals state that impervious surface is to be reduced by 20% -show where this is planned to occur. Want to see strategies and potential locations for SWM and impervious reductions.**
14. **What is existing tree canopy coverage percentage? (Existing tree canopy area divided by total campus area)**
15. **Goals state that tree canopy coverage is to increase by 50% -show where this is planned to occur.**
16. **Identify areas where community-serving uses will be developed, particularly adjacent to Fifth and Forbes and adjacent to residential areas.**
17. **Identify strategies and/or location for habitat restoration. This could be native plant / species diversity goals, plant lists, project areas (such as a pollinator garden), etc.**
18. **Are there any goals to follow Sustainable SITES or other landscape and construction-related sustainability guidelines?**
19. **Can you identify any water management / reuse models planned for any particular projects in order to meet the stated 50% water use reduction goals?**
20. **Clearly show a breakdown of existing impervious versus planned as it looks they are adding some significant impervious on the proposed impervious pervious coverage area map. This is assuming the red dash hatch is new building footprints but they should be specific.**
21. **Have the maps be broken down to acres.**

Kind regards,

Derek Dauphin



City Performance Target Meeting Presentation

- 1 Introductions (5)
- 2 Status Update (5)
- 3 Performance Targets / Commentary / Discussion
 1. Energy Use (10)
 2. Energy Generation (10)
 3. Infrastructure Plan (10)
 4. Design Guidelines (10)
 5. Neighborhood Enhancement Strategy (10)
 6. Mobility Plan (10)
- 4 Questions / Discussion (30)
- 5 Next Steps (10)

Energy Use (Illona)

Pitt Commitments:

- The University is committed to striving towards its 2030 energy & water goals. For existing buildings, conservation, efficiency, and retrofit projects are already being implemented on a rolling basis. For University-owned new construction and major renovations, Pitt began challenging project design teams to reach the aspirational 2030 Challenge targets in 2018 through a new RFP template.
- The University will evaluate applicability of campus energy, water, and design standards to University-as-tenant lease agreements and for future joint ventures, including Innovation District buildings. FM is working more closely with Real Estate to merge design standards.

2.0 Energy Generation

- Energy Planning Technical Advisory Group
- Hydro-power 2030 ruling

IMP Status Update

- Internal process began in October 2018
- City and community interface began in December 2018
- 11 Public and Community Meetings
- Everything on-line for public review and commentary throughout
- Two Performance Target Meetings
- TIS submission
- OPDC Meeting last Friday
- 3rd Performance Target Meeting today
- Internal edits and changes; changes in response to external commentary
- TIS comments received and then address
- RCO Meeting announcement
- Public posting of complete draft for 21 day commentary
- Final edits for City submission for review
- Final edits to address City commentary and Final submission
- Planning Commission process and approval
- City Council process and approval

1.0 Energy Use

- Carbon Neutrality
- EUI Standards for Pitt projects
- University standards for leased properties

Energy Generation (Aurora)

Pitt Commitments:

- The University is a partner in the recently convened Oakland Energy Planning Stakeholder Group and is committed to working with City and others towards a common goal (not yet identified); identifying shared areas of opportunity. That work is just beginning.
- As that works proceeds, the stakeholder group will collectively identify funding sources and partnership investment roles.
- The University is committed to producing or procuring 50% of its electricity from renewable sources (whether directly or from RECs) by 2030. The University is already publicly committed to procuring ~25% of its electricity from locally generated low-impact hydro power starting in 2023.

Energy Generation (Aurora)

Pitt Commitments:

- The University has a preliminary agreement from Architecture 2030 and the 2030 Districts Network that the hydroelectric purchase will count towards the on-site reduction goal of 50% below natural baselines by 2030. The agreement will help the University meet the on-site reduction goals campus-wide and existing building by existing building. We will likely be limited to applying no more renewables than 20% of each building's 2030 Goal (starting for 2023 once the facility comes online).
- The ability to apply the renewables toward the on-site goals was based on three key factors: the new hydro facility is less than five miles from the University's main campus, Pitt is the sole off taker of both electrical and environmental renewable attributes for a minimum of 20 years, and Pitt will also have an on-site learning center at the property to be used for research, educational, and community efforts.
- This sets an important national precedent for the 2030 Challenge, providing a means by which urban owners can drive inner ring renewable projects that can directly contribute towards the 2030 on-site renewable generation goals.

Energy Use (Aurora)

Pitt Commitments:

- Any University consideration of a carbon neutral commitment would need time to wind its way through University decision-makers. The University is not prepared to publicly commit to carbon neutrality at this time.
- The University of Pittsburgh is fully committed to the international 2030 Challenge goals of 50% reduction in energy use, water consumption, and transportation emissions below baselines by 2030.
- For energy, Pitt's current campus-wide nationally-set 2030 Challenge baseline EUI is 206.4 kBtu/ft². Because this target is normalized, Pitt continues to work to reach % reduction targets regardless of square footage added; however, in line with national trends, building user densification adds complications in reaching these goals.
- The University's current greenhouse gas (GHG) emissions reduction target is a 50% absolute reduction in GHGs by 2030 from our 2008 baseline. This reduction is across all Scopes (1, 2, & 3) of GHG calculations. The University's fiscal year 2017 GHG inventory showed a 22.2% reduction below baseline. Pitt traditionally updates its GHG inventory triennially, but is speeding up the analysis and already starting on the fiscal year 2019 GHG inventory update.

Green Buildings

7.5 Green Buildings

7.5.1 Green Buildings

The University of Pittsburgh is committed to leading the way in green building design and construction. The University is committed to achieving the following goals:

- 100% of new buildings to be LEED Gold or higher by 2025
- 100% of new buildings to be Energy Star certified by 2025
- 100% of new buildings to be GreenSource certified by 2025
- 100% of new buildings to be WELL Gold or higher by 2025
- 100% of new buildings to be Fitwel Gold or higher by 2025
- 100% of new buildings to be GreenSource certified by 2025
- 100% of new buildings to be WELL Gold or higher by 2025
- 100% of new buildings to be Fitwel Gold or higher by 2025

3.0 Infrastructure Plan

- Tree Canopy Coverage
- Public Realm Investment
- Storm water management and open space Planning

Pitt Sustainability Plan: Section 7.2 Environmental Protection

- The IMP addresses future development considerations to protect tree canopies.
- Tree canopy should be protected by elevating the level of its importance during the preliminary design phases.
- Additional study criteria can be included in future RFP's that would require thoughtful consideration to site sustainability including impacts to existing trees.
- With GIS data, existing tree conditions can be more easily documented and tracked throughout development sites.

Pitt Sustainability Plan: Section 7.2 Environmental Protection



- The campus-wide goal of 50% increase in tree canopy was established in 2018 University Sustainability Plan.
- This number is not realistic on Oakland Campus in next 10 years.
- Rational locations for proposed canopy have been identified.
- Adding approximately 400 shade trees results in a 4% increase in canopy area over 10 years.
- Other areas to explore include rooftops, private, and public street sidewalks.

Additional University Commitments

- FM has recently developed SOP's for a Tree Preservation Strategy to ensure inventory is properly protected during construction activities and properly managed and maintained in landscape management efforts
- As the University studies ways to improve the public realm in partnership with the community and the City and Pitt explores ways to intensify its identity, streetscaping projects will be part of the solution. Pitt will incorporate tree plantings effectively in rights-of-way where appropriate. Right-of-way tree planting (University credit?).
- Oakland Neighborhood Plan Participation will help vet out key open space and public realm investment opportunities.

4.0 Design Guidelines

- Historic Preservation
- Bird-safe Glazing
- Dark skies Guidelines

Historic Preservation



Historic Preservation

The University of Pittsburgh has a rich and diverse architectural heritage of buildings representing a wide variety of styles including Georgian, Greek Revival, Italianate, Romanesque, Beaux-Arts, Brutalist, and 20th century modern. Many of Pitt's buildings were designed by notable architects or are important sites where historic events occurred.

The University values its historic fabric and is committed to developing a comprehensive Historic Preservation Plan. It will address:

- Inventory of structures. Understand each building's contribution to the full portfolio.
- Benchmark universities in urban areas and how they manage campus development with a portfolio of historic structures
- Find the balance of honoring history and historic context, addressing sustainability, and sophisticating a campus to meet future educational and student enrichment challenges
- Develop a rubric to evaluate the fate of historic structures in the above context to ensure the historic fabric that defines Pitt's, Oakland's, and the City of Pittsburgh's built environment identity is maintained and not undermined.
- Expand on the work of the Getty Grant on how to address improvements to historic structures

The Historic Preservation Plan will assess the ability of each building to meet the University's programmatic needs based on the Facility Condition Assessment, architectural characteristics, and opportunities and constraints for renovation. Thus, the Plan will inform the University's decisions relative to continued use, renovation, or demolition. It is well stated in the City's Historic Review Commission's process for buildings that apply


The University recognizes that all older buildings are not historic, and those that are will need to be changed and adapted to meet the University's needs. As stated in the Guiding Principles of the 2018-2022 Pennsylvania's Statewide Historic Preservation Plan:

- Change to Pennsylvania's communities, historic and archaeological resources, and landscape, physical or otherwise, is necessary and inevitable.
- Not all older places are historic, and for those that are, prioritize those that are considered important.
- Older and historic buildings need to be used, reused and changed to be viable.
- Not every preservation approach will work on every historic property.

The Historic Preservation Plan will assess the ability of each building to meet the University's programmatic needs based on the Facility Condition Assessment, architectural characteristics, and opportunities and constraints for renovation. Thus, the Plan will inform the University's decisions relative to continued use, renovation, or demolition.


When feasible, the University intends to preserve the architectural heritage within the Oakland Civic Center Historic District while promoting innovative and contextual building and structures for new development. Buildings designated as historic landmarks or contributing properties by the Commonwealth of Pennsylvania, the Pittsburgh History and Landmarks Foundation, the Oakland Civic Center Historic District, or the Sherrill Farms Historic District will receive special attention and consideration based upon their location within the campus, their ability to meet the University's programmatic needs, and their historic significance, including the Architect of Record, milestone events, or their association with historic individuals such as James Salk, Thomas Storer, and Madeline Gurie. As such, Pittsburgh History and Landmarks Foundation designated structures are subject to interpretation. Projects that impact historic or cultural resources on campus are encouraged to follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. Development sites within the Oakland Civic Center Historic District should comply with the District's Design Guidelines. Minor alterations to contributing properties must be reviewed by the city's Historic Review Commission. In addition to preserving its architectural heritage, the University will continue to preserve the integrity of iconic open spaces and view corridors in order to maintain a legacy for generations to come.

Pitt Sustainability Plan: Section 7.2 Stormwater Management



- The University of Pittsburgh is working on ways to strategically address impervious coverage increases and exploring ways to plan for stormwater where possible.
- For example, the development sites 7A and 7C will be planned together so that the project as a whole can maximize stormwater management opportunities. This allows for more flexibility during design.
- Larger areas will be studied so that environmental limitations of particular sites can be minimized.
- The University plans to create larger open spaces and integrate stormwater BMPs that are appropriate for the site

Overall Land Collective Study



DRAFT of Revised Historic Preservation Language

Proposed text: Historic Preservation

The University of Pittsburgh has a rich and diverse architectural heritage of buildings representing a wide variety of styles including Georgian, Greek Revival, Italianate, Romanesque, Beaux-Arts and 20th century modern. Many of Pitt's buildings were designed by notable architects or are important sites where historic events occurred. The University values its historic fabric and is committed to developing a comprehensive Historic Preservation Plan. The Plan will evaluate the University's building inventory based on Section 102(D)(4) - Criteria for Designation as written in Title Eleven: Historic Preservation of the Pittsburgh Zoning Code.


- Its location as a site of a significant historic or prehistoric event or activity;
- Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
- Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
- Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant to the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
- Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail;
- Its location as a site of an important archaeological resource;
- Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
- Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components lack individual distinction;
- Its representation of a cultural, historic, architectural, archaeological or related theme expressed through distinctive areas, properties, sites, structures or objects that may or may not be contiguous; or
- Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.

Pitt Commitments: Historic Preservation

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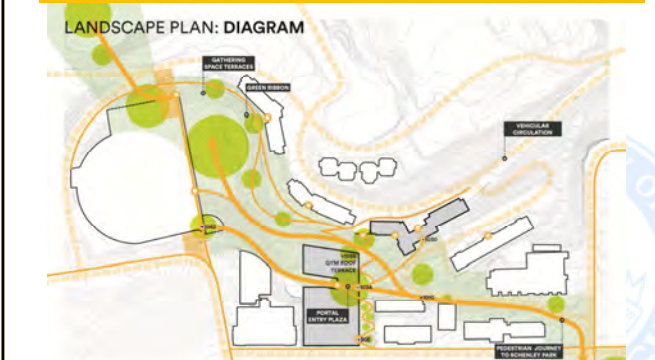
The Student's Journey

LANDSCAPE PLAN: GREEN RIBBON



The Student's Journey

LANDSCAPE PLAN: DIAGRAM



HISTORIC REVIEW COMMISSION OF PITTSBURGH DESIGN GUIDELINES: OAKLAND CIVIC CENTER HISTORIC DISTRICT

G. Demolitions

1. The Historic Review Commission shall take all of the following factors into consideration when it considers a proposal for the demolition of a structure in the historic district:


- the historic or architectural significance of the structure;
- the contribution of the structure to the character of the district;
- the structural condition of the building;
- the feasibility of renovation and continued use of the building;
- the character of the new construction proposed to replace the demolished structure;
- the ability of the owner to obtain a reasonable economic return from the use of all or part of the building (if a profit-making venture) or the marketability of the building to another individual or organization;
- the ability of the owner to use the structure in a manner compatible with its organizational purposes (if a non-profit organization or corporation) or the marketability of the building to another individual or organization.

J. Review Procedures

2. The Historic Review Commission shall review all applications for new construction and additions, for demolitions, for major alterations to existing buildings, and for changes in materials. The Commission shall review each application and vote to approve or deny the application within sixty (60) days following receipt of the application. In the case of major new construction projects, the Commission shall review the conceptual or schematic design of the project and vote to approve or deny the design within sixty (60) days following receipt of the application, but it shall also review the details of the project and vote to approve or deny the details of the design at a later date, according to the schedule of the applicant. The applicant may choose to present such a proposal for a single review by the Commission.

https://apps.pittsburghpa.gov/dcp/05_Oakland_Civic_Center_Guidelines.pdf

Bird Safe Glazing



Bird Safe Glazing

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- Not every preservation approach will work on every historic property.

Pitt Sustainability Plan: Section 7.2 Environmental Protection

- Light pollution is caused by the unnecessary light levels and antiquated light fixture design
- Dark sky compliance is most impactful in rural and suburban communities but can also reduce light trespass in urban environments
- While LED technology is efficient, it contains large amounts of blue light which is harmful to humans and animals. Color temperature is an important factor to consider.
- Carnegie-Mellon University has explored the advancements in lighting technology and outlined them in their study *LED Street Light Research Project*.

Pitt Commitment: Dark Skies

- Other than night lighting for safety and way finding, exterior campus lighting for new construction or major renovations will adopt current USGBC LEED version strategies to include dark sky requirements.
- Provide lighting where the darkness of the night sky is reasonably free of interference from artificial light to reduce light pollution and reduce energy use.
- Exceptions within the requirements allow for façade and landscape lighting within certain time periods (all dark midnight to 6am) and certain directional signage.
- New contemporary buildings whose fenestration is primarily glazing will provide place-making impacts with interior lighting visible from the public realm, specifically with the objective to activate first floors and the streetscape.

6.0 Mobility Plan

- Mode Share
- Monitoring and verification

Mobility Plan: Proposed Targets

CITY TARGET: Establish current mode share baselines and work with DOMI staff to develop medium- and long-term goals.

PITT COMMITMENT: Pitt conducted a transportation survey of employees and students that was used to develop existing mode splits for the TIS and for the IMP's Mobility chapter. These existing mode splits were reviewed with DOMI as part of the development of the TIS.

CITY TARGET: Present existing mode splits and intent to develop a Transportation Demand Management (TDM) plan to Planning Commission as a part of the IMP submission.

PITT COMMITMENT: The IMP's Mobility chapter features a robust TDM plan, developed through coordination with DOMI, that prioritizes walking, biking, transit, and rideshare and de-emphasizes SOV travel in alignment with Pitt's mode-share goals. The IMP includes specific commitments by Pitt to implement policy changes and make programmatic investments that support the goals and objectives of the TDM plan.

CITY TARGET: Commit to no net parking increase within the City of Pittsburgh. This would include no new parking on parts of the campus in the Hill District, but would not limit regional park and ride discussions as part of the transportation scenario planning.

PITT COMMITMENT: The core component of the IMP's Mobility Proposal is a commitment to no net new on-campus parking, a tenet that was also critical to developing the mode-share goals. Furthermore, per the TDM Plan, Pitt will work with Port Authority and institutional partners to identify opportunities for expanded park and ride locations and one-seat rides to Oakland.

5.0 Neighborhood Enhancement Strategy

- Commitment to Planning
- Oakland Neighborhood Plan Participation
- Greater Hill District Neighborhood Plan Participation
- Campus gateway investment
- Public Art

Pitt's Planning Commitments

- The University's most impactful commitment to planning following completion of the Campus Master Plan is the creation of a senior leadership position for a Campus Planning Department and the hiring of campus planning professionals.
- The University is an eager partner in the development of Oakland Neighborhood Plan as managed by City Planning. Pitt will assist in various ways to ensure a successful and effective planning process.
- The University is interested in the process accelerating the study of certain neighborhood concerns identified in the IMP process including Oakland mobility (shuttles), homeownership, residential parking, and improvements to the public realm
- The University is also prepared to be an eager partner in the development of the Greater Hill District Neighborhood Plan. Areas of great interest include campus gateways, neighborhood amenities, and the development of projects on the edge of campus (Chiller plant and Victory Heights)

Mobility Plan: Proposed Targets

CITY TARGET: Commit to monitoring and reporting to DOMI as requested with Project Development Proposals or at mid-point of the IMP; participate in travel reporting or surveys as requested by the Port Authority and DOMI after the opening of the BRT.

PITT COMMITMENT: One of the explicit goals of the Mobility Proposal is to verify and improve Pitt's TDM program performance, including sharing information with the City on a monitoring framework and tracking of progress over the course of the IMP. Pitt will conduct surveys at least every 3 years, including 2 years after BRT service launches, and commits to being a strong partner of Make My Trip Count.

CITY TARGET: Ensure transportation staff have appropriate expertise to run programs.

PITT COMMITMENT: The University has committed to designating a dedicated TDM Coordinator to manage the University's TDM Program. This person will oversee implementation of TDM strategies at Pitt, will serve as a resource to Pitt affiliates, will provide a single point of contact with the City. This person will also be responsible for reporting results of all monitoring activities to the City.

CITY TARGET: Commit to working with other shuttle service providers, the Port Authority, and DOMI to develop and act on transportation scenarios.

PITT COMMITMENT: The University will work with Port Authority, City Planning, DOMI, and other agencies and partners to launch a shuttle and ride-sharing study for Oakland. Pitt will work with the City and the County to ensure the study process and scope are designed to meet the community's needs and expectations. More broadly, Pitt will work with local agencies and partners on an ongoing basis to share information and foster cooperation to enhance multimodal mobility in Oakland.

Mobility Plan: Mode Split Goals (Including enrollment growth)

Mode	2019 Mode Share	2029 Mode Share	Change
Walk	5.2%	5.2%	0%
Bike	4.1%	4.5%	+0.4%
Transit	38.1%	41.4%	+3.3%
Carpool	7.2%	6.9%	(-0.3%)
SOV	45.4%	42.0%	(-3.4%)

Pitt's Commitment to Enhancing the Public Realm:

- PUBLIC ART**
 - The University is committed to a robust public art program.
 - Pitt is assembling an internal committee and processes for deploying public art across the Oakland campus. This will be internal to buildings, exterior building foregrounds, open spaces, and public realm opportunities
 - Interface with the City's Interim Public Art Director is scheduled. Merging goals and processes will begin the discussion.
- UNIVERSITY GATEWAYS**
 - A porous campus with the City of Pittsburgh is the third most desirable thing about Pitt's campus for potential students. Maintaining this characteristic is important to the University.
 - Enhancing Pitt identity internally via wayfinding, ground plane strategies, vertical graphics, and sensitive gateway signage is a planning goal.
 - Pitt will work with community stakeholders and the City to ensure a sensitive and practical plan is developed and implemented.

Gateways

CAMPUS ADDRESS POINTS

- Gateways
- Public Art
- Wayfinding
- Vertical Graphics
- Ground Plane Strategies

Mobility Plan: Existing Mode Split Comparison

Comparison of Existing Mode Split for Pitt Faculty and Staff, the Oakland neighborhood, and the City of Pittsburgh. Sources: 2017 Pitt Housing and Transportation Survey; Green Building Alliance, Make My Trip Count 2015; SPD transportation modeling data provided to Pitt.

Pitt Questions / City Questions and Discussion

- TIS Approval vs. IMP approval
- Housing site: revised 2008/10 approved IMP
- Where to document the road revision
- What want documented about the Innovation District
- Specific OPDC's requests
 - University negative impacts and how handling it
 - Concern about "Charrette" properties (housing, BK, etc.)
- Neighborhood Planning process (priorities)
 - Shuttle system inequities
 - Parking in residential neighborhoods
 - Oakland homeownership


2008 IMP Update

8.4 Hillside

- Location: Hillside, Pittsburgh
- Area: 1.1 million sq ft
- Year: 2008

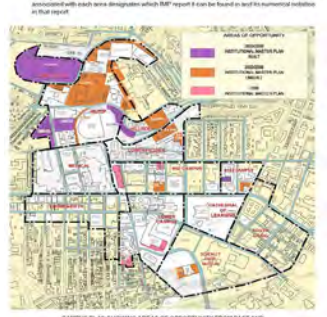
8.5 Hillside

- Location: Hillside, Pittsburgh
- Area: 1.1 million sq ft
- Year: 2008



Hillside District Description
The Hillside District is the largest development area of the campus. It encompasses the area between the Hillside and the University Center, including the Hillside and Hillside Center areas.


2010 IMP Update



2010 IMP Update
This plan shows the areas of opportunity that were approved in the previous Institutional Master Plan for the University of Pittsburgh. It also shows areas that were not approved in the previous plan but are shown in this plan.




Recreation Center: Budget



Recreation Center: Budget
Site plan showing the location of the Recreation Center and adjacent housing areas.

Hillside Housing Garage



Hillside Housing Garage
3D rendering of the Hillside Housing Garage project, showing the building's structure and its integration with existing campus buildings.


7 | LOWER HILLSIDE DISTRICT



7 | LOWER HILLSIDE DISTRICT
Lower Hillside District Description: This district is located in the lower portion of the Hillside area and includes the Lower Hillside and Lower Hillside Center areas.

Site 7C | North Campus Hub

USE	Multi-family Housing
LAND USE	Multi-family Housing
RESIDENTIAL	Multi-family Housing
RETAIL	Multi-family Housing
OFFICE	Multi-family Housing
RESEARCH	Multi-family Housing
INDUSTRIAL	Multi-family Housing
RECREATION	Multi-family Housing
AMUSEMENT	Multi-family Housing
ARTS AND CULTURE	Multi-family Housing
EDUCATION	Multi-family Housing
HEALTH CARE	Multi-family Housing
TRANSPORTATION	Multi-family Housing



Site 7C | North Campus Hub
This site is located in the North Campus Hub area and includes the North Campus Hub and North Campus Hub Center areas.



A10.0 MOBILITY MEETING - MAY 6, 2019

A10.1 Meeting Minutes

Notes – Pitt IMP Mobility Meeting**5/6/19****Attendance:**

Port Authority: Breen Masciotra, Phillip St. Pierre, Amy Silbermann

City of Pittsburgh: Dara Braitman, Derek Dauphin, Angie Martinez

University of Pittsburgh: Kevin Keeley, Ron Leibow, Nat Grier (VHB)

Notes:

- Establish specific mode split goal
 - Note: Concerns about no net new parking from community
 - Growth plans: 1%/year over 10 years
 - Transit free: 37% current faculty/staff split
 - How to encourage transit growth
 - BRT
 - Park and rides – carpool/vanpool
 - Shuttle coordination
 - Education
 - Transit mode share in 10 years is 41% (320 new transit users of 19,500)
 - 44% SOV's currently – 42% in 10 years
 - Goal: 4% reduction over 10 years
 - North and South Hills have greatest opportunity for capturing trips upstream
- Students – 3% SOV – which modes?
 - Interpolated data from Fareboxes and AVL/APC.
 - Shuttles – future discussions
- Provide context comparison of Mode split vs. Oakland Neighborhood and city
- **PITT next steps**
 - Clarify %s and goals with growth plans in IMP
 - Provide 97% breakdown of student modes
 - GIS shuttle layers (all institutions)
 - Send PowerPoint from community meeting as Word document / editable version (revised)
 - Send old study with graphics (TOD)
 - Pitt to include PAAC and City as partners in scoping out shuttle study
- **DOMI next steps**
 - Give Pitt updated status on Mon-Oakland Connector project for talking points
 - Updated comments to performance metrics to CP (Derek)
- **City Planning next steps**
 - Set meeting with Kate (Zoning) to look at timelines
- **PAAC next steps**
 - Service Planning to set meeting to discuss Glenwood PNR possibilities? CMAQ? Other grant opportunities?
 - Updated comments to performance metrics to CP (Derek)

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A11.0 INDIVIDUAL COMMUNITY OR NEIGHBORHOOD MEETINGS

- A11.1 BACA - Bellefield Area Citizens Association
- A11.2 SONG - South Oakland Neighborhood Group
- A11.3 WONC - West Oakland Neighborhood Council
- A11.4 Presentation Boards

A11.1 BACA - Bellefield Area Citizens Association

**University of Pittsburgh
Institutional Master Plan
Bellefield Area Citizens Association (BACA)
Community Meeting Presentation
April 9, 2019
Community Comments**

PRESENTERS

Ron Leibow
Jamie Ducar

COMMENTS

- Please don't develop Frank Gehry types of buildings in the historic district.
- Please be better at describing locations of buildings.
- Make sure you show reference for existing buildings.

A11.2 SONG - South Oakland Neighborhood Group

**University of Pittsburgh
Institutional Master Plan
South Oakland Neighborhood Group (SONG)
Community Meeting Presentation
April 2, 2019
Community Comments**

PRESENTERS

Ron Leibow
Jamie Ducar

COMMENTS

- Pitt's shuttle system versus public transit is a concern. Does the shuttle system disenfranchise the neighborhood because it disincentivizes the Port Authority to establish a circulator because no student business.
- Could Port Authority and Pitt work this out together?
- Talent Alliance update OPDC. Can it grow because lots of demand?
- Economic opportunity; local business opportunity; minority business opportunity
- Local business test or pilot.
- Vouchers for lower economic strata.
- Promote existing programs because residents do not know what we offer.
- Programs socio economic metric versus just Oakland residents and preference. Residents want Oakland preference if high demand.

**University of Pittsburgh
Institutional Master Plan
South Oakland Neighborhood Group (SONG)
Community Meeting Presentation
April 10, 2019
Community Comments**

PRESENTERS

Ron Leibow
Jamie Ducar

COMMENTS

- Victory Heights is not a good name for the athletics development.
- Students living in housing in the neighborhood. The number of kids that cram illegally in houses needs addressed.
- Officially support on the record the rental registry.

A12.3 WONC - West Oakland Neighborhood Council

Prepared by: Lina Dostilio (LDD20@pitt.edu, 412-624-7719), Community & Governmental Relations
 Reviewed by: Kirk Holbrook, Community & Governmental Relations and Owen Cooks, Facilities Management

West Oakland Neighborhood Council
 Tuesday, March 12, 6:30pm
 Institutional Master Plan Presentation
 Notes & Follow-up

Q: Are all of the areas marked opportunity zones going to have new buildings on them?
 - No. those are broad zones that might have buildings, might be green spaces, might be improvements to buildings: it indicates something can happen there to move forward campus development.

Q: Does this plan propose to cut off/close down streets?
 - No. There are a few instances in which we open streets, but none that we will close permanently.

Q: Is the building slated for the Crabtree site taller than Crabtree is now? (How much taller is it than Benedum?)
 - About 3 stories taller, but there hasn't been a cap put on that height. You bring up a great point that I need to emphasize: even if these "boxes" that are pictured are approved in the IMP, each of the building projects will have to go through a plan development process with the City where we will need to come back for community input.

Comment: the difficulty with that is that Oakland right now doesn't seem to be capping building heights. Not knowing the total now isn't helpful. Pitt could join us in the process to put a stop to the "Canyon". They could support our concerns about building height. As development continues, Pitt could help to advocate with the community for height limits to reduce the canyon effect.

Q: Are there any conversations about development on the rooftops so they aren't idle spaces but something more attractive?
 - Yes, in some instances (for example, on part of the building that will go on the site of Falk Clinic) we will have green roof.

One Bigelow

Q: How many stories is 170 ft.?
 - It depends on the ceiling height of each floor. E.g. if the ceiling height is 10 feet, you need a few more for ductwork, and that gets you to the ratio.

Q: How tall is the Oaklander? Is the building being proposed taller?

- Yes, a little, but it used to be way taller, the community was concerned and the height was brought down.

Right now, we're saving sites. For each green area, buildings that are proposed on those go through a plan development process (each with community input) with the City.

Q: West Oakland isn't labeled on pages 14 and 22 of the Master Plan. Why was that?

- I apologize, that was an oversight.

Comment: That lends itself to the larger concern that Pitt is skipping over West Oakland.

Victory Heights

Salk Annex Building: (across from the UPMC parking garage), that existing building is not worthy of reinvestment. It will probably come down (if the dental school moves to Lothrop site)

Q: What makes a building designated as "not worthy of reinvestment"

- Each building has annual upkeep (carpet, maintenance, fire safety systems, air handlers) as code changes, they become more stringent and to update aging systems, it might not make sense to throw good money after bad. These buildings have one of two problems or both: the building didn't get periodic updates or the programs in that building have changed and the facilities no longer serve them (e.g. labs from the 1950s). We did an evaluation thru this master planning process of the facilities condition of each building. Some need to be replaced entirely.

Petersen Events Center improvements – small annex down a grassy slope. It's lower down the priority list, won't happen for a while.

Center for Athletic Performance will be built on the OC parking center: this building will replace all of the sports (gymnastics, cheer, dance, lacrosse) currently in Fitzgerald Fieldhouse (with the exception of Track) with new locker rooms, coaches offices, student athletes space, etc.

Q: What will happen with the parking? Where will people park?

- For each of these developments on the OC lot, there is planned, underground parking. The spots lost at OC will also be picked up at the Rec. Center. The city's goal to Pitt is no new parking. They want us to get close to net zero new parking. We are trying to comply with the city's expectation. That means that some areas of campus parking increase and some decrease, but overall the number of spots remains roughly the same.

The final piece is a **new indoor track** almost like an addition on the Center for Athletic Performance. Likely they won't happen at the same time because we can't afford to do them at the same time. It will house a 300-meter track with coaches offices, training rooms, there will be shared seating between the lacrosse fields, etc.

Q/Comment: It seems to me that everything we have a little bit of access to has been targeted as “not worthy” of further investment. Are we going to have access? Is there a plan to give us access to new facilities – like the location of new rec center – kids can’t walk there by themselves.

- Pool will remain where it is. Any access you have today we are committed to providing tomorrow. The facility location will change. We discussed that at the last meeting. It will now be located down where the O’Hara Garage will be. But, it’s a better, more modern facility.

Q: Are they going to offer a shuttle to us to help us access the new facility? Our kids can walk to the rec center on their own now.

- Each question and request is being written down and reported back.

Q: Did you say the track is going to increase in size? It’s going to re-size. The current one isn’t regulation size: the indoor one will be 300M.

A far-off project could be a **400 M outdoor track where the Sports Dome** is now.

There’s a **possible dome going where trees hall is located now** if the 400M outdoor track is built.

Q: Will we have access to the track?

- We need to find out.

Comment: I’m worried about what’s not being said. It seems like we don’t really know until it’s a done deal of what’s going to happen. I’m worried that some of these spaces [the ones that are going to be redeveloped] will be different than what we discussed.

- These pictures are early concept development, as plans naturally evolve things may change. The approved IMP will set the limits of development, then the City’s plan development project process for each site refines these concepts into what will actually be developed and assures no surprises for the community.

Q: How did you learn that the Rec. Center doesn’t work for students in that location? Did you do a survey.

- That’s a good question. Yes: we did a survey and found that students wanted a more central location for their Rec facility. Like many of our projects, the primary purpose of any facility must also solve other campus requirements.

Utility Plant

You will probably see construction on a new facility in front of the Cost sports center, just at the edge of where the OC lot is now. It’s a chiller plant. It will require construction. It’s a utility building.

Q: White dome: when was that built?

- We inflated it 2 years ago.

Comment: So you’re talking about demolishing it in less than 20 years.

- Yes. Its lifespan isn’t projected to last more than 20 years.

Comment: I’m asking because when that was constructed, all of the construction trucks used Robinson. Would you take it down sooner? Would we live with those construction impacts again?

- Maybe sooner than 20 years. But, we learned a lot through that construction process about the negative impacts of construction and are committed to a better outcome

But, if we had to **relocate the dome, it would likely go where Trees hall is currently.**

The **Petersen Sports Center** will be getting an additional floor and a small extension. That project will be going in front of Oakhill later this month.

Q: How did they come up with the name Victory Heights?

- I don’t know.

Q: How much control does the Athletics department have over all of the development?

- Athletics has to work within the broader campus development context. For example, the University is putting a utility plant in the middle of their development.

Q: Will there be signage throughout that says, “Victory Heights”?

- They’ve proposed some signage but that’s up in the air right now. You will probably see something branded in Victory Heights that is part of the larger University/campus wide branding and wayfinding plan

Comment: That’s the concern that we have because it’s a rebranding of a neighborhood: of a community; it’s tied to gentrification and displacement.

Q: How could that rebranding be mitigated? The branding is re-branding our community. It’s a big deal to us.

- We will record and relay your concerns. Participate in the IMP process. Give us your input.

Q: There were lessons learned about construction: I want to hear what those lessons learned were?

- One example is that the contractor didn’t carefully control entrance and exit to the site; dust wasn’t kept down: cars kept getting dirty; Pitt had to tell the contractor to wash a lot of cars.
- The next lesson was about site control (caution tape and traffic cones does not a barrier make) better fencing.
- Finally, we learned how important it was to get out ahead of when these things are planned to start/finish. Now, there is a regular monthly meeting where Facilities talks to Community & Governmental Relations (CGR) each month to flag upcoming projects so CGR can flag potential community impacts and suggest neighborhoods to inform.

Comment: What has happened consistently is that large construction vehicles use Robinson; we flag them down, call them in, Robinson is not a construction route according to the city. There

has to be a sting for your construction vehicles so that they feel it: there has to be a very real stick.

Q: How are you (Owen) going to make that happen?

- I have to think about that. I can't stand here now and tell you, but I can think more about the proactive solutions. Penalty/bonus clauses are one way to do that. Also, better construction zone planning ahead of time – put it in the contract document, for example, outline the access route right in the contract. Also another tactic is to not award future contract awards based on past poor performance.

Q: Would they (the contractors) be receptive to hiring a person (maybe a neighborhood person) while the construction is going on to monitor Robinson and truck use?

[No time for answer, another question asked immediately]

Q. Does the University view us as someone they want to have a partnership with? For me, a partnership means that what you do is mutually beneficial. What I see here is that we come to these meetings, you hear what we want and it goes absolutely nowhere. When is it going to be our turn for you to listen to what we want?

- That was the purpose of last night – the opportunity to tell us what you think.

Comment: Just as we had an hour and a half for us to listen to you, I would appreciate an hour and a half for you to listen to us. We need less meetings like this one and more where we talk.

Request: We want a copy of who attended last night's meeting. And a copy of the notes that were taken.

Comment: The format of breaking us up made the environment hectic and confusing.

- The next meeting will focus on transportation. That will likely be more of a large group format.

Q: Has there ever been a neighborhood benefits meeting with West Oakland? We would please like to have a meeting like that.

Q: Within this process, when is the time when you respond to the concerns we raised? We need more time to discuss.

- We started last night's meeting with a review of where people could find the answers to questions asked, outstanding questions not yet fully answered, and where people could find the notes.

Comment: No. That's not what I mean. Where's the back and forth? We give you input, but there needs to be time to discuss. It feels like you are telling us what will happen, we say a few things, and it's recorded but not discussed.

Comment: It's great that you're reaching out to each of the neighborhood groups, but we need time to digest and discuss back with you again.

Comment: Not everyone is computer literate or has access to online. You need to find ways to disseminate the information in non-tech ways. Please distribute hard copy information that can be distributed to group leadership for further disseminations.

- Ok. We will. We will bring hard copies of this plan to Nadine.

Q: Is this the first time you've heard this feedback about non-technical ways of distributing information?

- No.

Comment: That's an example of the concern we're expressing. You hear these concerns, and record them, but they are not being addressed.

Answer: An example of us responding to this concern is that a comment was received during a master plan meeting about ensuring the formats provided are accessible to people with disabilities that use screen readers, so we tested our web site for the master plan to make sure it worked with screen-reader technology.

Comment: To this point of being responsive to concerns: As far as this Petersen Sport Center work happening soon, do not start this construction until you have a plan in place to control the construction equipment/trucks. For example, Who do we call when we see a truck on our street? How do we answer?

Q: Has the contract been signed on the Petersen Sports Center?

- No. No contractor contract has been signed.

Comment: You need a better communications strategy about who we can call when there is a construction impact. Share that communication plan with the community being impacted.

Request: We want a construction management plan to mitigate truck traffic and construction impacts before contracts are signed.

Comment: How about \$100 every time a truck goes down the street?

[Post meeting comment – We hear you: Owen has a meeting with his team this week to bring this construction traffic concern to the table to form a plan for community review and input on the site logistics for the Petersen Sports Complex (PSC) project and is committed to doing that for all major projects. Owen will work with Lina on the outcome of these discussions to bring information back on the PSC project.]

Is this the first time you're hearing about our problem with construction trucks on our street?

- Yes.

That's concerning. We've had Pitt at our meetings before to discuss this. For example, November 2016 5am. Truck driver died. Cars were the only thing that stopped the truck from barreling across Fifth. It was a catastrophe.

Comment: I could care less about your plan. I care about my community and the benefits that come to my community.

Q: It is 8:15: Have you presented everything on Victory Heights?

- I think so.

[Post meeting comment: Owen presented all of the slides he had on Victory Heights. He didn't get through the entire presentation due to the length of the discussion and we are sharing those slides with the Neighborhood Council.]

Comment: There were pictures shown in the presentation last night was not a part of the master plan or showed here today. The picture was not representative of what the neighborhood looks like. There were trees in place of the houses that exist in the neighborhood: the artists rendering screamed displacement – it's a clear communication point that says you aren't interested in our neighborhood.

- It's artistic license. It was unfortunate that the artists rendered it that way. That was not our intent.

Comment: You need to communicate to the artists that you need to picture the neighborhood - not just take artistic license and blur it out. This matters so that funders, city zoning understands the proximity of the building to residential areas.

Q: What about the plans to put a football stadium on campus? I have a picture right here that I brought up from online.

- There are groups out there that are a fan of bringing a football stadium back to Pitt. That's not our plan. It's not in our master plan.

Q: The current Athletic Director, when asked about this, has not closed the concern. She comes across as undecided.

- I don't know why the AD hasn't answered specifically, but from a campus planning perspective there's no room for a football stadium.

Comment: About the buildings that will go on the site of the Fitzgerald Field house – the scale to the neighborhood needs to be considered. The houses closest to that are only 2 stories. We do not want out-of-scale buildings next to our homes.

Comment: You need to increase the number of years you guarantee student housing.

- In this master plan we're increasing housing by 1,000-2,000 beds. We're going head to head with the Skyvues to do that. We looked at the demographics of students living on campus and are looking at ways to keep students on campus longer. We aren't the kind of institution that will go to an all-four year required on-campus living model, but we're increasing the number of beds.

Comment: Please share these notes with us.

- Thanks for having us and giving us the opportunity to share the institutional master plan with you. Our next public meeting will be around mid-April, date will be announced. We will share the notes and will come back with handouts. We will include these in the notes for the IMP process.

OPPORTUNITIES FOR COMMUNITY INPUT

CAMPUS MASTER PLAN

Pitt's vision for campus development to support its strategic plan.



INSTITUTIONAL MASTER PLAN

Legislative instrument required by the zoning code for institutions having large land masses; it documents Pitt's 10 year, development intentions.

Site 9A | One Bigelow

SITE LOCATION	One Bigelow One Bigelow
ALLIANCE	University of Pittsburgh, University of Pittsburgh at Pittsburgh
LAND	100,000 sq ft
FLOOR AREA	1,000,000 sq ft
PERMITS	City of Pittsburgh
REMARKS	Site 9A is a prime location for a new building. The site is currently vacant and is surrounded by existing buildings. The site is located on a major thoroughfare and is easily accessible by public transportation.
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Open Space The site plan shows a large open space area that will be used for a new building. The site is currently vacant and is surrounded by existing buildings. The site is located on a major thoroughfare and is easily accessible by public transportation.

Height and Massing The site plan shows a building that is 10 stories high. The building is located on a major thoroughfare and is easily accessible by public transportation.

Architectural Elements The site plan shows a building that is 10 stories high. The building is located on a major thoroughfare and is easily accessible by public transportation.

Visual Quality The site plan shows a building that is 10 stories high. The building is located on a major thoroughfare and is easily accessible by public transportation.

PROJECT DEVELOPMENT PLAN

Public approval process required by City Planning for Pitt to execute each development project over 25,000 SF; it documents a project's final design.

Site 9A | One Bigelow

SITE LOCATION	One Bigelow One Bigelow
ALLIANCE	University of Pittsburgh, University of Pittsburgh at Pittsburgh
LAND	100,000 sq ft
FLOOR AREA	1,000,000 sq ft
PERMITS	City of Pittsburgh
REMARKS	Site 9A is a prime location for a new building. The site is currently vacant and is surrounded by existing buildings. The site is located on a major thoroughfare and is easily accessible by public transportation.
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Scaife Hall – Proposed Exterior Elevations

WHAT PURPOSE DOES AN IMP SERVE? IT DOCUMENTS...

- **Growth in facilities based on current and future needs.**
 - For academic, housing, transportation, and student life facilities
- **Processes to engage community constituencies.**
 - For project design and neighborhood impact
- **Neighborhood Enhancement strategies.**
 - For leveraging institutional resources (human and capital assets) to better serve community constituencies and mitigating project development impacts to facilitate campus development
- **Design guidelines for 10 year Development Sites in the EMI District.**
 - For building parameters, sustainability objectives, and neighborhood compatibility

(Examples of) Neighborhood Enhancement Strategies

- Evaluate deployment of resources for existing programs
- Develop new programs and commitments

1. Economic Opportunities

- Expand Talent Alliance to the trades
- Access to Pitt facilities (Leisure & Learn program)

2. Neighborhood Quality

- OPDC Land Trust
- Code enforcement – trash and student rental housing

3. Physical Enhancement

- Public realm improvements
- Public art commitment

4. Retail and Services

- Neighborhood retail study
- Local retail business opportunities in Pitt facilities

5. Housing

- Develop additional student housing
- Resident Assistant program for rental housing

6. Transportation and Mobility

- Shared shuttle system (Pitt, Carlow, UPMC)
- No net new parking

Pitt's Commitment to Community Engagement

1. Continue to seek community input and feedback on Pitt's long-term Oakland campus vision by participating regularly in existing community meetings and by hosting dialogue forums specific to projects identified in the IMP as they are implemented.
2. Fully participate and engage in City Planning's, Oakland neighborhood planning process to establish priorities for neighborhood enhancement. Within that process, evaluate strategies identified in the IMP, cultivate new strategies, and develop a priority agenda, for deployment of resources moving forward. Adhere to the adoption of the plan.
3. For each campus development project that potentially impacts the adjacent neighborhoods, directly engage community stakeholders early, and throughout their design and development.
4. Engage community stakeholders to identify issues of immediate concern and develop short and long-term strategies to address them.
5. Establish a process for communicating outcomes of performance for targeted strategies and initiatives.

CAMPUS MASTER PLAN

Pitt's vision for campus development to support its strategic plan.



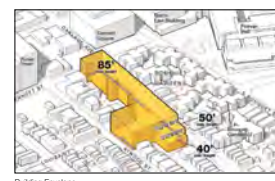
3B | Bouquet Gardens Oakland

Currently Zoned OPR-A and R1A-H

The University intends to leverage the existing Pitt-owned Oakland Apartments and the Franklin apartment complex to satisfy additional housing demand of upperclassmen and potentially graduate students. In concert with the redevelopment of Bouquet Gardens, the development will create a vibrant south campus gateway that links off-campus students to the campus core. The housing node will add student beds and will include amenities on the ground floor such as retail, fitness, and meeting spaces. It is envisioned that many of these amenities can also help service the local community. This mid-rise residential redevelopment will enhance street presence, facing outward to the community to provide a transition zone to Central Oakland.



SITE LOCATION	Area bounded by Oakland Avenue, Sennott Street and Atwood Street, and abutting properties zoned OPR-A (Oakland Public Retail) and R1A-H (Single-unit attached residential, high density).
ALLOWABLE USES	Residential, retail, education
GROSS FLOOR AREA	300,000 ft ² (does not include below grade basement or garage)
PARKING	none
SETBACKS	Oakland Avenue: 0-15 ft (complies with Residential Compatibility height and setback standards); Sennott Street: 5 ft (contextual to existing conditions); Portions abutting OPR-A designation: 0-20' (complies with Residential Compatibility height and setback standards); Portions abutting R1A-H designation: 15-20 ft (complies with Residential Compatibility height and setback standards).
MAXIMUM HEIGHT	85 ft (Maximum allowable height under OPR-C zoning) and contextual to Sennott Square, Power Hall, and Barco Law Building.
STEP BACKS	Complies with Residential Compatibility height and setback standards for portions abutting R1A-H: 50 ft step back at 40 ft height, 100 ft step back at 50 feet height.



Open Space: The development will include a landscaped pedestrian passage. The space should provide places for people to gather and allow pedestrian circulation through the site.

Circulation and Access: A new pedestrian connection will be created to connect Louisa Street and Roberto Clemente Drive, to enhance east-west circulation. Main building entries shall address the public street or the new pedestrian circulation. Service should be screened or incorporated into the building to minimize impact on the pedestrian environment.

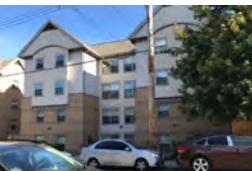
Height and Massing: The building should respect the adjacent neighborhood and comply with the Residential Compatibility height and setback standards.

Architectural Elements: The building should create a connection between Atwood Street and Oakland Avenue to facilitate pedestrian movement. Changes in material and plane, as well as inset and projecting bays and balconies, should be used to break down long facades. Pedestrian entries should be articulated with material changes, increased transparency, and/or prominent architectural features such as canopies, inset or projecting volumes, or towers.

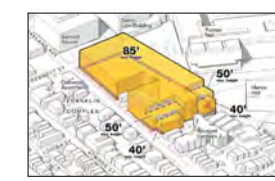
Ground Floor Use: Active and retail uses shall be oriented along the public streets. The ground floors of the building should be highly transparent to create a visual connection between interior and exterior spaces.

6D | Bouquet Gardens

The redevelopment of Bouquet Gardens will increase the quantity of on-campus housing offered by Pitt, as well as satisfy the housing demand of upperclassmen and potentially graduate students. The development will create a vibrant south campus gateway that links off-campus students to the campus core. The housing node will add student beds and will include amenities on the ground floor such as retail, fitness, and meeting spaces. It is envisioned that many of these amenities can also help service the local community. This mid-rise residential redevelopment will enhance street presence, facing outward to the community to provide a transition zone to Central Oakland.



SITE LOCATION	Area bounded by S Bouquet Street, Sennott Street and Oakland Avenue, and abutting properties zoned EM and RM (multifamily residential, high density)
ALLOWABLE USES	Residential, Retail, Commercial, Education, Parking
GROSS FLOOR AREA	410,000 ft ² (does not include below grade basement or garage)
PARKING	250 spaces
SETBACKS	S Bouquet Street: 5 ft; Oakland Avenue: 10 ft (contextual to existing conditions); Sennott Street: 5 ft (contextual to existing conditions); Portions abutting RM-H: 15-25 ft (complies with Residential Compatibility height and setback standards)
MAXIMUM HEIGHT	85 ft (contextual to Sennott Square, Power Hall, and Barco Law Building)
STEP BACKS	Complies with Residential Compatibility height and setback standards for portions abutting RM-H: 50 ft step back at 40 ft height, 100 ft step back at 50 feet height



Open Space: The development will include a landscaped open space or courtyard space. The space should provide places for people to gather and allow pedestrian circulation through the site. The open space could be a above parking garage.

Circulation and Access: A new pedestrian connection will be created to connect Louisa Street and Roberto Clemente Drive, to enhance east-west circulation. Main building entries shall address the public street or the open space. Entries for underground parking garage shall be located at the southern edge of the site, take advantage of the change in topography, and avoid impacts to pedestrian circulation and building entries.

Height and Massing: The building should respect the adjacent neighborhood and comply with the Residential Compatibility height and setback standards.

Architectural Elements: The building should create a portal at the corner of Sennott St and Bouquet St to link the open space to the public streets. Changes in material and plane, as well as inset and projecting bays and balconies, should be used to break down long facades. Pedestrian entries should be articulated with material changes, increased transparency, and/or prominent architectural features such as canopies, inset or projecting volumes, or towers.

Ground Floor Use: Active and retail uses shall be oriented along the public streets. The ground floors of the building should be highly transparent to create a visual connection between interior and exterior spaces.

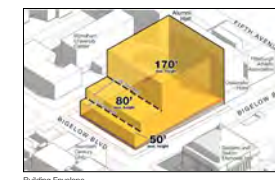
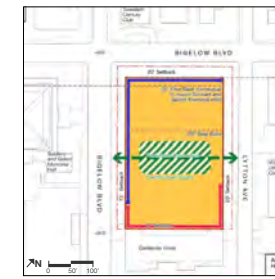
Site 9A | One Bigelow

One Bigelow is intended to be a transformative academic facility that will house the new School of Computing and Information as well as innovation and collaborative research and teaching spaces. The One Bigelow development is intended to incorporate a central open space, facilitating connections to the central and upper portions of the campus. One Bigelow may also accommodate an underground parking garage. One Bigelow shall be sensitive to the Schenley Farms Neighborhood north of the site by positioning a low rise building with a setback along Bigelow Blvd.



One Bigelow Site - Present Day

SITE LOCATION	Area bounded by Bigelow Boulevard (north/south and east/west segments), Lytton Avenue and the Oaklander Hotel
ALLOWABLE USES	Education, Office, Technology/Service, Residential, Parking
GROSS FLOOR AREA	400,000 ft ² (does not include below grade basement or garage)
PARKING	250 spaces
SETBACKS	Bigelow Boulevard (east-west), 20 ft (contextual to University Center) Lytton Street, 15 ft (contextual to the Oaklander Hotel/University Center) Bigelow Boulevard (north/south), 15 ft (contextual to the Oaklander Hotel) The Oaklander Hotel, 0 ft, (complies with Residential Compatibility height and setback standards)
MAXIMUM HEIGHT	170 ft (contextual with height of Soldiers and Sailors Memorial Hall and Museum and Sennott Hall)
STEP BACKS	From Bigelow Boulevard (east-west): 20 ft step back at 50 ft height and 100 ft step back at 80 ft height Contextual to Soldiers and Sailors Memorial Hall and to reduce bulk impacts to Schenley Farms community. Complies with Residential Compatibility height and setback standards



Open Space: The development will include a landscaped open space, with sight lines favoring a view of the Soldiers and Sailors Memorial Hall and a mid-block pedestrian path.

Circulation and Access: Main building entries shall address the street or the central open space. Entries for underground parking garage at southern edge of site along Bigelow Blvd and/or Lytton Ave as to not impact pedestrian circulation and building entries. A service area is located along Lytton Avenue along southern edge of site. A mid-block pedestrian connection shall facilitate east-west movement.

Height and Massing: The building should respect the adjacent Schenley Farms neighborhood and surrounding buildings. The building shall step down to 50' on the north edge of site and will not exceed 8' building shall step down in scale

Architectural Elements: A corner at on the southern portion of the block to dialogue with neighboring context Soldiers and Sailors Memorial Hall and Twentieth Century Club. Changes in material and plane, as well as inset and projecting bays and balconies, should be used to break down long facades. Pedestrian entries should be articulated with material changes, increased transparency, and/or prominent architectural features such as canopies, inset or projecting volumes, or towers.

Ground Floor Use: Active uses shall be oriented along west and north edge of site (along Bigelow Blvd) and along the proposed open space.

5B | OC Lot

The Human Performance center is to be the centerpiece of Victory Heights, located on the current OC Lot and garage. This facility is planned to feature a re-configurable arena for volleyball, wrestling, and gymnastics; athletics fan space; and a centralized facility for training student-athletes. In addition, the Human Performance Center features practice spaces for wrestling, cheer, dance, and gymnastics. The facility is sited to provide sweeping views of the Cathedral of Learning and the Pitt campus, and will have a flexible roof-top athletic field and a potential connection to the existing Coit Sports Center.

Also located on the site and connected to the Human Performance Center will be a proposed Indoor Track. This facility will provide a 300m track that meets NCAA standards and provides an additional, shared fan field. It is envisioned that this facility will include athletics offices as well as cheerleading and marching band administration and practice

These facilities will be designed to be the heart of a student athlete's day-to-day experience as well as one of the highlights of the recruiting journey.



OC Lot Viewed from Allequippa Street - Present Day

SITE LOCATION	Area bounded by Allequippa Street and Robinson Street Extended, and abutting properties zoned EM1
ALLOWABLE USES	Entertainment and Public Assembly, Education, Office, Residential, Parking
GROSS FLOOR AREA	385,000 ft ² per floor
PARKING	400 spaces
SETBACKS	Allequippa Street: 10 ft (contextual to existing conditions) Robinson Street Extended: 0 ft; Portions abutting EM1 designated properties: 0 ft. Build-to line perpendicular to Sutherland Hall: 30 ft.
MAXIMUM HEIGHT	Height not to exceed that of the nearby VA Hospital.
STEP BACKS	none



Open Space: In addition to several large interior athletic spaces, outdoor open spaces shall be accommodated adjacent to the building and/or on rooftops. An open space shall be accommodated between the site and Trees Hall.

Circulation and Access: Primary building entries shall address the street and the main athletic and recreation spaces. Entries for an underground parking garage along Robinson Street Ext shall not impact pedestrian circulation and building entries. A service area is located along Lytton Avenue along northwest edge of the site. A mid-block pedestrian connection shall facilitate north-south movement between Petersen Sports Complex and Fitzgerald Field House.

Height and Massing: The overall height shall not exceed that of the nearby VA Hospital, though heights should be maximized to create strong view connections beyond the campus boundaries.

Architectural Elements: This building should be iconic due to its high visibility on the Pitt campus and throughout the city. The use of glass should be encouraged to provide natural light for its athletic spaces as well as to provide users sweeping views of the Pitt Campus. Changes in material and plane, as well as inset and projecting bays and balconies, should be used to break down long facades. Pedestrian entries should be articulated with material changes, increased transparency, and/or prominent architectural features such as canopies, inset or projecting volumes, or towers.

Ground Floor Use: Active uses shall be oriented along the south edges of the site along Allequippa Street and on the northwest of the site adjacent to Petersen Sports Complex.



A12.0 COMMENTS

- A12.1 Performance Target Meeting
- A12.2 OPDC Feedback
- A12.3 IMP Web Comments
- A12.4 OPDC Comments
- A12.5 PITT Internal Comments

A12.1 Performance Target Meeting

Performance Target Meetings

Version: 10/18/2018

Purpose

Allow City department and authority staff as well as key non-profit partners to work collaboratively with development and master planning teams prior to the approval of their project to develop aspirational targets for the performance of the project(s) for at least the following topics:

- Energy (e.g., efficient design and renewable sourcing)
- Green infrastructure and landscape
- Mobility
- Neighborhood enhancement (e.g. resident-serving amenities, public art, civic design, etc.).

Timing and Process

Performance meetings should be arranged early in the project timeline to ensure that the outcomes can be incorporated into development projects or plans. Staff will convene at least three meetings, one per month for three consecutive months. The first meeting focuses on the project itself with staff identifying opportunities for improvements. Staff establish draft targets that will be provided to the project team for discussion at the second meeting. The targets will be finalized at the third meeting.

Typical Staff by Topic

Topic	Department/Authority/Non-Profit	Staff Position
Energy	Department of City Planning, Sustainability and Resilience	Staff related to Climate Action Plan and OnePGH Resilience Plan implementation
	Green Building Alliance	2030 District Program staff
Green infrastructure and landscape	Department of City Planning, Strategic Planning	Environmental planner
	Pittsburgh Water and Sewer Authority	Green infrastructure and/or stormwater Staff
Mobility	Department of Mobility and Infrastructure	Transportation planner
	Port Authority of Allegheny County	TOD, data and evaluation Manager, or service improvement staff
Neighborhood enhancement	Department of City Planning, Strategic Planning	Neighborhood planner, public art staff, zoning review staff

A12.2 OPDC Feedback



MEMORANDUM

To: Pitt IMP Team via Ron Liebow
From: Wanda E. Wilson, Oakland Planning and Development Corporation (OPDC)
Re: OPDC IMP Feedback
Date: June 11, 2019

Enclosed please find OPDC feedback on what we've been able to digest of the IMP. I'd be happy to discuss further as needed. Thank you.

Neighborhood Enhancement Strategy

We appreciate the robust nature of this section and that it reflects community input and priorities.

City Planning's IMP Best Practices Guide, page 13, states that negative externalities should be included in the areas of economic impact and housing impact. OPDC requests that a section be included to address this for not only recent projects, but to include an impact statement about university impact on the Oakland neighborhoods more broadly and over time. It would provide context for the neighborhood enhancement strategy, would respond to requests residents have made during IMP meetings, and be a gesture of good faith.

Neighborhood Litter section: It may be best to use "student organizations" rather than a specific group. I think the name of the one listed as already changed. Can you specify what is included in Clutter for a Cause support? Similarly, what is SOOS role in litter reduction? What specific actions are involved? Or, what specific performance measure(s) can be identified? In terms of funding for OPDC's KICO program, there is a statement related only to 2019-2020. For a ten-year plan, it would be great to specify a longer term commitment, based on performance and scope of work each year, of course. The statement states "increase funding." With more funding, we can achieve better results. Can we discuss a more specific and sustainable funding partnership regarding neighborhood quality/KICO program support? The idea of a per-student amount via activities fee or some other charge is an idea worth pursuing. OPDC could manage the neighborhood quality efforts with more resources to achieve results.

Greater Enforcement section: Terrific to have additional resources for enforcement, especially a dedicated inspector. It would be great to call out even further the focus on enforcing over occupancy and gathering the evidence needed to have a strong case. Off-campus living should also attend Oakwatch in addition to Oakland Landlord Alliance meetings. While we appreciate the idea of limit issuance of residential parking permits, this merits additional discussion/refinement. As written, I'm not sure how that would actually be implemented. Are you suggesting city legislation to limit permits for

undergraduate students? OPDC can elaborate further in a follow up discussion, but the problem isn't that the city is issuing more parking permits than code allows. The problem is too many people applying for permits beyond the number of available spots on the street. Similarly to devoting funds to a code enforcement officer, OPDC suggests that the university support additional RPPP enforcement (you say study it on one slide; we would request stronger language). This could potentially be done in collaboration with other entities in a pooled funding approach, but for Pitt to make a commitment would be helpful.

Parking and Transportation Concerns: A TDM Coordinator is terrific. We would love to see more clarity, goals, and specificity on the point of encouraging students not to bring cars. It would be great to specify not to bring cars even for students living **off campus** – so not to bring cars **to Oakland**. It doesn't specify that as written now. What creative approaches can be deployed and how to measure? Can this section speak to the issue of commuters who park on residential properties in the neighborhood? At least as an issue that is an impact on the neighborhood? Good stuff here about mode shift and one-seat rides. Louisa/Bouquet is in Central Oakland, not South Oakland. OPDC would like to see stronger language and more specific call outs regarding mitigating the impact of events at the Peterson Events Center in terms of traffic on residential streets. What commitment can the university make to eliminate traffic on residential streets related to events? As to shuttles, we would like to see more detail about reducing neighborhood encroachment and pulling back routes encroaching into Oakland residential neighborhoods now. It is mentioned there, which is great, but we would like to discuss building that out further in terms of a real commitment.

Strengthen connections . . . university development projects: Great to have the partnership with OPDC for development included. Let's build it out to detail why this is important for the neighborhood – it will build organizational capacity serving neighborhood residents and also accomplish developments and amenities that serve resident needs, not just student needs.

Built Environment: Great to partner with Soldiers and Sailors, but what other public realm spaces outside of campus can Pitt consider partnering to improve? Let's discuss further. One thing we would like to see in this section is for the university to activate the first floor storefronts in the business district. There are many Pitt-controlled buildings with first floor uses that do not relate to the street. Those buildings do not contribute to the community in a positive way. They are often closed, blinds drawn. They provide not amenities that serve the community. This is especially true between Craft and Meyran. We would like to see the university commit to renovations that would provide storefronts and we could work to identify residents for business opportunities there.

Promote Oakland Neighborhood Homeownership: These recommendations are great. Can you build this out with targets like you have in the sustainability section? The thing that is missing here is a statement from the university valuing Oakland as a place to live. I'd like to see this detail a program of related commitments related to promoting Oakland as a place to live – materials, messages to new hires, etc. Also, it would be great to pair employer assisted housing incentives with the supply/demand items that you have listed on that slide. I'm confused by work to shape Oakland CLT to serve

homeowner and rental community. What do you mean by that? Let's discuss further. We are developing a rental component of the CLT to assist potential buyers to have stable affordable housing while they build credit and save for a home purchase. We'd love to have Pitt's support behind that and brainpower behind it as well. I'm also confused by the bullet: "where appropriate identify opportunities to support housing that is affordable." Do you mean other projects other than the Oakland CLT? Such as the low-income housing tax credit development we recently completed, which is affordable rental housing? We'd love to have Pitt assist us with our next such development. Let's discuss more. Regarding "enable new markets," it would be great to consider what influences in the market would need to be put in place to capitalize on the opportunity of the Innovation District, so that it can enhance and attract new residents without displacing existing residents or causing negative impacts on them.

Grow select community programs: Regarding University Talent Alliance, OPDC would love to see this broadened and to continue the partnership with OPDC as a service provider for participants. We would encourage the university to commit to an ongoing program. It would be great to include Oakland and Uptown in the economically disadvantaged populations it serves. Oakland and Uptown were target areas for the first cohort, in addition to Hill and Homewood.

Entry Id	Name	Last	Organization (if applicable)	Comments	Date Created
274	Steven	Moon	Music dept	I am deeply enraged by the total lack of concern for the music department. At the graduate level, we are a premier, globally-recognized department for the academic study of music. At the undergraduate level, we supply over 1000 students with courses each semester. ANY university music department will tell you that we have incredibly specific needs regarding our facilities in order to do what we do well. Pitt absolutely cannot demolish our building in favor of student housing—something universities use to increase their income—without a REAL PLAN of where to put us. We cannot be relegated to an empty cathedral floor or part of another building. If Pitt wants to destroy our building, they need to supply us with a new, improved one that meets our needs in ways that they aren't even met right now. The humanities and arts matter, at least Pitt claims they do. Show us.	2019-02-15 18:56:27
275	Miranda	Sousa	--None--	I am absolutely against the plan of demolishing the Music building, specially because I do not see anything on the plan concerning to relocation on classes, practice rooms or other Music premises. The Music department produces conferences, jazz encounters, and houses great scholarship. We are already squeezed in a tiny building, but we have a building. The plan of demolishing it without offering a solution for music students and faculty is absurd and may kill the great work faculty and students have been doing in this department.	2019-02-15 19:20:24
276	Karen	Moon		Do not demolish the music building. The music program at Pitt is too important to the university. Consider other options.	2019-02-15 19:32:38
277	Julie	Perri		The music building cannot be torn down without plan of relocation. How much more money do you need to suck out of people by adding more dorms?	2019-02-15 19:38:18
278	Chris	Farmer		It's outrageous that the University of Pittsburgh would consider destroying the music building in favor of dorms. The business of the university is education not rental property. The music building must stay. Chris Farmer	2019-02-15 19:43:27
279	Alec	MacIntyre		I am a graduate of Pitt's PhD program in music. While at the University of Pittsburgh, I took advantage of my program's excellent reputation in my discipline and learned from widely respected faculty members. I also taught hundreds of Pitt undergraduates as a teaching assistant and instructor. Demolishing the music building with no plan to relocate the department shows extreme disrespect for the labor and academic value of Pitt's music faculty and graduate students. Such action also shows extreme ignorance of the music department's contributions to campus life and undergraduate instruction at the University of Pittsburgh. Perhaps it's time to reconsider the so-called "master" plan.	2019-02-15 21:57:31
280	Emilee	Ruhland	English	Don't tear down the music building! That's insanity!	2019-02-15 23:00:32
281	Laura	Schwartz	Miss	What about the music building? Where are you going to put us? And the music library? Are we going to be consolidated into a place without practice rooms or without pianos? We also have no real small concert hall? Why isn't this included in the master plan.	2019-02-16 00:44:15
282	Hannah	Standiford	Pittsburgh University	We need a space for our classes! It's really important to have a centralized place for a department to come together and work.	2019-02-16 16:45:41
283	Brian	Riordan	Music Department	There's currently no plan for the music building. No consideration for our classrooms, our practice rooms, our rehearsal spaces, our library, and our research spaces. Clearly the University has it in to remove our department because they've make more profit. This is a terrible mistake.	2019-02-16 18:31:27
284	Brian	Wiedor	LRDC	The fact that my building (LRDC) is being fast-tracked for demolition as quickly as possible, and we don't even know for sure where we are going yet, is an extreme negative. Add to this, we are likely to be thrown into a temporary or transient existence for as many as five years, and I find this situation intolerable, and unfair. Our building is to be replaced by an open-air stair. This despite the fact that an escalator option was BUILT INTO our building, and never completed, which would allow people to move from O'Hara Street up to University Drive and escape the elements at the same time. I do not really see the need for feedback, as the speed with which our building's demise has approached has been such that there was never clearly any other option for us. But to force this upon us AND basically toss us into rental space for years on end? That is both short-sighted and cruel. I would expect this from the corporate world I used to work in. I did not expect it here, and I am disappointed to say the least.	2019-02-20 15:12:05

285	Mark	Kahrs	ECE Dept	The proposal to develop Bellefield Hall into a home for the music department is laudable, however the current Bellefield auditorium is acoustically terrible. I recommend that it be retrofitted with acoustic treatment as well as considerable thought given to adding an orchestra pit. A smaller recital hall would be nice as well. Pitt desperately needs a better place for music and theatre. Just rehabbing Bellefield is probably not sufficient. To put this in context: Acoustics at Pitt are often ignored. There is a modern classroom on the 12th floor of Benedum that is acoustically horrible. The compensation was to add amplification (!). Architects are not the best people to consult when making decisions about room design and acoustics. I strongly suggest that the planning office make sure that an acoustical consultant is involved in *every* new building.	2019-02-21 10:31:49
286	Kathryn	Somerville	Film and Media Studies, University of Pittsburgh	This campus needs a black box style movie theatre which can hold 150 people and can be used for film classes, academic film screenings related to ANY subject, and film screenings hosted by student organizations. We do not have enough film-ready classrooms to host our own film classes, and then any time a student group or other department wants to show a film, they ask us if we have available film classrooms they can book - we do not! Films are being screened in lecture halls with poor acoustics and in classrooms with light bleeding in from the windows so you can't see the screen. In other words, all current film viewing options on campus are poor quality. NYU has a movie theatre, other schools have them, why not Pitt? This is not just about Film and Media Studies; when the health sciences need to screen a documentary about organ transplants, where will it be shown? When Gender, Sexuality, and Women's Studies needs to show a film about trans rights, where will it be shown? This is a serious need for this campus which will benefit everyone.	2019-02-21 10:35:20
287	Randall	Halle	German and Film Studies	We need visual arts, media, moving image resources. Good spaces for film screenings or multimedia presentations do not exist in the Dietrich School.	2019-02-21 18:16:46
288	Geneveive	Newman		More classrooms and screening facilities (and improved classroom tech) would be greatly appreciated!	2019-02-21 18:42:28
289	Neepa	Majumdar	University of Pittsburgh	I didn't see anything in the proposal about a screening space for all the media production work that is expanding at Pitt in the Film & Media Studies Program and Studio Arts. While space is being added for Studio Arts, there's no mention of space for production studios or teaching space that we urgently need in the Production track in Film & Media Studies. At the moment, Pitt has no decent film screening space which is highly unusual for a university of its size.	2019-02-21 22:42:23
290	Jeff	Heinzl		I've been teaching film classes at Pitt for 8 years now, and my conclusion is that Pitt needs better classrooms and screening spaces if we want to compete with the Film and Media Programs at other universities. My 36-student Intro to Film class barely fits into a space that's already fitted with uncomfortable, squeaky desks. Also, as more Pitt students make films, we'll need spaces to screen and celebrate them. Currently, it feels like the Film and Media program has been relegated to a second-class afterthought of the university. This shouldn't be the case.	2019-02-22 19:54:24

291	Susan	Fullerton	University of Pittsburgh	My feedback pertains to parking, and the "opportunity" to make our campus more sustainable by removing up to 2000 parking spots as described on page 98. I live outside Oakland and commute. When I started at Pitt in 2015, recent hires in my department were waiting 12 - 18 months for a parking lease, which seemed reasonable for an urban campus. To date, I have waited over 3.5 years and I'm not close to getting a spot. Please let me describe a typical morning for the last 3.5 years. I get the kids ready either for school, or for their grandparents, and start my approximately 40 minute commute. I have a very narrow window (about 20 - 25 minutes) when Soldiers will open to non-leases; however, arriving during the "window" is no guarantee. About once every other week, there is an event that closes soldiers to non-leases for a day or sometimes for the entire week. In addition to events, I can get stuck in a traffic jam due to weather or an accident. In the case of a traffic jam or weather, I spend the commute in a panic, often calling my co-workers or students to let them know that I *may* be late to my first meeting because when I do arrive I may or may not be able to find parking. This was especially stressful during the first few years when I was establishing credibility and a reputation for being prompt, responsible, and engaged. In the case that Soldiers is unexpectedly closed, I race around Oakland trying to find an alternative. When Soldiers is closed, street parking is filled, and only by luck can I find a spot. Sometimes I check the OC and O'Hara lots, but if Soldiers is full then those lots are too. I can spend anywhere from a few minutes (luck) to 40 minutes driving around Oakland looking for street parking. Then, when I do find parking, I typically have to walk some distance, and then walk that same distance again a few hours later to move my car to another location (and street parking is significantly more expensive than garage parking). Averaged over every week for the past 3.5 years, I would estimate that I've lost about 30 - 45 minutes per week searching for parking and then walking some distance. So using a conservative estimate, I've lost at least 2 full work weeks searching for parking, moving my car, walking to and from a spot far away, etc. During the first 12-18 months I regarded this	2019-02-26 09:50:56
292				I read the entire master plan and it seems wildly ambitious. while i think that it will be good for the university, i have some concerns about some recent spending by the university that could have been allocated towards it instead of being mindlessly wasted as it appears it was. the plan mentions that they intend to replace the \$13.2 million dollar sports dome with a 400m track. While i think that it is nice to have such a facility on campus, as i am a large proponent of athletics and fitness generally, i would really like to see it publicly addressed as to why the university is spending multi-millions of dollars on buildings and repairs that will be destroyed within about five years. as someone directly affiliated with the university, i am not happy with the significant wastes of finances that this, and other projects, are.	2019-02-27 17:50:50
293	Kevin	Platukis		Hello, Demolishing the Music Building would be a huge blow to the aesthetic beauty of the university one gets while approaching from 5th Avenue. It's one of the few approaches to the university that has that collegiate feel; the old buildings, the Cathedral Lawn with the Cathedral in the background. It was my favorite approach to the university as a student and the Music Building was a major part. Kevin Platukis, 2008	2019-03-05 21:35:31
294	James	Conway	UPSOM	A vibrant community of ~40 faculty and students make full use of the 8 dilapidated old squash courts in the Fitzgerald Field House. We were recently highlighted in the University Times: https://www.utimes.pitt.edu/news/squash-federation-brings The best players defect to a local club because the courts aren't in good condition, and we still manage to acquire new members even though there is no publicity. In short, we exist and want to ensure the Master Plan includes an equal quantity of squash courts that will not only serve our current community but attract others at Pitt to this excellent sport, and who knows, maybe return Pitt to fielding competition teams in future. Currently I see no accommodation for squash in the Master Plan. And please note, squash is not racketball - the courts are of different dimensions, the lines are drawn differently, and the use of walls and ceilings are different. They should not be counted as similar. Thank you.	2019-03-06 13:35:17
295	Hector	Ruiz	Pgh Squash Federation @ UPitt	I am an Anthropology and Public Health grad student here at Pitt. Since I met the Pgh Squash Federation PSF my physical and mental health changed enormously towards good vibes. I love the federation therapeutic effect, and sadly I dont see any mention on squash courts in the Master Plan. Please keep the PSF in mind, as this articles says, it is one of Pitt's hidden gems. Best H Camilo Ruiz S	2019-03-06 14:00:23

296	Suryodoy	Ghoshal		I wasn't able to see if there were any plans to incorporate squash facilities in the new Athletics Master Plan. There are currently 8 squash courts in the Fitzgerald Field House, and there is a sizeable group of Pitt and UPMC students/staff that play there. It would be great to see that group be able to continue to play as the university grows. I don't know if there is any possibility that the university will ever look at starting a full squash program, but existing facilities would allow that expansion to take place. Additionally, the squash group was also recently featured in the University Times. https://www.utimes.pitt.edu/news/squash-federation-brings	2019-03-06 14:17:30
297	Peter	Veldkamp	School of Medicine	We have a thriving community of squash players (faculty, grad students and undergrad students) for over 30 years. We have several days per week where over 8 courts are filled with players at the Field House. This facility also serves a community squash program Steel City Squash which engages underserved youth with a structured after school exercise program. Please ensure that in the final plan and during transition these squash communities can continue thrive by playing uninterruptedly	2019-03-06 17:46:00
298	Seyedsalim	Malakouti		To whom it may concern, I first wanted to thank you for reaching out to us to know about this. I was checking the master plan and it looks really exciting. I'm a PhD student in Computer Science and would love to have an office in the new building even for a short period of time before I graduate. However, I'm writing this email for something that has been an essential part of my life here at Pitt and quite honestly has changed it for better. I've been playing Squash here at Pitt for 2 years now as a part of Pitt's Squash Federation which includes faculties, graduate and undergraduate students and have been active for more than 40 years now. You can read more about the club here: https://www.utimes.pitt.edu/news/squash-federation-brings We are today playing at the Fitzgerald Field House but I realized from the master plan that the building is designed to be removed. Playing squash with this club really changed my life for better in one of the most stressful times of my program. The club consists of around 50 - 70 active members and every time some where between 20 - 35 people show up. I've been an active member and officer of man student organizations including serving as the Vice President of Finance of Graduate Students and Professional Governments (GPSG) here at Pitt and this is still quite a turn out for any club every week at least three days a week. It is important for the club's survival to have access to squash courts that are available to both students and faculties from different departments such as literature, medical school, computer science and etc. A great number of the active members are faculties who are really pushing it forward. More and more students are also being involved every day. We have about 8 courts today and that is already becoming too few. Therefore, I would really appreciate it if university can include Squash courts that will be accessible to students and faculties in the new buildings. Pitt squash federation is really above and beyond a group of people who play squash together and more like a smaller family withing the greater Pitt's community and more and more people are joining everyday to the extent that today we have 6 sessions a week instead of 3 and it seems soon even that will become too crowded. Best, Salim	2019-03-07 09:03:37

299	Michael	Collins	Pittsburgh Squash Federation	To whom it may concern, Reviewing the master plan thus far, it seems that many exciting changes are coming to Pitt in the semi-near future, which will be of great benefit to the campus community as a whole. I am a PhD student in Chemistry who has taken advantage of many of the great aspects of student life at Pitt. I write this feedback out of concern for a major aspect of my life here at Pitt – playing squash with the faculty, graduate, and undergraduate student members of Pitt’s Squash Federation. Meeting squash players a year ago brought about a renewed joy in my weekly recreational activities and fostered an even greater sense of connection with the Pitt community, which was remarkably helpful throughout the most difficult time of my PhD studies. Our squash club is 50-70 active members strong and continues to grow each semester. Before I started playing, the club met three times a week at the Fitzgerald Field House – we now meet 4 to 6 times per week, playing for multiple hours per time, and with regularity we see 15-30 players. The club was featured in a University Times article that can be found here: https://www.utimes.pitt.edu/news/squash-federation-brings My concern is that in the master plan, the Field House is destined for removal. This would be an unfortunate mistake, considering the community that squash provides across so many interdisciplinary students and faculty. I believe it is rare to find a club that so gracefully brings together undergraduates, graduates, and faculty, provides healthy leisure, and fosters appreciation of others’ work and research through conversation among the community. The Fitzgerald Field House currently has 8 courts. It is important for the survival of this club that squash courts be incorporated in the University’s master plan. With even more than 8 courts, growth of Pitt’s Squash Federation could continue, and the courts would be filled and enjoyed. Please strongly consider including squash in Pitt’s master plan for the wonderful community it provides so many people! Regards, Michael Collins Ph.D. Candidate Department of Chemistry	2019-03-08 13:59:24
300	Chris	Kucewicz	December 2018 University of Pittsburgh Graduate	I appreciate everyone's hard work and thorough planning, and I think the master plan sounds great, except for the parking situation. There needs to be more resident student parking options throughout campus, especially if you plan to increase the number of beds for students. For example, there is very limited resident student parking for students living in Bouquet Gardens, and street parking is limited as well. Is there any way to include a resident student parking area near Bouquet Gardens for students of Bouquet Gardens to park? When I lived in Bouquet Gardens, the only student parking pass option I had was to park my car at the OC lot on upper campus which was a 25-30 minute walk. While I understand that the Port Authority bussing system is sufficient for getting around the city, it is very limited for destinations outside the city. For students that may work outside the city with co-ops and internships, cars are a necessity. During my time at the University of Pittsburgh I held a few jobs off-campus, outside the city of Pittsburgh so my car was necessary. Finding a place to park in Oakland was extremely difficult. If the number of student beds on campus are planning to increase, parking areas throughout Oakland for resident students should be consistent with the increase of students. The University already charges students for parking passes for university parking lots, so increased parking areas would allow for another way for the school to make money. In the master plan, student rec is a point of emphasis. Are the number of accessible student basketball courts on campus going to increase? Currently, on campus, the main area for student rec basketball are the three courts in Trees Hall. There is also one less used court in Bellefield Hall, and an outdoor court on upper campus next to the Falk School and VA hospital. It would be beneficial for students if there were more accessible basketball courts closer to lower campus or in South Oakland, where the majority of Pitt students reside. Having to walk 15-20 minutes to get to a basketball gym and then wait for a game to open up on one of three crowded courts at Trees Hall is inconvenient. In the plan, Gregg Scott made a comment about the Petersen Events Center being too far for a student rec center being that students do not want to walk up	2019-03-10 00:44:53

301	Melissa	Miller		Hi - I attended the community meeting on March 11 in Mervis Hall and have some follow up comments. Bigelow One - I believe the overall height and massing have been reduced. Good. It should not be as high as S&S Memorial (which sits on a hill). Bouquet Gardens - I'm shocked that they will be demolished (did I hear this correctly). They were built 10-15(?) years ago and tore down some nice and historic buildings in the process. What a waste. Pitt really should examine sustainability and quality in all design (for Bouquet Gardens and elsewhere). When possible, buildings should be reused (it's the green thing to do and often the older buildings were made to last. Bouquet Gardens is a case in point). Most old buildings were built to last 100-200 years, whereas newer construction may only have a life of up to 40 years. If you are partnering with trade schools with regard to construction, teaching renovation (not just new construction) is a valuable skill. I also heard mention of public art at Bouquet Gardens. The trouble with public art is that it stays around too long (someone else said that - I'm an art lover, but not all art is good or something that we want to see around forever!).	2019-04-03 17:58:46
302				Please build football stadium on campus rather than using heinz	2019-04-08 21:02:14
303	Jonathan	Rubin	University of Pittsburgh	(1) Please include an indoor track of 1/8 mile per lap in the new facility! Given Pittsburgh's winters, the lack of such a track has been a major weakness of wellness facilities at Pitt all of these years. (2) Please emphasize equipment that everyone can use, not exclusive privileges that come with extra fees. A university community is supposed to be inclusive, and its wellness facilities should also aim for utility for all, not for a privileged few.	2019-04-10 21:05:03
304	Tyler	Vitale		What are the university's plans, if any, to upgrade its counseling center? In its current state, it is completely unacceptable and shows a complete lack of concern about students' mental health. I'm unable to find any information on the recently announced health and wellness center, and I assume that's where the counseling center upgrades would come into play.	2019-04-15 11:50:19
306	John	Cooper	Pitt	Test IMP Field	2019-05-02 16:49:54
309	Lori	Wertz	Falk school	The proposed parking garage between Falk School and the Fraternity Housing complex would greatly reduce a valued green space that the Falk School students, teachers, Pitt interns and more utilize daily for environmental learning, mental and physical well-being. Our faculty and student body received approval from facilities,landscaping, and SOE, many years ago (Robert Pack, Kathy Trent, Dean Alan Lesgold) to establish this site as a School-ground Habitat Enhancement and Restoration site in collaboration with Audubon of Western PA. We are listed as a National Wildlife Federation Certified Habitat and our community has worked for over 10 years to remove and manage the growth of invasive species while at the same time planting a wide variety of native trees, shrubs and herbaceous plants that support our local wildlife. We have greatly increased the native biodiversity. Our students do citizen science in this site for Project Feederwatch, Project Budburst. The National Aviary does bird banding with our students on this site. We have partnered with fraternities and sororities for service work projects on this site. Pitt's biology department has partnered with our Middle School to conduct soil studies and identified new bacteriophages on this site. The PA Game Commission has supported our work with free native tree and shrub seedlings(started from seed---which increases genetic biodiversity) that support local pollinators and wildlife, and which our students then transplant, and so the woodland there is finally establishing itself with all layers of a true forest ecosystem! In addition to the woodland site --- students also started to create a meadow site on one of the steeper slopes and just this year the state (via PA Game Commission) sent us free seeds for further development of this. We have added greatly to the tree cover on campus in addition to the biodiversity and health of an ecosystem. This must be preserved and NOT developed into a parking site. It is a valuable resource for so many reasons--- and can continue to be this and more but only if it is preserved as a wild green space. Please contact me so that a master plan representative can meet with me at Falk and tour this site and learn more. Thank you Lori Wertz Falk Woods Program K-8 Instructor and Site Coordinator lwertz@pitt.edu	2019-05-19 14:28:45
310	Gavin	White	Pittsburgh Parks Conservancy	Stormwater management is critical. How will new development on campus consciously contribute to improving the watershed? How will separated stormwater be captured and conveyed to the future Four Mile Run project, to be carried safely to the Monongahela River? (Pitt's campus contributes extensively to flooding and water quality issues downstream, especially in the Run).	2019-05-23 15:43:53

311	Jeff	Suzik	Falk Laboratory School	I am the Director of Falk Laboratory School at 4060 Allequippa Street on upper campus. We currently employ close to 60 full-time employees (faculty and staff) as well as several dozen additional part-time student workers and pre-service student teachers. We also serve 436 students in grades K-8, and are affiliated with the School of Education. About half of the children we serve have parents who work at the University as administrators, faculty members, or staff. It has come to our attention that part of the Pitt Campus Master Plan calls for the building of some sort of multi-story structure (multi-level parking garage, perhaps?) on what are currently blacktop basketball courts located next to our school. We have severe reservations about this plan, in particular because it will impact programming that occurs in the nature reserve behind it and our building that our students and faculty have been working on for nearly ten years now. Secondly, we already have nearly no outdoor space for children to have recess and outdoor learning/play-based experiences, and the loss of that free space would be exceedingly detrimental to them and to our overall program. Additionally, that blacktop space is where we convene in the case of a building emergency that would call for evacuation. Finally, if hundreds more commuters drive to this part of Allequippa each day, traffic (which is already often horrendous, due to our morning and afternoon carpool and bus arrivals/departures, not to mention patients and employees of the VA) would be severely affected in a negative way. For one thing, we would lose our bus lane, which currently is right in front of the basketball courts. In addition, for what it's worth, Falk School exists due to a legal charter signed in 1931 by members of the Falk family (our founders and earliest donors) and the University of Pittsburgh, which explicitly states that Falk School's placement on the hilltop extends to that entire space in perpetuity (the charter includes coordinate surveying directions). Building something unrelated to Falk and its operations would, I think, violate this charter. As Falk's Director, I was invited to attend one planning meeting last spring, at which time I voiced my concern about anything being built on this site; since then, we have had few to no other opportunities to voice these	2019-05-28 12:28:11
312	Alex	Toner	Transcribed from West Oakland comments at 5/22 IMP meeting	- The consolidation and/or elimination of Trees Hall effects neighbors who utilize it, especially younger residents who walk to the location. Relocation of wellness services to a new rec center creates concerns about access. - Pitt athletic buses using Robinson much more frequently, which is quickly becoming a well-traveled road. Loud and disruptive. - Increased police presence needed during pre and post game/events around Petersen Events Center, especially near Robinson and Terrace. Congested and dangerous. - Be conscious of using "Victory Hill" branding and signage around neighborhood - Fans attending events at Petersen Event Center are parking on neighbor streets, such as Burrows, restricting resident access to parking near their homes. Increased parking enforcement/ticketing during games/events.	2019-06-03 09:50:01
313	Jennifer	Madill	Parking at OH	There has been very limited communication regarding the OH garage elimination and any plans in place to relocate existing lease holders. As there are thousands of leaseholders across the campus, it wouldn't be fair or equitable to relocate only the OH leaseholders while newer and less senior lease holders would be unaffected. Additionally, a rumor I've heard is the use of 2nd Ave with a shuttle. How does this effect the OH leaseholders? A blanket move of only OH leaseholders to 2nd Avenue wouldn't be fair in light of the fact many of us have been leaseholders longer than many leaseholders in other University garages. I'm confused why the University is still actively issuing new leases to staff and faculty across the campus in other parking facilities knowing parking garages are being eliminated. I haven't read any information on what the plans are regarding leased space in OH. What is the plan for existing leaseholders at OH when the garage is eliminated and when is this projected to begin? Is there a plan in place to rebalance *all* parking leases across campus based on seniority and/or registered carpool status? Thanks	2019-06-05 13:40:50
314	Patrick	DeNardo		Hi, I'm checking when and where the last community stakeholder meeting is? Is it June 10th? Thanks.	2019-06-06 08:58:22

315	Melissa	McSwigan		From the Master Plan community presentations, I didn't see building re-use ever mentioned as a sustainability measure. It can take between 10-80 years for a new, energy efficient building to overcome the negative environmental impacts created through the construction process. It's important to plant trees and deal with storm water management among other measures that you mention. But the touting of Pitt's sustainability commitment seems lacking and possibly just a "green when convenient" mentality if you don't fully apply these principles to all areas (or to seek to understand the impacts). Building re-use almost always has environmental benefits compared to demolition and new construction. It has been estimated that to build a 50,000 sq. foot commercial building requires the same amount of energy to drive a car 20,000 miles a year for 730 years. Carl Elefante, FAIA, 2018 AIA president said "But keeping and using existing buildings avoids the release of massive quantities of greenhouse gases, emissions caused by needlessly demolishing and replacing existing buildings. Retrofitting existing buildings to meet high-performance standards is the most effective strategy for reducing near- and mid-term carbon emissions, the most important step in limiting climate disruption." I don't mean to diminish the measures that you are already committing to, but you could/should re-examine various buildings to renovate rather than demolish as part of your sustainability plan.	2019-06-10 22:55:33
316	Wanda	Wilson	Oakland Planning & Development Corp.	Neighborhood Enhancement Strategy We appreciate the robust nature of this section and that it reflects community input and priorities. City Planning's IMP Best Practices Guide, page 13, states that negative externalities should be included in the areas of economic impact and housing impact. OPDC requests that a section be included to address this for not only recent projects, but to include an impact statement about university impact on the Oakland neighborhoods more broadly and over time. It would provide context for the neighborhood enhancement strategy, would respond to requests residents have made during IMP meetings, and be a gesture of good faith. Neighborhood Litter section: It may be best to use "student organizations" rather than a specific group. I think the name of the one listed as already changed. Can you specify what is included in Clutter for a Cause support? Similarly, what is SOOS role in litter reduction? What specific actions are involved? Or, what specific performance measure(s) can be identified? In terms of funding for OPDC's KICO program, there is a statement related only to 2019-2020. For a ten-year plan, it would be great to specify a longer term commitment, based on performance and scope of work each year, of course. The statement states "increase funding." With more funding, we can achieve better results. Can we discuss a more specific and sustainable funding partnership regarding neighborhood quality/KICO program support? The idea of a per-student amount via activities fee or some other charge is an idea worth pursuing. OPDC could manage the neighborhood quality efforts with more resources to achieve results. Greater Enforcement section: Terrific to have additional resources for enforcement, especially a dedicated inspector. It would be great to call out even further the focus on enforcing over occupancy and gathering the evidence needed to have a strong case. Off-campus living should also attend Oakwatch in addition to Oakland Landlord Alliance meetings. While we appreciate the idea of limit issuance of residential parking permits, this merits additional discussion/refinement. As written, I'm not sure how that would actually be implemented. Are you suggesting city legislation to limit permits for	2019-06-12 22:51:13
317	Oliver	Beale		This is obviously an exciting and inspiring project. It's likely too late to make a difference, but the expansion on the Frick Fine Arts building should be reimaged to build off of its unique design. That building is a gem of renaissance architecture and is a place of refuge to many students. The current expansion looks to grow from the older edifice like a tumor. Contemporary architecture rarely ages well, and it would be a shame to add a heinously designed addition for the sake of "boldness" or "innovative design". I think most students and residents would agree. Instead build off it in a way that is true to its renaissance ideals. Moreover the adjacent baseball park is rarely used, and may be put to better use as an enclosed garden. A garden with fountains and cobble walk ways and architectonic elements to inspire students and create a space that fosters thinking, creativity, and mindfulness.	2019-06-27 13:44:29
318	Jake	Robbins	RubberForm Recycled Products	Hello, Pitt is my Alma Mater. I work for a small business located in Buffalo NY and we specialize in manufacturing products for parking lot/ street safety and risk mitigation. Who can I speak to about solicitations for the campus' upcoming face lift? Being a Pitt Alum, I would love to see the products I sell now be at the school that taught and gave me the correct tools to get to where I am today. Thank you! Jake Robbins jake@rubberform.com 716-478-0404	2019-07-02 14:43:59

319	Lea	Sayce	Pitt	Are there any plans to improve catering infrastructure at the Technology Campus now that Pitt has committed to leasing the Riviera building? At present the only onsite option is Eliza, which is unaffordable for students and has a low capacity. It would be great to have a coffee shop and some lunchtime options. Working at the technology campus feels isolating at the best of times and there's very little mention of infrastructure in this master plan to believe it will improve in the near-term. Best wishes, Dr. Lea Sayce	2019-07-03 13:58:56
320	Lydia	Karnick	University of Pittsburgh School of Law	I just read through the Bigelow Blvd. project and it is extremely unclear as to what is being done. All the website talks about is restructuring and landscaping, but what is being done? No where on the website does it say what is being changed and what it is developing into.	2019-07-15 14:22:40
321	David	Geragi		I understand that the students need a rec center but my wife and I park in Ohara garage. Will you be building a new garage for us before tearing the current garage down. It's also important for the many staff members who park in that garage to have a place to park.	2019-07-17 14:35:53
322	joanna	mittereder		Re: Parking Lobbying Port Authority to have more direct routes to Oakland from Park and Rides is great! Would also like to see expanded parking at Park and Rides. Some days there are no spots available. Also would need suburban buses to run later so employees don't have to drive to work because they made dinner plans after work or want to go to an event. Also more buses are needed during the day. Currently there are no late morning or early afternoon buses on my route. I need to drive if I come into work later or need to leave early for an appointment.	2019-07-25 14:31:24
323	Mara	ONeill	Pitt	I'd like to express my concern about the height of the buildings in the master plan. It seems that Forbes and Fifth will become canyons, blocking out sunlight and creating a wind tunnel. I am already feeling the effects of this claustrophobia with the recent construction on Forbes Avenue. A green space area between sidewalk and building would also be ideal.	2019-07-25 14:41:40
324	Ben	Schafer	Pitt (Oakland campus) Student	Why are you eliminating (without replacing) so much parking? Oakland is home to world class health care & education, but it lacks accessibility. Pitt hosts wonderful programs for Sr. Citizens to continue their education, but, as they don't live in the dorms, I am not sure where they are supposed to park. And what about commuting students (aside from spending \$300+ to park in an extremely high crime area)? Furthermore, delivery trucks lack so much parking since the addition of the hardly ever used bike lanes that they park IN THE HANDYCAPT PARKING. If there could be a re introduction of parking that would be splendid & it would stop Oakland from being such a pain to get to.	2019-07-25 16:56:41
325	Dru	Sturgess		I am really surprised that this plan would actually REDUCE parking. Ask anyone and one of the number one complaints about working at Pitt is lack of parking. The wait list for a parking spot is already like 20 years. Even today, I had to drop something heavy off at work so I parked in one of the many spots open in front of my building for 5 minutes at 930 in the morning since my parking spot is far away and i got a \$25 ticket. I understand you're saying that long term it would make up for it but long term at Pitt is like 10 years. Ride sharing and alternative locations are not a feasible options for people who have families and deal with sick children or all kinds of issues where they need to have immediate access to their transportation. If you are going to be making park that much worse than Pitt needs to start allowing staff a work from home option if it's conducive with their job. What is more economical than not driving at all?	2019-07-30 16:18:13
326	Vicki	Redcay		Good morning! I have a comment about the draft vision document for One Bigelow. The draft is well-written and forward-thinking, so it seems it was written by some pretty smart people; those people should have been smart enough to not cite the Manhattan Project as something to emulate.	2019-07-31 09:11:14
327	Nahian	KHAN		The meetings have been very productive and specific in regards of keeping the sight that the team is on the same page. I think in those meetings, if the RA's/ RLC's were given a better chance to give their own opinions more individually to show their perspectives of solutions for the Gov't. School students rather than to be super strict towards the Gov't. School students, and being a traditional authority figure would've been more productive and educational for everyone.	2019-07-31 09:15:30
328	Kurt	Kessler		I think it's awesome...more landscaping, more collegiate-walking corridors, especially centering the walkway between the Union and Cathy!! But why not a small Pitt Football Stadium instead of Victory Heights? With the Petersen Sports Complex and the Dome, why not bring Pitt Football back to where it once thrived and could thrive again!?	2019-09-16 16:50:30

329	Jennifer	Palaski	Pitt	I just read the University Times announcement that the O'hara garage will begin demolition in May and continued to read the master plan about eliminating more parking on campus. How are you supposed to recruit and maintain valuable employees if we do not have anywhere to park? Not everyone has the option of taking public transportation where they live. I live in Cranberry, have children with activities that I need to have the freedom to leave when I need to in order to get home on schedule. I am unable to ride share or spend 2 hours driving to a park and ride, taking a bus downtown, transferring into Oakland, etc. I appreciate wanting to be more environmentally conscious, but I will seriously have to consider new employment options if the parking options continue to go away. This is very disheartening that you are not taking your valued staff into consideration with this plan.	2019-09-26 15:29:49
330	Kathleen	Cook	Philosophy Department	I continue to be very concerned about the lack of handrails at a number of sets of steps on the area of campus around the Cathedral and Chapel. I raised this issue with Provost Cudd last summer in an office hour and hoped there would be some movement before the fall term started. I only comment on the areas that I frequent. I assume this may not be the only area of campus in which this serious problem exists. I was happy to see there was a place online where one could view planned projects, but do not see anything here either. I find the university's continuing negligence concerning this serious safety issue to be very puzzling.	2019-09-30 18:25:53

Entry Id	Name	Last	Organization (if applicable)	Comments	Date Created
356	Jaye	Sobieski	Plant2Plate	I do not understand why the Oakland Garden is being removed if part of this remodeling plan is to become a greener campus. The garden is a beautiful place that produces good food and is a great and underappreciated resource to the campus, it does not deserve to be bulldozed and replaced with more on-campus housing.	2019-12-02 23:37:17
355	John	Jursca	Plant2Plate	We are greatly concerned by the lack of a space for the existing community garden on Oakland Ave. This garden is an important asset to the Pitt community and an important part of Pitt's sustainability campaign. It would be a tragedy to lose this vital urban garden.	2019-12-02 22:27:09
354	Marlo	Garrison		Why build so many building before improving existing buildings? Seems like a lot of waste. Also DON'T DESTROY THE COMMUNITY GARDEN. There needs to be a suitable replacement before it is destroyed. Pitt teaches students the importance of an urban garden on community.	2019-12-02 22:11:28
353	Joseph	Jaros	University of Pittsburgh	This comment is in regards to the discussion of sustainability on page 320. I am excited for the future of sustainability on Pitts Campus. However, I believe the use of Pitt's sustainability plan is misguided (especially in this section). A vast majority of the projects and progress outlined in the sustainability plan (and highlighted on page 320) have been created bottom-up through the work of motivated students and are not a reflection or a product of the university itself (The proof is in the sustainability plan, sustainability on campus is largely a product of students). The administration needs to put more effort into creating sustainability initiatives from the top down. One way to do this is to move sustainability from being an accessory of development to a priority.	2019-12-02 21:17:08
352	Joseph	Jaros	University of Pittsburgh	This comment is in regards to sustainability in the IMP. I would first like to applaud the thoroughness of the discussion on storm water. However, I do have concerns about the language that is used in regards to BMPs in the new potential construction in the IMP. Pages 392-397 of the IMP discuss "potential" BMPs that can be applied to new construction. The language of this section is hedged and vague. In theory, The University could go through 10 years of development and not violate this section of the IMP (as it only proposes possibilities and does not require any BMPs). I recommend that this section be amended so that at least 3 bmps (from the table on 392) are required for each new construction. Sustainability can not be a possibility it MUST be a PRIORITY.	2019-12-02 20:57:59
351	Joseph	Jaros	University of Pittsburgh	This Comment is in regard to parking and transportation. I fully support the implementation of the no net parking policy. It is important that we are pushing towards more sustainable forms of transportation. However, I am concerned that the increasing demand for parking will lead to a very inequitable parking situation on campus. Oakland already has the most expensive parking rate outside of downtown (Pittsburgh Parking Authority), and increasing parking prices would be extremely classist, and inhibitive to a large portion of Pitt Students, staff, and contracted employees. Raising prices of either street parking or permit parking will reinforce income inequality in Oakland. Other options to increase public transportation (such as reworking the inefficient Pitt shuttle system) and to increase equity in parking access (such as using a lottery based system instead of a fee based system) need to be considered before parking is restructured.	2019-12-02 20:39:21
350	Joseph	Jaros	University of Pittsburgh	This Comment is in regards to increasing affordable housing by building new dorms on campus. On page A92. The housing is justified by citing the average monthly rent of a single bedroom apartment as being at least \$1200. As this may be true for Pittsburgh, it does not reflect the reality for the majority of students. The average student rent is far less, as very few students live alone and this "\$1200 dollar rent" is normally split between multiple people. Using this estimate is misleading and is only being used to justify Pitt's housing as affordable and equitable. Using biased "facts" such as this do not paint a true picture of how the housing situation will change with the addition of more dorms. A real assessment needs on how this housing will be affordable and equitable, and how it will affect the larger community before making claims about its benefits.	2019-12-02 20:22:08
349	Henry	Mongrain		I am outraged that the University is planning to pave over Plant2Plate, Oakland's only urban garden located on 246 Oakland Avenue. If it is unavoidable that this property be paved over to allow the construction of new residence halls, then I would ask that construction be delayed until later in the project, when new areas for urban gardening have been created and Plant2Plate has moved to a new location.	2019-12-02 19:08:17
348				The community garden on Oakland Avenue is a valued green space on campus and should not be removed to build more buildings in an already building-dense city. Also, please don't kick us out of our apartments on Oakland Avenue... We won't have anywhere to live if we cannot renew our lease and I have one year remaining.	2019-12-02 17:36:41
347	Andrea	Cruz	University of Pittsburgh PhD student	Everyone loves new buildings and new technology. However, I'm concerned that all these expansion efforts are not sustainable. Sure, you can add in water saving strategies, solar panels, different insulation, but sustainability isn't just about using the newest tech-sustainable practices can be as simple as window placement, upcycling/reusing building material or pre-existing infrastructure, etc. Does the university need so many new construction projects? In addition, all this new construction is an eye-sore. Everywhere I look, there's a university-owned building under construction. EVERYWHERE. It takes years to complete one thing. I may graduate before something finally gets completed. For example, as someone in the School of Medicine, the Scaife expansion project would be great. However, Scaife is already being renovated. Will I ever see Scaife NOT under construction? The construction is intrusive. It's noisy, it's in the way, and it probably isn't even the most important thing the University can use it's money for. I would so much rather the University have fewer construction projects and do then WELL. Not this half-assed sustainability bullet-points the University lists on paper. I'm talking about a smart, eco-friendly design. Everything from building material, building design, window placements, roofing material, flower beds to capture rain water, accessibility (i.e. why are the elevators so hard to find in POSVAR), water usage, electrical usage, smart lighting placement to reduce light pollution, green spaces etc. This argument applies to the new housing plans too. Draw on the same ideas that go into tiny homes and micro-apartments. You can have all the functionality and sense of a loft-style apartment, but in a smaller space with slightly smaller appliances in a smarter arrangement.	2019-12-02 15:04:03

346	Corey	Flynn		I would like to see more sustainable, environmental influenced infrastructure. An edible garden around the WPU would be great. The current student edible garden is hidden away and hard to find. Look at Stanford's model or UC Berkeley's. Also, a Food Policy that requires healthy options only like Stanford and UC Berkeley. Healthy food is not only the best for our brains and our bodies but also for the health of our planet. Pitt can be a leader in Western PA.	2019-12-02 14:56:49
345	Madelyn	McAndrew		Lower tuition	2019-12-02 14:56:26
344	Candice	Gormley	West Oakland Neighborhood Council	Hi there, I am writing to voice my concern about the master plan and the lack of traffic calming measures planned for Robinson street, one of the main designated "arteries" into the campus. I recognize that you are developing the fields at the northern point at the top of West Oakland, but I am very concerned about what kind of impact moving parking and expanding athletic facilities will mean for the traffic on my street, especially for games and special events. The traffic idling on our street creates pollution, emissions and it makes me want to keep my kids inside. I am aware of at least one pedestrian being hit this year at the top of Robinson in the cross walk. I would like to see a commitment from the University and maybe a joint partnership with Carlow to investigate how to (1) do a better job at making Robinson street a pedestrian and bike-friendly street, (2) determine the best traffic calming patterns for the street, both at peak and non-peak hours and (3) invest in beautifying our street through more trees on the sidewalks, trash maintenance, so that we could be an appealing entry-point as a neighborhood and for visitors to the university systems. I know that Pitt is committed to community engagement and supporting a livable Oakland for all, but looking at your Master Plan there is not a concrete explanation for how they will treat the traffic load on the surrounding neighborhoods. I would like to see more of this investment, not just an interested in improving relations with neighbors and students but an actual investment on the built environment around your campus, especially since West Oakland takes on such a load of traffic because of students and University events. Also I am discouraged with the naming and re-naming of sections of my neighborhood. This is how communities lose identity and pride - when a giant development grossly takes over the story-telling and narrative of a place. I have seen this attempt at "rebranding" by other Universities such as Johns Hopkins and the end results was frustrations by both staff, students and long-time residents alike. Before you start laying on names such as "West Hill Top", "Victory Heights", I hope you consider the residents of Oak Hill and West Oakland, please consider the best way to move forward with naming aspects of your university through having conversations with community members in a dignifying and respectful way. Finally, I did not see how minority and women-owned businesses would be considered in the Master Plan. I direct you to the Gender and Racial Inequity report published by Pitt researchers for the city of Pittsburgh and hope that you make a stronger commitment and provide specific % goals for what proportion of MWB you are targeting on contracting with. Thank you!	2019-11-19 21:09:12
343	KH	Maurin		3B: Oakland Ave redevelopment. Will not support zoning change to accommodate this development.	2019-11-18 15:11:15
342	Susan	Benton		I'm a permit holder at O'Hara Garage. I understand we are going to be relocated to Soldiers and Sailors or OC lot. I'm okay with either of those lots but I'm not okay with car stacking. I really don't want anybody driving my car which is why I don't every valet park. I've heard stories about lots of people all over campus on how to resolve the issue for those losing their parking in O'Hara but would appreciate some feedback from those actually involved in the planning project. Thank you in advance, I look forward to your responding email.	2019-11-18 13:04:48
341	Marcie	Montgomery	University of Pittsburgh	I park in the O'Hara parking garage and I hope you would consider the parking needs of the staff that park in the garage. We waited on a list for the parking spot and should have some sort of option for parking. I don't know the plan as to where we are going to be able to park, but if we are moved to another location I prefer not to have to "stack" my car and increase my commute time.	2019-11-18 12:28:04
340	Melissa	McSwigan		First, I need more time to review the Master Plan. It is long and not easy to read on my computer, so I haven't begun to grasp the impact or what is being proposed. But I understand comments are due today. Thus, I can only comment on some points discussed at OPDC's meeting on Oct 29 at the Career Center. I do wish more time was given to the commenting process since the plan was only released recently. I think there are laudable principles that are guiding your efforts (historic fabric, sustainability, community focus, etc.). Sometimes the principles may not be totally reflected in your proposed plans however. But it's good to have goals! Does the plan mention of the impact of new construction and demolition on pollution, noise, dust, construction vehicles traffic and then the landfilling of many buildings? There is a short term, medium term, and long term consequences to all the construction. I don't see building re-use mentioned as a sustainability measure. It can take between 10-80 years for a new, energy efficient building to overcome the negative environmental impacts created through the construction process. It's important to plant trees and deal with storm water management among other measures that you mention. But the touting of Pitt's sustainability commitment seems lacking and possibly just a "green when convenient" mentality if you don't fully apply these principles to all areas (or to seek to understand the impacts). Some specific concerns: LRDC demolition – it was just listed on the Young Preservationists Association's (YPA) Top 10 Best Preservation Opportunities (announced on Nov 1). Given that Bouquet Gardens will be demolished and landfilled only 15 years (?) after construction, I hope a real commitment will be to building quality, built -to- last buildings in the future. Oakland Avenue Residential (site 3B)– I have real concern over 17 story building and I would not support the re-zoning. Building should be consistent with Atwood Street Public Realm guidelines. Site 9B O'Hara St- GSCC and O'Hara Student Center buildings that are part of Oakland Civic Center HD scheduled for demolition. Naturally, this would need HRC approval, but the idea that they are not energy efficient is a cop out. Many existing buildings are adapted and retrofitted to make energy efficient. These buildings that include the former Concordia Club are part of our Oakland historic fabric. Thank you for retaining the Music Building (Site 2 B) and listening to community concern voiced regarding proposed demolition. Site 2A, the fate of the Info Sciences building is still left open in the plan. I hope a real effort will be made to seeing how the building could be reused. I have concerns about the public process itself. In going to the community meetings over the spring and summer, it was said that there will still be time to comment (also in upcoming Planning Commission and other gov't approval phases). I hope the process is not further along than has been said. I believe more time is needed to digest the IMP. Thank you.	2019-11-05 16:39:59

339	Tim	Parenti	Oakland resident, Pitt alum, CMU employee	This comment is in response to a direct email from Ron Leibow dated 31 October 2019, in response to my earlier comment dated 30 October 2019. I do stand by the details of the public comment I left on 30 October regarding Site 3B. You will note that attendance at the 22 May 2019 public meeting was the least of all six public meetings. This is because it is one of two that were never announced to the public through the RCO's email list (the other being the rescheduled date for meeting #1). Indeed, I would have been able to attend, and the first I learned that meeting #5 had taken place was when I arrived at what I thought was meeting #5 on 10 June 2019, which was in fact meeting #6. Regardless, the appendix from the 22 May 2019 meeting (Appendix A.7, pp. A140–A144) appears to list no comments related to Site 3B. Since Wanda Wilson thereafter saw fit to add her comments on 12 June that "much more discussion with the community" was warranted after what was at most one discussion on the site, it is quite clear that, irrespective of when the change in proposal for that site was made, the requested level of community engagement has nevertheless been avoided with respect to this site. I do understand and respect that there are costs and tradeoffs, but with a modification of this magnitude, the proper time to engage with the community on discussing those tradeoffs is before the IMP is submitted for approval, not after, and it is disheartening to see these changes added late in the IMP process without that engagement.	2019-11-04 19:59:53
338	Jarrett	Crowell	Oakland Planning and Development Corp.	I think one way of expanding the methods for reaching your goal of reducing SOV mode share by 3.4% would be to add something in the mobility section about encouraging students to find alternate modes of transportation in Oakland. One way this could be done easily is by giving more support and attention to the Pitt Bike Cave, which seems to me a fabulous yet underused resource on campus. No new net parking is a great start!! I am slightly suspicious that the 1,000+ beds being added to campus will do little more than house the slight increases in student population. I do think that bringing students back onto campus is a great strategy for easing the housing pressure on the neighborhood, but it is unclear if the added beds will actually do that. I think the plans for Oakland Avenue and Bouquet Gardens seem really high, considering their proximity to single family houses on Bouquet, Oakland Ave, and Atwood St. I love the goals you have set out for yourself for energy consumption, composting, and waste. To increase community awareness in Pitt's available programs to residents, I would like to see something more concrete that a "better communications strategy". I think the Community Conversations is the right idea, but I would like to know how you will work to fill the room.	2019-10-31 15:47:51
337	Tim	Parenti	Oakland resident, Pitt alumnus, CMU employee	Contrary to Paul Supowitz's stated assertion at the 29 October 2019 Pre-Final Presentation meeting, Site 3B (Oakland Avenue Redevelopment) was in fact NOT presented at prior public meetings. It was only presented at individual community meetings, slides for which listed in section A11.4 on page A214 of the draft IMP published on 15 October 2019 show that it was proposed with maximums of 85 ft height and 300,000 gross square feet at the time (in April 2019). Since then, the proposal has been revised upwards to 170 ft max height and 600,000 gross square feet (pp. 168-169) — representing a doubling in the scope of construction for this site. Searching through this draft IMP, it appears that the first time this was presented to an RCO was in fact at the Pre-Final Presentation meeting on 29 October 2019, where it was noted that the proposed scale of this redevelopment took many residents by surprise and met strong objection. Wanda Wilson of OPDC had pointed out in a comment dated 12 June 2019 on page A234 that "the zoning issues here merit much more discussion with the community", but no effort to undertake that discussion has been made. I echo the concerns presented by Wanda and by the community on 29 October 2019, and am disappointed that the prior drafts' commitment to contextualizing development of this site to surrounding architecture and neighboring residential areas has been largely abandoned.	2019-10-30 11:13:21
336			SmithGroup	While Pitt's plans for energy use reduction and electricity generation are impressive, the University should address plans for reduction of natural gas usage and combating climate change. The University's Master Plan should also aim for sustainability beyond the environmental and consider social vulnerabilities of students and surrounding communities when setting goals and planning for the future. Pitt must explicitly attempt to match the City of Pittsburgh's goals to close equity gaps such as those presented in the One PGH plan. Issues of inequity in Pittsburgh have been well documented thanks in part to University of Pittsburgh researchers, most recently in the "Pittsburgh's Inequality Across Gender and Race" report. Pitt must acknowledge these issues and codify a plan to address them. The IMP's strategies for neighborhood engagement and enhancement are commendable, particularly improving community access to Pitt programs and facilities and reducing student demand for neighborhood housing. However, the university should consider viewing these issues through a lens of sustainability and take their formal commitments (and goal measurement) beyond environmental concerns. Similarly, Pitt's resilience plan outlined in the IMP is excellent for business-us-usual emergency situations, but the University should also consider resilience in a changing climate. The IMP addresses many factors related to this sort of resilience, such as stormwater management, tree canopy and transit, but these factors should be explicitly linked to climate resilience in order to better frame the challenges facing Pitt and the world. For instance, having additional system-wide support for infrastructures as opposed to stand-alone back-up management would provide a less carbon-intensive approach to back-up power supplies. Doing so would not only allow for a designated resilience hub for students to aggregate during times of severe storm/black-swan events, but would also provide for a community gathering point in Oakland, one that the neighborhood currently lacks.	2019-10-28 15:30:44

335				If the parking is going to continue to get worse for employees, as if it could, then there needs to be more alternatives provided besides biking to work such as job sharing and remote working.	2019-10-28 12:50:42
334	Patric	McPoland	1787 Society/ Chancellor's Circle	Please do not eliminate the Concordia Club or the Music Building which are iconic buildings on our campus (or would be on any campus) The proposed curved UPMC building is a visual blight and will not stand the test of time. We need to consider replacements for Posvar Hall and the Law school which are built in the brutalist style. Patric McPoland	2019-10-17 14:57:53
333	J	Dickerson	Oakcliffe	Testing system	2019-10-16 13:33:10
332	Madeline	Mross	Sodexo	Good Morning, We are working on a project and are in need of a high res version of one of the maps in the campus master plan. Is there someone who can help me obtain this? Your help would be greatly appreciated. Madeline Mross Sodexo Office (8-4481)	2019-10-14 11:07:10
331	Michael	Marks	Center for Neuroscience at the University of Pittsburgh	Hello, I am a commuter graduate student here at Pitt, studying neuroscience. I commute from outside the city, where taking public transit requires multiple transfers and nearly 90 minutes to complete a one-way trip. Thus, I rely on driving to Oakland to severely cut my commute time. After having reviewed the "campus master plan" I am largely concerned that the significant reduction in parking spaces, especially those being lost which are already allocated to students, will increase the demand/competition for spaces and create slum-lord-like parking fees to those who can get the spaces. I am very interested in how the university plans to address this issue. Moreover, the language that is used in the campus master plan pdf is suggestive that commuters are somehow in need of being pushed back into the city and rely on public transit. This is mildly concerning as it appears to alienate the many commuter undergraduates, graduate students, staff and faculty, who commute from outside the city and rely on parking in Oakland. I sincerely hope to hear back from you, as this is a dramatic change that will alter my how the role of my graduate studies in my life. Truly, please reach out, as my number is 412-527-9239, and email is mrm145@pitt.edu. I'd be more than happy to meet with whomever to voice my concerns and learn more about the campus master plan as a viable option for Pitt commuter students.	2019-10-08 17:59:44

A12.4 OPDC Comments

Entry Id	Location	Name	Last	Organization (If Applicable)	Comments
21	6B-Academic-Success	Wanda	Wilson	Oakland Planning & Development Corp.	Concern with the height and overall massing - as shown it does not seem to be contextual to neighboring buildings While contextual height to Sennot Square makes sense for a portion of the site, not necessarily for all of the site. You have the residential compatibility, which is great. We'd love to see the massing broken up and varied as it approaches the residential neighborhood to have a smoother transition.
22	6D-Bouquet-Gardens	Wanda	Wilson	Oakland Planning & Development Corp.	this is hugely concerning. The original character of the building will disappear. the open space related to the building is important to that portion of the park and civic district area generally. It seems a more sensitive addition could be considered rather than making the entire building disappear. the zoning issues here merit much more discussion.
23	10A-Frick-Fine-Arts	Wanda	Wilson	Oakland Planning & Development Corp.	definitely need to see massing broken up and the zoning issues here merit much more discussion with the community.
24	3B-Oakland-Ave	Wanda	Wilson	Oakland Planning & Development Corp.	this is absolutely outrageous in terms of scale. To eliminate this open space would be a huge detriment to the public realm, NOT a benefit to the public realm. This proposal is hugely problematic.
25	3A-BK-Lot	Wanda	Wilson	Oakland Planning & Development Corp.	Neighborhood Enhancement Strategy We appreciate the robust nature of this section and that it reflects community input and priorities. City Planning's IMP Best Practices Guide, page 13, states that negative externalities should be included in the areas of economic impact and housing impact. OPDC requests that a section be included to address this for not only recent projects, but to include an impact statement about university impact on the Oakland neighborhoods more broadly and over time. It would provide context for the neighborhood enhancement strategy, would respond to requests residents have made during IMP meetings, and be a gesture of good faith. Neighborhood Litter section: It may be best to use "student organizations" rather than a specific group. I think the name of the one listed as already changed. Can you specify what is included in Clutter for a Cause support? Similarly, what is SOOS role in litter reduction? What specific actions are involved? Or, what specific performance measure(s) can be identified? In terms of funding for OPDC's KICO program, there is a statement related only to 2019-2020. For a ten-year plan, it would be great to specify a longer term commitment, based on performance and scope of work each year, of course. The statement states "increase funding." With more funding, we can achieve better results. Can we discuss a more specific and sustainable funding partnership regarding neighborhood quality/KICO program support? The idea of a per-student amount via activities fee or some other charge is an idea worth pursuing. OPDC could manage the neighborhood quality efforts with more resources to achieve results. Greater Enforcement section: Terrific to have additional resources for enforcement, especially a dedicated inspector. It would be great to call out even further the focus on enforcing over occupancy and gathering the evidence needed to have a strong case. Off-campus living should also attend Oakwatch in addition to Oakland Landlord Alliance meetings. While we appreciate the idea of limit issuance of residential parking permits, this merits additional discussion/refinement. As written, I'm not sure how that would actually be implemented. Are you suggesting city legislation to limit permits for undergraduate students? OPDC can elaborate further in a follow up discussion, but the problem isn't that the city is issuing more parking permits than code allows. The problem is too many people applying for permits beyond the number of available spots on the street. Similarly to devoting funds to a code enforcement officer, OPDC suggests that the university support additional RPPP enforcement (you say study it on one

slide; we would request stronger language). This could potentially be done in collaboration with other entities in a pooled funding approach, but for Pitt to make a commitment would be helpful. Parking and Transportation Concerns: A TDM Coordinator is terrific. We would love to see more clarity, goals, and specificity on the point of encouraging students not to bring cars. It would be great to specify not to bring cars even for students living off campus – so not to bring cars to Oakland. It doesn't specify that as written now. What creative approaches can be deployed and how to measure? Can this section speak to the issue of commuters who park on residential properties in the neighborhood? At least as an issue that is an impact on the neighborhood? Good stuff here about mode shift and one-seat rides. Louisa/Bouquet is in Central Oakland, not South Oakland. OPDC would like to see stronger language and more specific call outs regarding mitigating the impact of events at the Peterson Events Center in terms of traffic on residential streets. What commitment can the university make to eliminate traffic on residential streets related to events? As to shuttles, we would like to see more detail about reducing neighborhood encroachment and pulling back routes encroaching into Oakland residential neighborhoods now. It is mentioned there, which is great, but we would like to discuss building that out further in terms of a real commitment. Strengthen connections . . . university development projects: Great to have the partnership with OPDC for development included. Let's build it out to detail why this is important for the neighborhood – it will build organizational capacity serving neighborhood residents and also accomplish developments and amenities that serve resident needs, not just student needs. Built Environment: Great to partner with Soldiers and Sailors, but what other public realm spaces outside of campus can Pitt consider partnering to improve? Let's discuss further. One thing we would like to see in this section is for the university to activate the first floor storefronts in the business district. There are many Pitt-controlled buildings with first floor uses that do not relate to the street. Those buildings do not contribute to the community in a positive way. They are often closed, blinds drawn. They provide not amenities that serve the community. This is especially true between Craft and Meyran. We would like to see the university commit to renovations that would provide storefronts and we could work to identify residents for business opportunities there. Promote Oakland Neighborhood Homeownership: These recommendations are great. Can you build this out with targets like you have in the sustainability section? The thing that is missing here is a statement from the university valuing Oakland as a place to live. I'd like to see this detail a program of related commitments related to promoting Oakland as a place to live – materials, messages to new hires, etc. Also, it would be great to pair employer assisted housing incentives with the supply/demand items that you have listed on that slide. I'm confused by work to shape Oakland CLT to serve homeowner and rental community. What do you mean by that? Let's discuss further. We are developing a rental component of the CLT to assist potential buyers to have stable affordable housing while they build credit and save for a home purchase. We'd love to have Pitt's support behind that and brainpower behind it as well. I'm also confused by the bullet: "where appropriate identify opportunities to support housing that is affordable." Do you mean other projects other than the Oakland CLT? Such as the low-income housing tax credit development we recently completed, which is affordable rental housing? We'd love to have Pitt assist us with our next such development. Let's discuss more. Regarding "enable new markets," it would be great to consider what influences in the market would need to be put in place to capitalize on the opportunity of the Innovation District, so that it can enhance and attract new residents without displacing existing residents or causing negative impacts on them. Grow select community programs: Regarding University Talent Alliance, OPDC would love to see this broadened and to continue the partnership with OPDC as a service provider for participants. We would encourage the university to commit to an ongoing program. It would be great to include Oakland and Uptown in the economically disadvantaged populations it serves. Oakland and Uptown were target areas for the first cohort, in addition to Hill and Homewood.

Date Created	Created By	Last Updated	Updated By	IP Address	Last Page Accessed	Completion Status
2019-06-12		22:30:03	public	173.75.55.130	1	1
2019-06-12		22:33:48	public	173.75.55.130	1	1
2019-06-12		22:37:54	public	173.75.55.130	1	1
2019-06-12		22:39:20	public	173.75.55.130	1	1
2019-06-12		22:45:20	public	173.75.55.130	1	1

A12.5 PITT Internal Comments

IMP EDITS PART 3

From: Leibow, Ronald E <rel11@pitt.edu>
Sent: Thursday, December 12, 2019 5:11 PM
To: Dany Loekman; Elizabeth Long; Kevin Petersen
Cc: D'Rosa, Simone; Leibow, Ronald E
Subject: [EXTERNAL] RE: IMP EDITS Part 2
Attachments: 73%.pptx; Economics Of Student Housing.pptx

ASG:

Below is the last group of edits. I call this Edits 3. Please make them. Please note, however, there are three outstanding items:

1. Simone is developing a Question and Answer sheet for the appendix for the 11/18 Meeting
2. Derek owes us minutes for the 11/18 meeting for inclusion in the appendix.
3. We need to flush out tomorrow this open space inventory idea. Talk tomorrow.

Other than that . . . here you go with Edits 3

- In the previous email, I requested the following edit:
 - 435 – Under Strategy 3, Add a bullet 6 that reads: “Create the Hill District CEC to foster deep, sustained community-University collaboration” and we will provide CEC text to add (STAY TUNED). **So here is the STAY TUNED language we need there:**
 - Taking seriously its role as a partner and collaborator within the neighborhoods of Oakland and the Hill District, the University has staff within the Office of Community and Governmental Relations to shepherd many of the neighborhood enhancement strategies included within this IMP document. The CGR staff responsible for stewarding relationships and collaborations in Oakland are physically located on campus and broker community access, when possible, to an array of campus facilities. Within the Hill District, CGR staff and their activities will be physically located in a Community Engagement Center (CEC). The CEC in the Hill is guided by a neighborhood advisory council and its physical footprint of 20,000 square feet will house meeting rooms, a computer lab, the outreach activities of the Center for African American Poetry and Poetics, small business development consultation, legal assistance, engagement activities directed by the Schools of Social Work and Education.
- Tack onto the end of the existing language you have written for Open Space on each of the following development sites, the following sentences, and do it on the following sites please:
 - Open space shall be incorporated at appropriate locations where the site interfaces with the public realm. The open space is intended to provide an amenity benefiting both the community and the University. The size and location of the open space shall be determined in the Project Development Plan (PDP) process.
 - 169 – 3B Oakland Ave
 - 177 – 4B Fraternity Complex
 - 207 – 6C Wesley Posvar
 - 209 – Bouquet Gardens
 - 233 – 8B Integrated Health
 - 243 – 9A One Bigelow
 - 247 - 9C University Club
 - 249 – 9D Crabtree
 - 219 - 7A Recreation Center
 - 185 - 5A Trees Hall
 - 187 - 5B OC Lot
 - 189 – 5C Pete bowl
- Replace the entirety of Open Space language for the one site below with the three sentence Open Space language change just above.
 - 193 – 5F FFH
- 276 – Should say 200 bike racks not 79
- 168/169 3B Oakland Avenue Site: Please add in the following language somewhere it is appropriate.
 - The University recognizes the current Community Urban Garden situated on this site is of great value, interest and utility to the community. The University will work with the community to identify an alternate location for the Urban Community Garden concurrent with the development of this site.
- 244/245 9B O'hara + GSCC Please add in the following language somewhere it is appropriate:
 - These two buildings are in the Oakland Civic Center Historic District. If they are deemed by the City criteria to be contributing structures to this historic district their demolition will require City Historic Review Commission HRC approval.
- 404/405 Please work into this section the following language and the attached slide:
 - The University's Campus Master Plan from which this Institutional Master Plan is derived describes a campus development strategy that comprises existing building renovations and new construction of facilities to meet institutional strategic planning goals. It should be noted that per the schematic, 73% of the capital investment to be dedicated to this development agenda is reinvestment and renovation in existing facilities versus new construction.
- 163 – Please add this property to this section. Photo selection is attached:
 - **Croatian Fraternal Union Building** Also known as the Croatian Building built in 1928, it is a three-story office building with two single-story ancillary wings extending at the rear. There is an open parking lot adjacent to the site to the east. Historically the building served as the national headquarters of the Croatian Fraternal Union of America. Most recently it served as the offices of the Allegheny County Health Department. Currently it is unoccupied. The building's terra cotta façade along Forbes Avenue is being evaluated as having historic significance. The building is inefficient, passed its useful life, and the site is underdeveloped.
- 64-65 – Please incorporate the following language appropriately and seamlessly into the last paragraph(s)
- 120 – Second bullet. Replace with the following language:
 - Develop a rubric, guided by the City's Historic Review Commission's Guidelines for demolition of historic structures, to ensure the historic fabric that defines Pitt's, Oakland's, and the City of Pittsburgh's built environment identity is maintained and not undermined when considering demolition of historic structures.
- 116: After the Urban Design Guidelines are intended to bulleted list, please insert the following three paragraphs.
 - The University recognizes that the development of the sites referenced in the IMP are on an unknown timetable and may not even be developed within the 10 year IMP timeline. The University also recognizes that adjacent or proximate properties owned

by other private or public entities may be developed or redeveloped over the same timeline and could impact the context of the University’s development sites. While the University’s project development parameters of the sites consider current context, the schedule uncertainty of developments precludes understanding of the characteristics of a given particular site when it eventually gets developed. As such, application of the development criteria in the urban design guidelines should reflect conditions at the time of each site’s development. There may be times when greater latitude may be granted for a development site envelope, architectural articulation, massing, open space, texture, materials, etc. provided there is a commitment that when an adjacent site is developed, their new context definition and context impact are effectively responded to. For example, the proposed development envelopes for the Posvar and the Bouquet Gardens sites are defined to maximize flexibility of each individual site. However, should both sites be developed by Pitt but at different times, the latter site shall be informed by the former development to produce the most desirable outcome based on the goals of the urban design guidelines. Similarly, a development envelope for a particular site and its relative design parameters should respond to private properties adjacent or proximate that may not exist today. For example, development characteristics for the Integrated Health Science complex would be approached somewhat differently depending upon the construction of the proposed adjacent UPMC bed tower. Characteristics such as height, open space, set-backs, massing, etc. would be viewed through two different lens should the bed tower be, or not be developed. Lastly the concept of precedent has merit here. For example, if we were to proceed with the development of One Bigelow, its design may be quite different in mass, height, etc. than if it commenced prior to construction of the Oaklander. The University recognizes the co-dependency of current context when developing sites. And, Pitt further does not view the development envelopes as defined to maximize development flexibility as the ultimate allowable limit for each development.

- The University is committed to “Protecting the integrity of adjacent residential neighborhoods by addressing impacts of institutional development on adjacent areas”, as stated in the zoning code. The commitment is evident in the community engagement strategy as defined in Chapter 8.0. In addition, the University will deploy a methodology to evaluate the neighborhood impact (positive and negative) of development designs (e.g. noise, ventilation, light, loading and service, parking, open space, community amenities, public art, etc.) and report it accordingly in the Project Development Plan process.
- The University, based on its commitment throughout the IMP chapters on subjects such as storm water, energy use, tree canopy, etc. will employ a reporting methodology for the Project Development Plan process to verify impact and performance for these metrics as outlined in great detail throughout this IMP document.
- 65 – Please add the following as a last section about housing:
 - **Economics of Student Housing and Neighborhood Stabilization**
 - The University contends that by working with the community, Pitt can implement a viable housing strategy that has a positive impact on adjacent neighborhoods. Here is how:
 - **REDUCE STUDENT DEMAND FOR NEIGHBORHOOD HOUSING**
 - University develops more student life amenities on campus to make on-campus living the first choice of students

- University constructs new student housing over the next five years at an affordable price point
- **IMPROVE THE CONDITION OF HOUSING SUPPLY**
 - Property owners should incur pressure to improve rental housing stock to compete with University products
 - Property owners may transform rentals to owner-occupied
- **ENABLE NEW MARKETS TO INCREASE HOMEOWNERSHIP DEMAND**
 - University support initiatives such as the Innovation District as a strategy to generate employment and therefore increase demand for Oakland residency
 - Consider faculty and staff, local home ownership incentive programs
- **ENHANCE AMENITIES**
 - Provide mixed-use, market driven development opportunities to serve students AND neighborhood needs in higher density housing developments to strengthen the quality of life for neighborhood residents
 - Work with Innovation District developers to expand retail opportunities that provide first floor occupancy and vibrancy during and after standard work hours to improve quality of life
- The University has the ability to control the student housing development and housing retirement decisions as well as enrollment decisions. Pitt can elect to slow retirement of existing facilities, accelerate development of new facilities and manage enrollment growth. In doing so, the economic impact on neighborhood stabilization can be a factor in these decisions. The chart depicts a maximum enrollment scenario and fulfillment of all proposed housing options (new construction and retirement) which, if affected, yields a 156 bed deficit. The sensitivity of the metrics could play out as follows. Should the University elect to realize everything except retirement of Lothrop Hall for example and renovate instead, there is a 564 bed surplus. When translated into residential occupancy in the neighborhood at a rate of four occupants per unit (which is above the legal limit, a current concern in the neighborhood), that reduces demand for 141 rental units in the neighborhood. That could make a significant positive impact on neighborhood stabilization.
 - General Footer replacement is required on all pages. This is the University’s Final Submission.
 - Final effort should be correcting all pagination and adjusting the Table of Contents to meet the new pagination.

Ron Leibow
Senior Manager of Planning and Design

University of Pittsburgh
Facilities Management
Planning, Design and Construction
3400 Forbes Avenue
Pittsburgh, PA 15260

IMP EDITS PART 2

From: Leibow, Ronald E <rel11@pitt.edu>
Sent: Wednesday, December 11, 2019 2:42 PM
To: Dany Loekman <dloekman@asg-architects.com>; Elizabeth Long (elong@asg-architects.com) <elong@asg-architects.com>; Kevin Petersen <kpetersen@asg-architects.com>
Cc: D'Rosa, Simone <sid18@pitt.edu>; Leibow, Ronald E <rel11@pitt.edu>
Subject: RE: IMP EDITS Part 2
Importance: High

ASG FOLKS:

First I am not crazy. I have made the corrections to the Neighborhood Enhancement Strategy below. So please use this as Edit 2 email and the attachments

PLEASE MAKE THE FOLLOWING EDITS TO THE IMP DOCUMENT

- **SIMONE** is sending via separate email (attached) requested additional breakdown of the Table of Contents (attached)
- 12 - Add these principles of design after the five core ideas:
 - PRINCIPLES OF DESIGN
 - Improve connectivity: North/south student life corridor; East/West academic corridor
 - Create and decentralize spaces of varying size and tone, both internal and external, throughout campus
 - Improve and increase open and public realm space on campus
 - Maintain porous edges with our neighboring communities
 - Enhance Pitt's identity
 - Strengthen place-making and pursue distinctive architecture for key development sites
 - Ensure efficiency, accessibility and sustainability guide development efforts
- 19 – Add to the schedule:
 - October 29, 2019 Oakland Registered Community Organization (RCO) IMP Public Meeting
 - November 18, 2019 Hill District/Oakland City Neighborhood, Planning Development Activities Meeting for the IMP
- 21 – **SIMONE** is providing text for the two zoning required RCO meetings in separate email (attached)
- 20 – **SIMONE** is providing the list of neighborhood association meetings that occurred in April in separate email (attached). Please incorporate where appropriate to demonstrate engagement with individual community meetings
- 61 – The last paragraph about enrollment should read “The University’s historical growth for the last ten years was 12% in aggregate. While the University anticipates generally flat enrollment,

for the 10 year horizon under this IMP, the University is planning for an average growth of less than 1% per year in undergraduate and graduate enrollment which may result in a 5%-10% enrollment increase. A few, select undergraduate and/or graduate/ professional programs may see significantly greater increases in enrollment than the average.

- 81 – After the title, in larger FONT AND IN CAPS ADD: CONCEPTUAL ILLUSTRATION ONLY FROM CAMPUS MASTER PLAN
- 83 - After the title, in larger FONT AND IN CAPS ADD: CONCEPTUAL ILLUSTRATION ONLY FROM CAMPUS MASTER PLAN
- 85 - After the title, in larger FONT AND IN CAPS ADD: CONCEPTUAL ILLUSTRATION ONLY FROM CAMPUS MASTER PLAN
- 87 - After the title, in larger FONT AND IN CAPS ADD: CONCEPTUAL ILLUSTRATION ONLY FROM CAMPUS MASTER PLAN
- 89 - After the title, in larger FONT AND IN CAPS ADD: CONCEPTUAL ILLUSTRATION ONLY FROM CAMPUS MASTER PLAN
- 97 – 104 -All changes made on the individual development sheets needs to be back edited in this chart
- 116 - After the bullets of “The Urban Design Guidelines are intended to”: please write the following:
 - Through the Institutional Master Plan community engagement process, the University enhanced language concerning the following items in this section 5.0 Urban Design Guidelines based on public commentary:
 - Inclusion of, and public access to, open space
 - Thoughtful and not incremental development
 - Distinctive architecture
 - Architectural significance of certain existing buildings; honor the historic fabric
 - Sensitivity to contextual design
 - Height concerns on specific 10-Year Development Sites
- 164 – Add in the Croatian Building
- 306 – Please find a way to incorporate the following into this text page seamlessly (and if necessary with a bit of wordsmithing):
 - Guiding Principles rubric for new parking locations
 - No net new parking on campus
 - Favor new locations at campus edge (university & partnership)
 - Phase projects to minimize parking disruptions
 - Large development projects strive to deliver parking first
 - Work with partners to identify alternative event parking
 - Evaluate partnership opportunities (e.g. Carlow, UPMC)
 - Secure temporary local & remote parking sites for during construction. Shuttles to campus will be implemented to transport people from more remote locations to campus. Opportunities being explored include:
 - 2nd Avenue
 - South Side
 - East End – Bakery Square
 - Former Mellon Arena Site
- 350 – There is a random DRAFT at the top of this page not sure why. Please remove.
- 423 or 424 – Please incorporate the following language into the text of either page (more likely 424)

- The University looks forward to participating in the Oakland Neighborhood Plan Process to address the following priority concerns and opportunities as identified through the IMP engagement process:
 - Improve ADA parking and loading campus-wide and adjacent neighborhoods
 - Develop a feasible plan for neighborhood mobility - transit and shuttles
 - Re-evaluate Pitt's current financial support; rebalance in a way that serves a greater need
 - Define Pitt's commitment to Oakland neighborhood, energy planning
 - Address parking in neighborhoods and residential enforcement
 - Better understand opportunities to address quality of life issues that enhance value to today's Oakland, respects the rich cultural heritage of this long-standing neighborhood, and celebrates Oakland as a great place to live, work, and play.
- 425 – Under Strategy 1, Replace the 3rd bullet “Enhance Code Inspection and Enforcement in Oakland” with “Support positive and respectful relationships between students and our neighbors”.
- 428 – Replace bullet 3 “Enhance Code Inspection and Enforcement in Oakland” with “Support positive and respectful relationships between students and our neighbors”.
- 428 - Last bullet of *Reduce Litter*: Revise to read Develop metrics and regularly monitor effectiveness of all current programming, **and redeploy resources to address opportunities for improvement**
- 428 – Replace last bullet (STUDY) under 3 *Enhance code inspection...* **Establish Pitt Community Action Teams comprised of student, staff, and community leadership intended to cultivate positive neighborhood behaviors and relationships through immersive collaboration with residents**
- 428 - Add a new bullet to under 3 *Enhance code inspection...* containing Pitt Code of Conduct language: **Continue to communicate and apply our student code of conduct which states, in part: Students are expected to conduct themselves as responsible members of the University community. Students who violate the Code will be subject to disciplinary action by the University, when such conduct takes place on University Property or in the course of a University-sponsored or University-supervised activity. In addition, conduct off-campus may be subject to disciplinary action by the University if that conduct threatens the health, welfare, safety, or educational environment of the University community or any individual member thereof, or otherwise disrupts the neighboring environments.**
- 425 – Under Strategy 2, Replace the 3rd bullet “Promote Homeownership/residency” with “Support community-led strategies for neighborhood stabilization and housing affordability”
- 430 – Add two new bullets under 8.2.2 Enhance Pitt's Impact....:
 - **Explore opportunities in Oakland for owner occupied housing and possibilities for implementation**
 - **Discuss possibilities for activation of first floor spaces with educational and cultural opportunities that benefit both the neighborhood and the university**
- 431 – Replace bullet 3 “Promote Homeownership/residency” with “Support community-led strategies for neighborhood stabilization and housing affordability”
- 431 –Change second section under 3 *Promote homeownership/residency...* from “Reduce student demand” to **“Better Meet Student Demand”**

- 425 – Under Strategy 3, Add a sixth bullet that reads: “Create the Hill District CEC to foster deep, sustained community-University collaboration”
- 435 – Under Strategy 3, Add a bullet 6 that reads: “Create the Hill District CEC to foster deep, sustained community-University collaboration” and we will provide CEC text to add (STAY TUNED)
- 434 – **Omit** second bullet under 3 *Promote and create...* concerning “Approach the Office of University Communications...”
- 433 – Please add a section called IMP Community Engagement: Key issues that have been addressed in the IMP Neighborhood Enhancement Strategy based on public commentary:
 - Litter: Monitor effectiveness of existing programs for redeployment of resources to address changing needs and to enhance performance.
 - Residential parking impact is not part of the TIS information process. This should be analyzed. The University looks forward to the Oakland Neighborhood Plan to address this.
 - Enhance code inspection: The University will establish Community Action Teams (students, staff, faculty, community leadership)
 - Communicate and educate students on the student code of conduct
 - Neighborhood stabilization:
 - Explore partnership opportunities for owner-occupied housing
 - Activate first floor spaces with educational and cultural uses that benefit neighborhood and the University
 - Explore (and if feasible) implement a Pitt employee housing strategy
 - Create additional community access open spaces especially in the context of removing existing ones for development projects
 - Align the University's housing strategy with the neighborhood housing strategy
 - Support respectful relationships between students who live in the upper hill and their neighbors
 - Tie Pitt sustainability initiatives to the more global climate change issue
 - Communicate projects that have development priority and deploy a robust communications strategy regarding construction activities and mitigating impacts

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IMP EDITS PART 1

Edit 1 email

From: D'Rosa, Simone <sid18@pitt.edu>

Sent: Monday, December 9, 2019 4:08 PM

To: Elizabeth Long <elong@asg-architects.com>; Dany Loekman <dloekman@asg-architects.com>

Cc: Leibow, Ronald E <rel11@pitt.edu>

Subject: IMP Sites to Update and Additional Appendix

Hello,

Attached are the IMP sites that need to be updated. Please match what's in the PowerPoint. Maximum GSF will have to be recalculated.

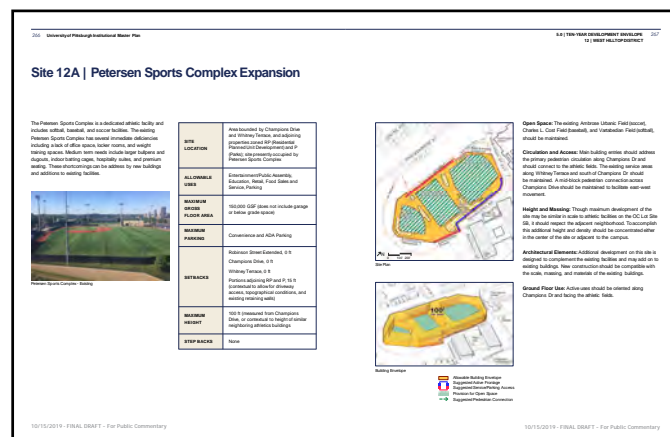
Also attached are the sign-in sheets from the two meetings.

If you have any questions, please let me or Ron know!

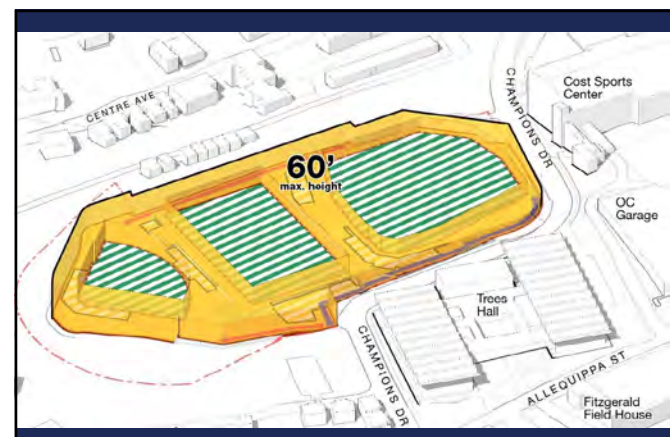
Thanks,
Simone

Simone D'Rosa
Special Projects Manager

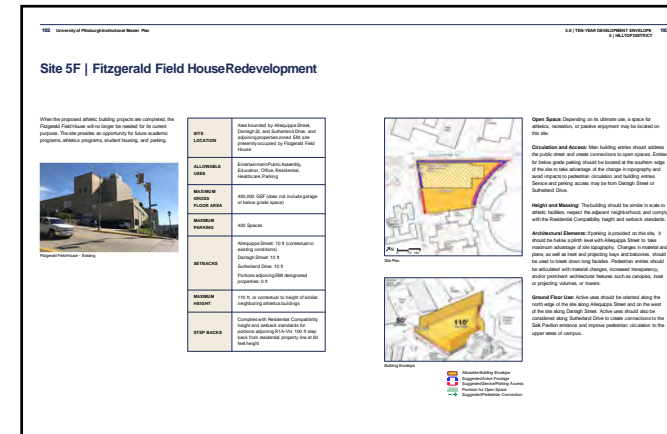
University of Pittsburgh
Facilities Management
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412-624-9510



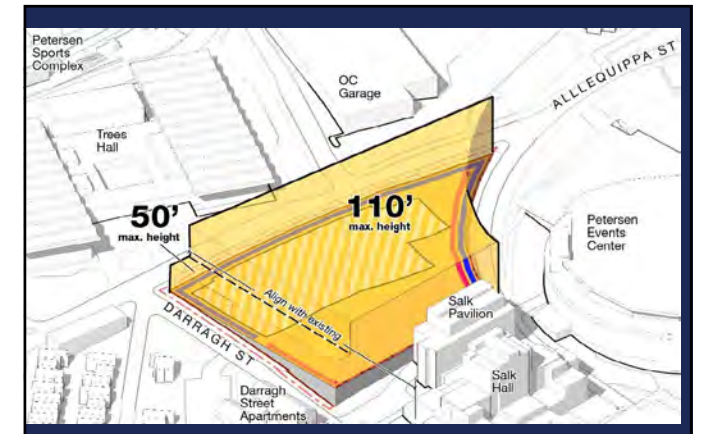
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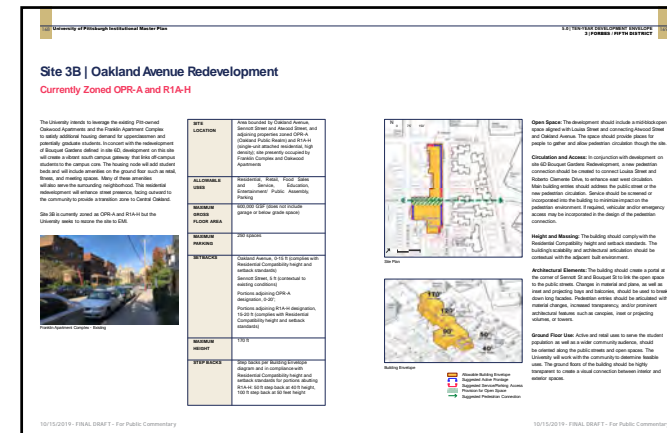
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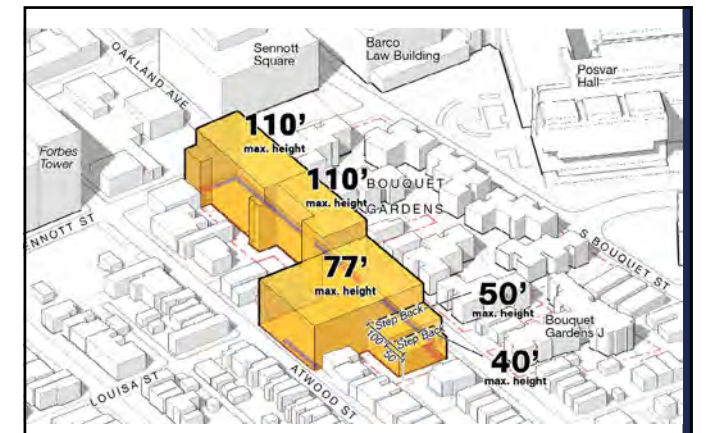
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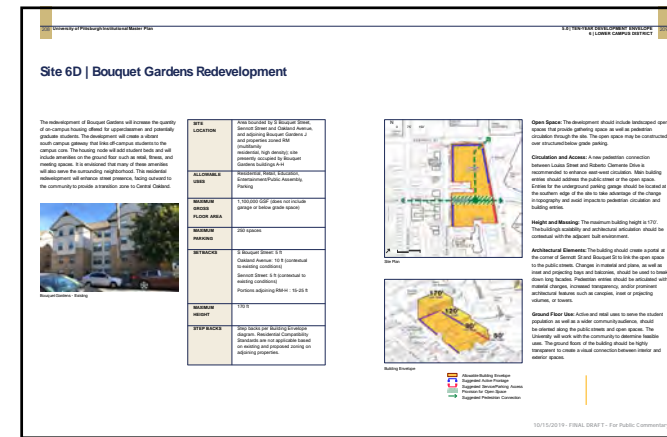
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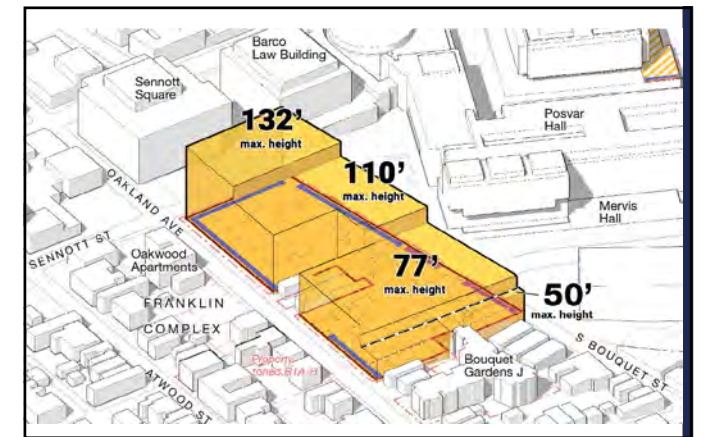
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6



7



8



**A13.0 PUBLIC MEETING #7 - OCTOBER 29, 2019
OAKLAND REGISTERED COMMUNITY
ORGANIZATION (RCO) IMP PUBLIC MEETING**

- A13.1 Sign In Sheet
- A13.2 Meeting Minutes
- A13.3 Presentation Slides

A13.1 Sign In Sheet

10-29-19 RCO Meeting Sign-In

Sign-In provided by Andrea Boykowycz, OPDC

Alex Toner	Chair, External Relations Committee	University of Pittsburgh Community and Governmental Relations
Andrea Boykowycz		Resident/OPDC
Blithe Runsdorf		Resident
Chavaysha Chaney	Legislative Assistant	19th Legislative District
Claire Singer		Intern
David Manthei		Resident
Derek Dauphin	Senior Planner	Department of City Planning
Elena Zaitsoff		Resident
Emili Kim		Intern
Haleigh Wickett		Intern
Hannah Dobos		Resident
Jan Kurth		Resident
John Wilds		
Karen Brean	Executive Director	Brean Associates
Kate Gibson		
Kate Maurin		Resident
Kathy Boykowycz		Resident
Ken Doyno	Principal	Rothschild Doyno Collaborative
Kirstin Rockenstein		
Luvenia Jones		Resident
Mary Beth McGrew	Assistant Vice Chancellor, Planning	University of Pittsburgh Facilities Department
Matthew Rendulic	Property Management	University of Pittsburgh Facilities Department
Melissa McSwigan		Resident
Michael Medwed		
Mollie March-Steinman	Legislative Assistant	City Council District 8
Norman Cleary		Resident
Ron Leibow	Senior Manager of Planning and Design	University of Pittsburgh Facilities Department
Scarlet Morgan		Resident
Simone D'Rosa		University of Pittsburgh
Timothy Parenti		Resident
Wanda Wilson	Executive Director	Oakland Planning and Development Corporation
Zen Levin		Resident

Out of respect for the privacy of attendees, personal contact information has been redacted.

A13.2 Meeting Minutes

Oakland Development Activities Meeting

October 29, 2019, 6:00 p.m.

Hosted by OPDC at 294 Semple St.

Project: University of Pittsburgh IMP

Presenter: Ron Leibow, University of Pittsburgh

Pitt began the presentation with a focus on specific project guidelines, mobility, and neighborhood enhancement. Previous public commentary and concern regarding the IMP have been noted and changes to project guidelines were made to reflect comments about architecture, pedestrian connections, and access to open space. Student enrollment growth is projected to increase by less than 1% in the next ten years.

The IMP contains details about proposed development sites. The approved IMP essentially becomes the zoning for these building sites. In order to move forward with one of the planned development sites, Pitt will go through a project development plan review process with City of Pittsburgh. During this review details of design, materials, detailed use, parking and other specifics of each project will be fully vetted through community process and presentation at a hearing and action before the City of Pittsburgh Planning Commission. The IMP contains 28 proposed sites of development. Tonight's presentation highlighted the following to identify changes made since the summer:

- Site 5D: Playing Field Site
 - Chiller plant is planned for the site
- Site 5C: Petersen Bowl Infill
 - Aim to put a building inside bowl envelope
 - Will be taller than originally planned
- 7A: Recreation and Wellness Center
 - Improvement in pedestrian movability/circulation
- 7C: Lower Hillside Housing
 - Incorporate a garage into this hillside housing project
- 9A: One Bigelow
 - Discourse about reduction of height and more open space
- 2B: RA lot site
 - Building around the music building, no demolition
- 6B: Academic Success Center
 - Greater clarity for pedestrian access through the site
- 10A: Frick Fine Arts expansion
 - Reduced original footprint of expansion
- 3B: Oakland Ave redevelopment
 - Pitt is proposing a zoning change to EMI; site currently zoned R1A and OPR-A
 - Focus on building articulation, reduce its large massing
- 6D: Bouquet Gardens
 - More articulation of building facades and architectural context

Q: Site 3B proposes new housing development of 170 feet tall with 750 student housing beds. There are concerns regarding urban design, form, and scale because the proposed height far exceeds the heights of the neighborhood context. Community members voiced a strong opposition to the increased building height. There were also inconsistencies found in the visual renderings of the redeveloped site in the plan, showing the proposed size as looking much smaller than the massing diagram on the project page.

A: Pitt is attempting to build more student housing.

Q: Why is this the first that community members are seeing this proposal and the zoning change? There has not been adequate discussion.

Q: Although student growth will remain relatively flat, will the addition of 1,200 beds meet the future demands of this institution?

A: The housing study shows that the overall number of student housing beds in the IMP meets the unmet demand for on campus housing. That does not necessarily equate to all enrolled students.

Q: Is this housing only for freshman? What type of style is the proposed housing?

A: No, this housing is for all undergraduate students and it will be apartment-style housing.

Q: Was there consideration for how the typology of the building would affect the students' housing plans once they move out? Will they feel more inclined to look for similar housing nearby?

A: Will come out in future studies and once more student engagement processes are conducted.

Q: Will redevelopment increase the rent for students? It cannot be on the backs of the very students that Pitt is trying to encourage to live in these student housing developments

A: Pitt is interested in looking for creative ways of funding that may include university subsidization.

Q: Regarding Site 6C (Posvar Hall expansion), what's the plan for the amphitheater currently outside Posvar Hall?

A: The amphitheater will be replaced by the expansion of the building to hold more academic programs and classrooms.

Q: Would there be benches and places to sit around?

A: Posvar Hall is an edge development so there is a desire for more community access and open space around the building.

Q: There are not many open spaces for children to use around campus. Will Pitt provide more open space?

A: Pitt plans on providing open space.

Q: Where will that open space be?

A: The IMP does not specify where the open green space will be, therefore, it was not put on the massing diagram.

Q: Regarding Site 9B (O'Hara Student Center/ GSCC Redevelopment), the proposal to demolish these two buildings is concerning. They are within the Oakland Civic Center city-designated historic district. This is a protected district for historic preservation. It would make sense to state in the project description that Historic Review Commission approval would be needed. Has there been community discussion of this proposed demolition?

A: there is another section in the document that talks about historic preservation.

Q: Regarding Site 5F (Fitzgerald Field House), the West Oakland neighborhood stated concerns at a prior meeting about the proposed height of a new building at this site, adjacent to two-story homes. The proposal of 120 feet of height does not reflect hearing those comments. And filling the entire site is a concern. What about pulling the proposed building back from the property line?

Q: There are many potential uses listed. How was the scale decided before the purpose of the building? It is not in our best interests to be blind-sided by unknown development.

Q: I am unhappy with the maximum limits. What's to prevent Pitt from building to or exceeding the maximum? The maximum is already too large.

A: The purpose of this IMP is to show potential uses of the site. Pitt is limited by the uses allowed by the city, but the specific use has not been decided yet. Pitt cannot go forth with development without approval from the city through the project development plan process -- an with city planning. It would be an arduous process/very unlikely/difficult to exceed the limits on project descriptions in the IMP but Pitt could build to the maximums. Therefore it is unlikely that building maximums will be exceeded.

Q: Can you describe the chronological order of implementation of this plan? What's going to be built first? What will affect me the most right now?

A: N/A

Q: Will this increase traffic congestion?

A: presented overview of Mobility chapter.

Mobility plan

Pitt is committed to no net new parking; new parking locations and development will be done in phases to minimize parking disruptions.

Q: I am concerned that no net new parking on-campus will put increased pressures on off-campus parking to accommodate both the student parking demand as well as Pitt commuter demand. Also, the TIS findings were based on studies that inaccurately captured the student population. It was found that 95% of students walk to campus, but that includes students who walk from their off-campus apartment where they park their cars, therefore, there is a higher percentage of students with cars than was measured.

A: more studies will be conducted in the future.

A13.3 Presentation Slides

Neighborhood Enhancement Strategy

Q: I am concerned regarding Pitt’s lack of accountability with all this new development. Community members would like to see Pitt take more responsibility for mitigating potential negative impacts that this master plan will have on the Oakland community.

Q: The streets of Oakland are very littered and dirty. How can this lack of concern for street cleanliness and waste management be addressed?

Q: it’s great to state support for OPDC neighborhood quality programs and to measure effectiveness, but it may also be that we simply need more resources to address the problem.

A: The biggest intervention Pitt has made is by partnering with OPDC to support trash and litter pick-ups/Adopt-A-Block.

Q: How will Pitt maintain vibrant and robust homeownership in the community? The strategy should also support residency in Oakland and incentives for employees to live in Oakland should be given to protect and maintain stability and a sense of community.

A: N/A

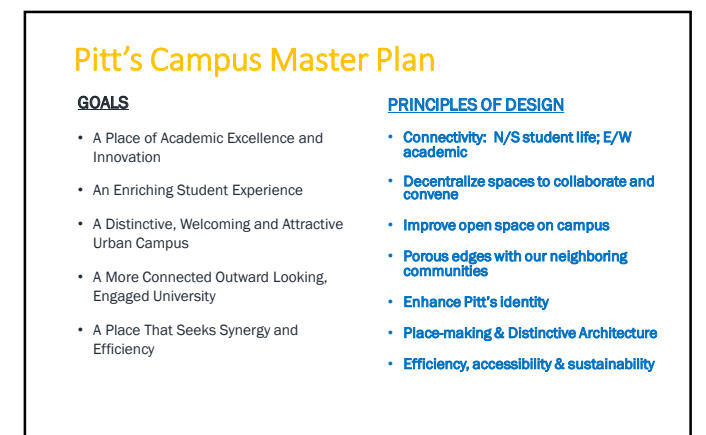
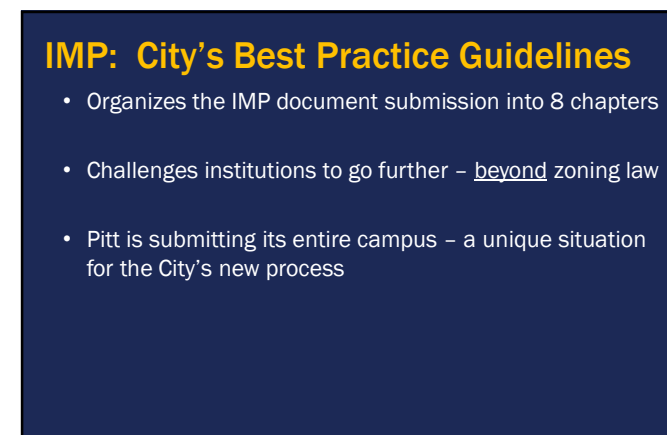
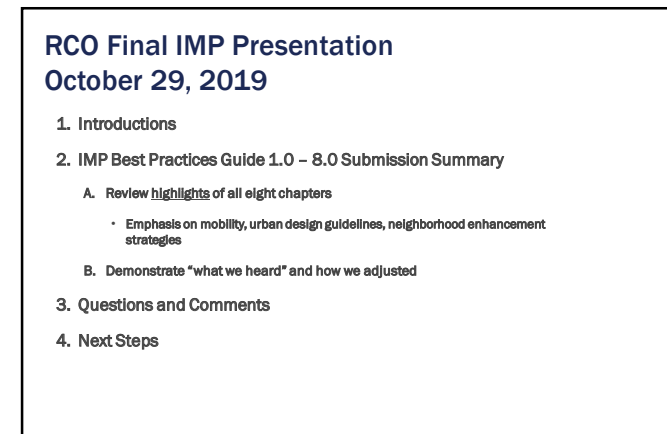
Q: Can there be more of a focus on the interior improvement and renovation of older properties and not just on the development of new buildings?

A: N/A

Q: the IMP does not govern development in the Fifth and Forbes business district, but references a proposed innovation district and renderings show massive redevelopment involving extensive demolition. There has been no community process about this. The concern is that if this is in the IMP there may be some implication that there has been community approval of the development of those sites references on pages 13, 75, 76, 80, and 137. Could there be a disclaimer on those pages/images to indicate that there is no community sign off on these concepts? Or could they be removed from the document altogether?

Q: Could there be a commitment in neighborhood enhancement to prioritize an equitable development strategy as part of the Oakland Neighborhood Plan process?

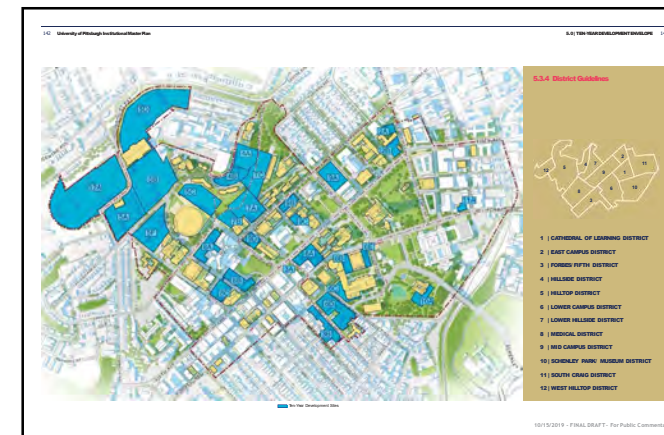
A: we will look into the possibility of disclaimers regarding innovation district renderings needing community process.





IMP: Pitt's Approach

- The next planning step: *Plan for Pitt*, Campus Master Plan, IMP
- Adhere to the spirit and intent of the City's new Best Practices Guidelines
 - Exceed City's expectations, set the standard for institutions in the City
- Enlighten the public to Pitt is an educational "going concern" that must react to market and political forces, and therefore must remain nimble
- Communicate and document what Pitt is already doing
- Acknowledge we have impacts and commit to strategies to affect them
- Maximize options to ensure flexibility
- Present actual material to be incorporated into the final document
- Conduct workshop meetings for greater engagement
- Challenge leadership to go further
- Document everything and make it all publicly available during the process.
- Commit to a doctrine that "the dialogue it continues"



Range of Growth in Enrollment

- We would like to be 100% precise; we cannot
- Historical growth was 12% over the last 10 years
- Today, we envision growth to be relatively flat
- For 10 the year horizon, we are planning for an average growth of less than 1% per year in undergraduate and graduate enrollment which may result in a 5%-10% enrollment increase
- A few select graduate/professional programs may see significantly greater increases in enrollment than average over the ten years to support the *Plan for Pitt*
- Staff and faculty increases will be in direct relation to enrollment changes



IMP Engagement Process

OCTOBER 2018 – OCTOBER 2019

- 5 Individual Meetings with key community stakeholders
- 3 Public Meeting Presentations
- 1 Innovation District Public Meeting
- 3 City Performance Target Meetings
- 3 Working Public Meeting Workshops (Transportation, Neighborhood Enhancement, Development Sites)
- 5 Individual Neighborhood Meetings

MOVING FORWARD

- October 15: Published Final Document for Public Commentary
- October 29: Oakland Registered Community Organization (RCO) Public Meeting
- November 5: Public Commentary Closed Ahead of City Filing
- November 21 +/-: Oakland/Hill District Registered Community Organization (RCO) Public Meeting
- November 25: Final IMP Document and Zoning Change Filing to the City
- Dec. 2019 – Feb. 2020: City Review; Planning Commission; City Council

3.0 Needs of the Institution

- 3.1 Expectations for Growth or Change
- 3.2 Current & Future Needs for Facilities
- 3.3 Current & Future Needs for Housing

In planning for campus development . . . Pitt needs to be nimble . . . yet accountable

- In order for Pitt to deliver on its education, research and service mission, and optimize its community and economic development potential, Pitt needs to function as a 'going concern' that can effectively react to forces that both challenge us and bring us vast opportunity.
- In return, Pitt needs to commit to engagement processes, and an investment agenda that serves to improve its neighborhood, and as campus projects develop, strategies that affect their impact on the neighborhoods.



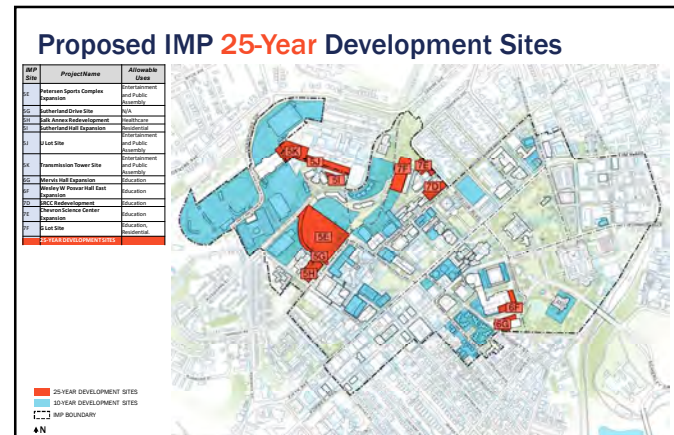
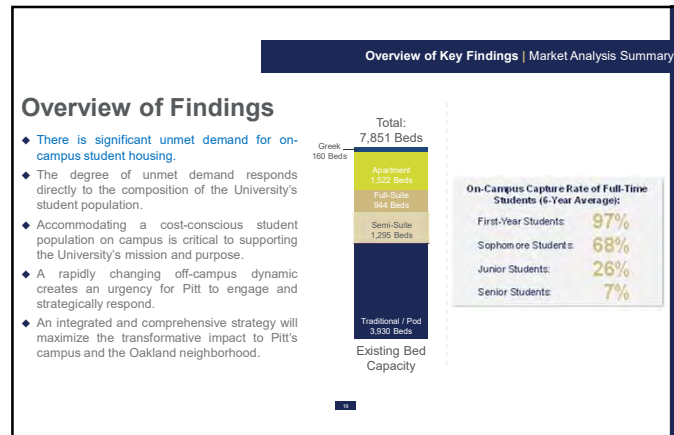
2.0 Existing Conditions

- 2.1 IMP Boundary
- 2.2 Existing Properties & Uses

Defining Needs of the Institution

- Supporting the Plan for Pitt**
 - Holistic and individualized approach to learning inside/outside classroom
 - Collaborative and Multidisciplinary Research, increasing innovation
 - Enrich the student experience – student space
- Drivers of space needs**
 - Changes in academic pedagogy and technology (active learning = increased SF)
 - Modernizing or replacing poor condition space (workspace, classrooms, labs)
 - Addressing space deficiencies (student life, operations, academic)
- Challenges for defining the needs**
 - Enrollment predictions, student demographics
 - Changes in academic and athletics leadership; shifting priorities
 - Fluctuating research dollars
 - Emerging industries, academic trends, changes in technology
 - Potential Donors, Business Cycles, Political tides; local + state government funding priorities
 - Real Estate constraints and availability
 - Student life trends (housing, wellness, the mobile student), Higher Education Competition





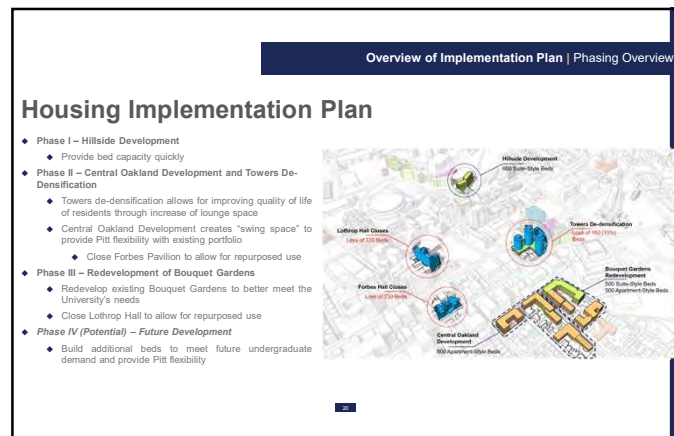
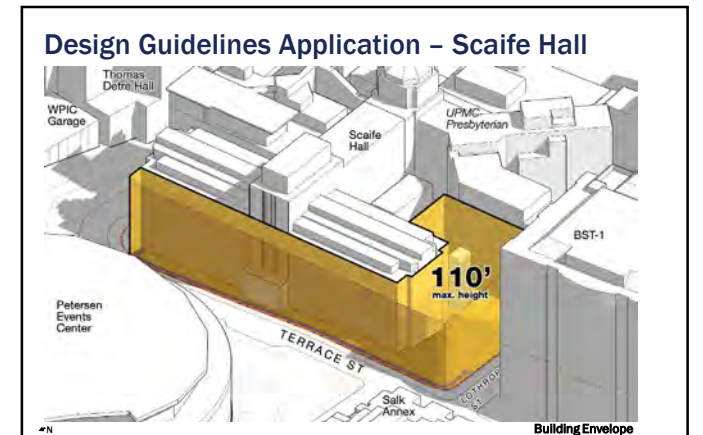
Built Environment Public Commentary

Ten-Year Development Sites – Urban Design Guidelines:

- Inclusion of, and public access to, open space
- Thoughtful and not incremental development
- Distinctive architecture
- Architectural significance of certain existing buildings; honor the historic fabric
- Sensitivity to contextual design
- Height concerns on specific 10-Year Development Sites

Ten-Year Development Sites – Issues covered in other IMP sections:

- Parking garage locations and shuttle service
- Pedestrian circulation between upper and lower campus
- Enhanced ADA Accessibility
- Community gardens
- Storm-water management
- Building energy performance

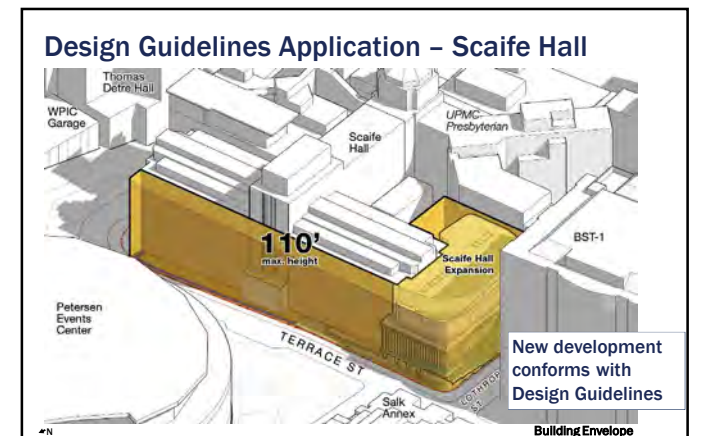


5.0 Ten-Year Development Envelope

- 5.1 Proposed Development
- 5.2 Implementation Plan
- 5.3 Urban Design Guidelines

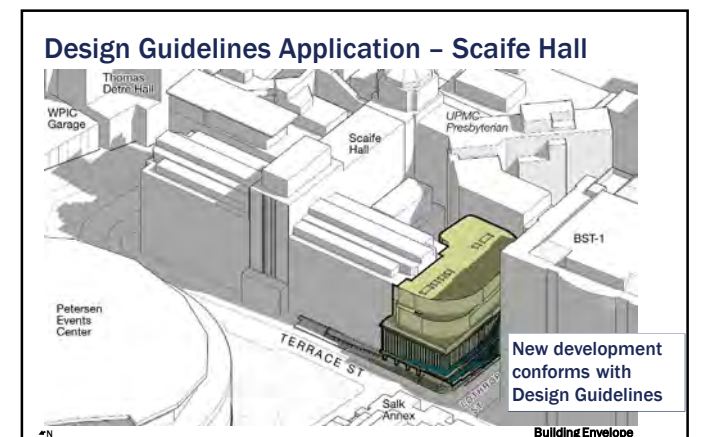
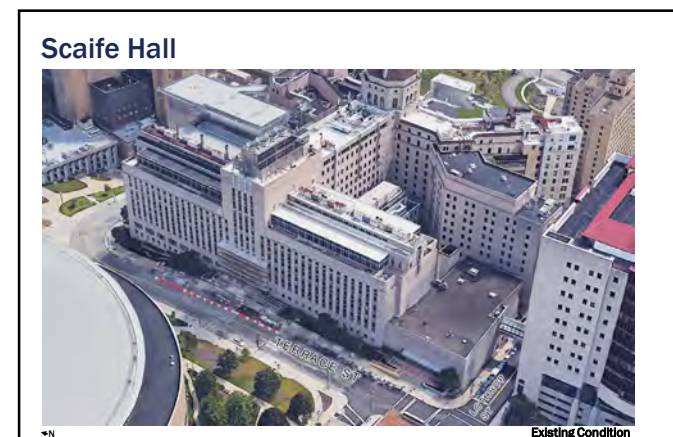
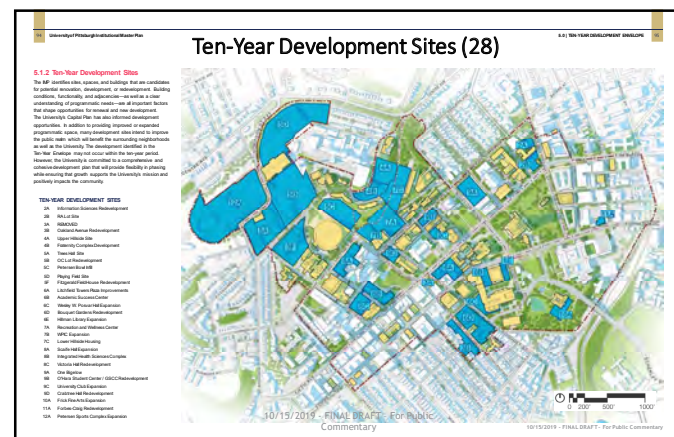
5.3.1 Goals of the Urban Design Guidelines

- Create a campus compatible with surrounding neighborhoods
- Align development with the Campus Master Plan
- Enhance campus pedestrian experience and urban context
- Create a cohesive character; establish campus identity
- Preserve campus views and vistas
- Ensure height, massing, scale, materials and details contribute to a contextual aesthetic
- Preserve the University's architectural heritage
- Pursue high-quality design and construction
- Incorporate high-quality civic realm spaces
- Incorporate public art where feasible
- Develop multi-scale landscape and open spaces
- Integrate natural elements with built environment



4.0 Long-Term Vision and Growth

- 4.1 Twenty-five Year Development Sites



Scaife Hall - Pitt's Enhancement to the College of Medicine

The Scaife Hall building is a modern, multi-story structure with a curved facade and large glass windows. It is situated on a street corner with trees and a sidewalk in the foreground.

Site 7A | Recreation and Wellness Center

Site Location: 1015/2019 - FINAL DRAFT - For Public Commentary

Site Description: The Recreation and Wellness Center offers an opportunity to use the building as a resource to support the University's commitment to the health and wellness of its students, faculty, and staff. The building is located on the corner of University Drive and Scaife Hall. The site is currently zoned R-1A and is surrounded by other university buildings.

Open Space: The site is located along University Drive and is adjacent to the Scaife Hall building. The site is currently zoned R-1A and is surrounded by other university buildings.

Height and Massing: The building height should be consistent with the surrounding buildings. The building should be designed to be a landmark building on the street.

Architectural Details: The building should be designed to be a landmark building on the street. The building should be designed to be a landmark building on the street.

Site 2B | RA Lot Site

Site Location: 1015/2019 - FINAL DRAFT - For Public Commentary

Site Description: The RA Lot site is located on the corner of University Drive and Scaife Hall. The site is currently zoned R-1A and is surrounded by other university buildings.

Open Space: The site is located along University Drive and is adjacent to the Scaife Hall building. The site is currently zoned R-1A and is surrounded by other university buildings.

Height and Massing: The building height should be consistent with the surrounding buildings. The building should be designed to be a landmark building on the street.

Architectural Details: The building should be designed to be a landmark building on the street. The building should be designed to be a landmark building on the street.

Site 3B | Oakland Avenue Redevelopment

Currently Zoned OPRA and R1A-H

Site Location: 1015/2019 - FINAL DRAFT - For Public Commentary

Site Description: The Oakland Avenue Redevelopment project is located on the corner of University Drive and Scaife Hall. The site is currently zoned OPRA and R1A-H and is surrounded by other university buildings.

Open Space: The site is located along University Drive and is adjacent to the Scaife Hall building. The site is currently zoned OPRA and R1A-H and is surrounded by other university buildings.

Height and Massing: The building height should be consistent with the surrounding buildings. The building should be designed to be a landmark building on the street.

Architectural Details: The building should be designed to be a landmark building on the street. The building should be designed to be a landmark building on the street.

Site 5D | Playing Field Site

Site Location: 1015/2019 - FINAL DRAFT - For Public Commentary

Site Description: The Playing Field Site is located on the corner of University Drive and Scaife Hall. The site is currently zoned R-1A and is surrounded by other university buildings.

Open Space: The site is located along University Drive and is adjacent to the Scaife Hall building. The site is currently zoned R-1A and is surrounded by other university buildings.

Height and Massing: The building height should be consistent with the surrounding buildings. The building should be designed to be a landmark building on the street.

Architectural Details: The building should be designed to be a landmark building on the street. The building should be designed to be a landmark building on the street.

Site 7C | Lower Hillside Housing

Site Location: 1015/2019 - FINAL DRAFT - For Public Commentary

Site Description: The Lower Hillside Housing project is located on the corner of University Drive and Scaife Hall. The site is currently zoned R-1A and is surrounded by other university buildings.

Open Space: The site is located along University Drive and is adjacent to the Scaife Hall building. The site is currently zoned R-1A and is surrounded by other university buildings.

Height and Massing: The building height should be consistent with the surrounding buildings. The building should be designed to be a landmark building on the street.

Architectural Details: The building should be designed to be a landmark building on the street. The building should be designed to be a landmark building on the street.

Site 6B | Academic Success Center

Site Location: 1015/2019 - FINAL DRAFT - For Public Commentary

Site Description: The Academic Success Center project is located on the corner of University Drive and Scaife Hall. The site is currently zoned R-1A and is surrounded by other university buildings.

Open Space: The site is located along University Drive and is adjacent to the Scaife Hall building. The site is currently zoned R-1A and is surrounded by other university buildings.

Height and Massing: The building height should be consistent with the surrounding buildings. The building should be designed to be a landmark building on the street.

Architectural Details: The building should be designed to be a landmark building on the street. The building should be designed to be a landmark building on the street.

Site 6D | Bouquet Gardens Redevelopment

Site Location: 1015/2019 - FINAL DRAFT - For Public Commentary

Site Description: The Bouquet Gardens Redevelopment project is located on the corner of University Drive and Scaife Hall. The site is currently zoned R-1A and is surrounded by other university buildings.

Open Space: The site is located along University Drive and is adjacent to the Scaife Hall building. The site is currently zoned R-1A and is surrounded by other university buildings.

Height and Massing: The building height should be consistent with the surrounding buildings. The building should be designed to be a landmark building on the street.

Architectural Details: The building should be designed to be a landmark building on the street. The building should be designed to be a landmark building on the street.

Site 5C | Petersen Bowl Infill

Site Location: 1015/2019 - FINAL DRAFT - For Public Commentary

Site Description: The Petersen Bowl Infill project is located on the corner of University Drive and Scaife Hall. The site is currently zoned R-1A and is surrounded by other university buildings.

Open Space: The site is located along University Drive and is adjacent to the Scaife Hall building. The site is currently zoned R-1A and is surrounded by other university buildings.

Height and Massing: The building height should be consistent with the surrounding buildings. The building should be designed to be a landmark building on the street.

Architectural Details: The building should be designed to be a landmark building on the street. The building should be designed to be a landmark building on the street.

Site 9A | One Bigelow

Site Location: 1015/2019 - FINAL DRAFT - For Public Commentary

Site Description: The One Bigelow project is located on the corner of University Drive and Scaife Hall. The site is currently zoned R-1A and is surrounded by other university buildings.

Open Space: The site is located along University Drive and is adjacent to the Scaife Hall building. The site is currently zoned R-1A and is surrounded by other university buildings.

Height and Massing: The building height should be consistent with the surrounding buildings. The building should be designed to be a landmark building on the street.

Architectural Details: The building should be designed to be a landmark building on the street. The building should be designed to be a landmark building on the street.

Site 10A | Frick Fine Arts Expansion

Currently Zoned P (Parks)

Site Location: 1015/2019 - FINAL DRAFT - For Public Commentary

Site Description: The Frick Fine Arts Expansion project is located on the corner of University Drive and Scaife Hall. The site is currently zoned P (Parks) and is surrounded by other university buildings.

Open Space: The site is located along University Drive and is adjacent to the Scaife Hall building. The site is currently zoned P (Parks) and is surrounded by other university buildings.

Height and Massing: The building height should be consistent with the surrounding buildings. The building should be designed to be a landmark building on the street.

Architectural Details: The building should be designed to be a landmark building on the street. The building should be designed to be a landmark building on the street.

Site 3A | REMOVED

Currently Zoned OPRA-C

Site Location: 1015/2019 - FINAL DRAFT - For Public Commentary

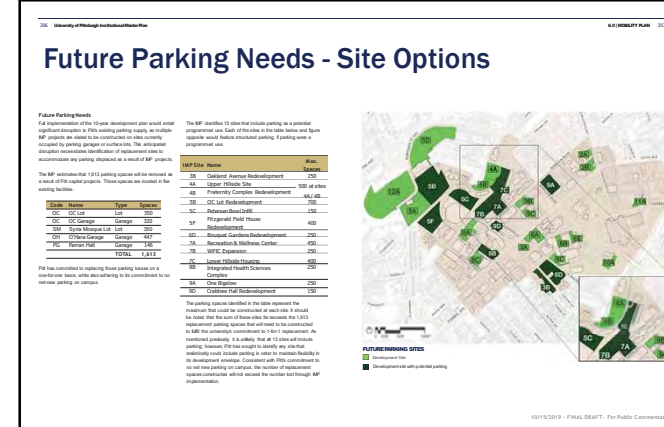
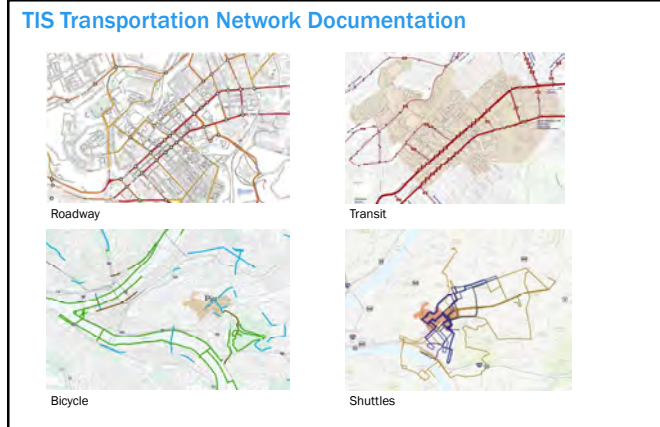
Site Description: The Site 3A project is located on the corner of University Drive and Scaife Hall. The site is currently zoned OPRA-C and is surrounded by other university buildings.

Open Space: The site is located along University Drive and is adjacent to the Scaife Hall building. The site is currently zoned OPRA-C and is surrounded by other university buildings.

Height and Massing: The building height should be consistent with the surrounding buildings. The building should be designed to be a landmark building on the street.

Architectural Details: The building should be designed to be a landmark building on the street. The building should be designed to be a landmark building on the street.

Questions + Comments

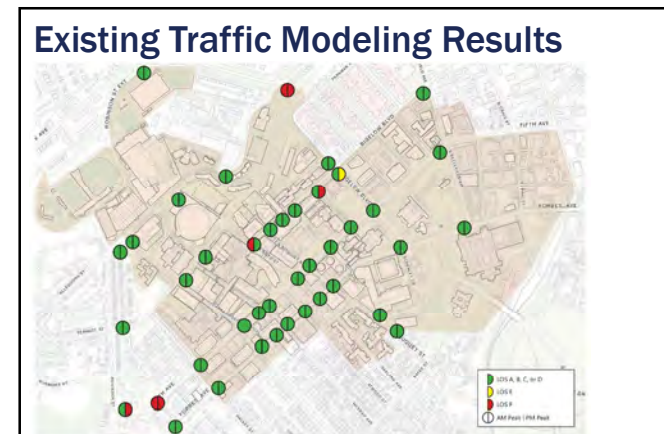
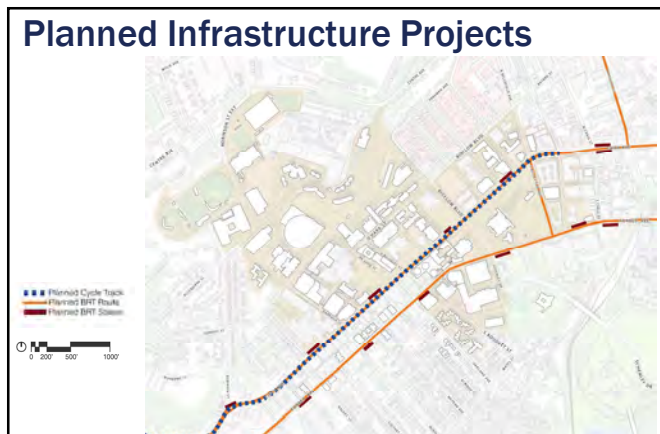


TIS Findings

- The Pitt IMP will have minimal impact to the surrounding roadway network
 - New construction is not for expanded tenantry or programs
 - Due to IMP's commitment to no net-new parking on campus and thus negligible growth in vehicle trips
- Resulted in no direct recommendations aimed at improving traffic operations
- The Pitt IMP will expand and promote the use of alternative modes to commute to campus
 - Ambitious but feasible TDM Goals and Strategies
- Pitt will continue to dialogue with the City, community and other institutions to assess and improve mobility in Oakland

6.0 Mobility Plan

- 6.1 Existing Conditions
- 6.2 Mobility Goals
- 6.3 Proposal

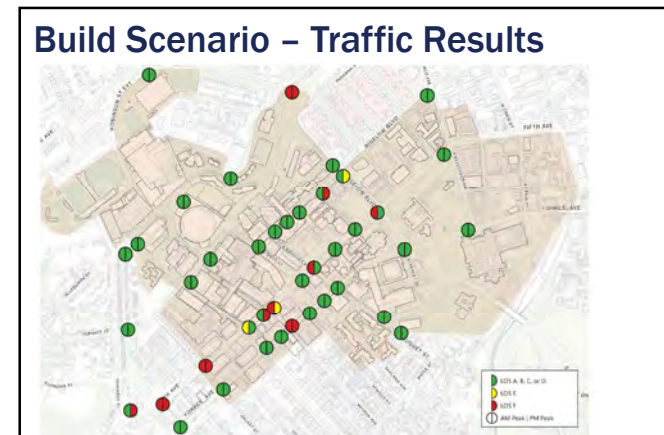
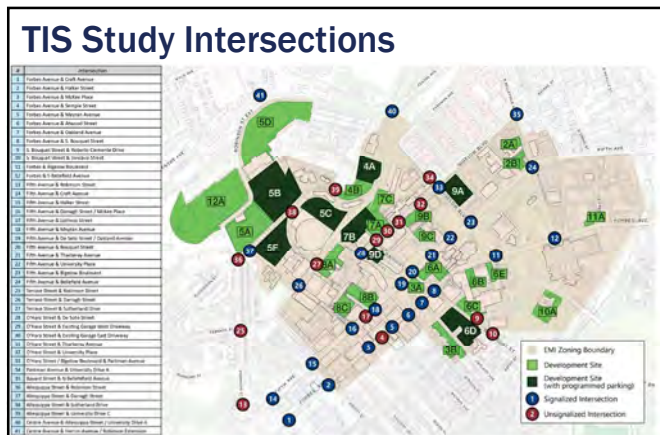


Pitt Mobility: Vision

- Commitment to no net new parking on campus
- Optimize shuttle system efficiencies
- Promote & enhance institutional partnerships to improve mobility options
- Plan and implement effective curbside management
- Coordinate with Port Authority to improve transit access to campus and to encourage investments in public transportation that serve Oakland
- Coordinate with DOMI to improve bicycle and pedestrian access
- Align Pitt's transportation policies with sustainability and resiliency plans
- Plan and implement effective curbside management when developing projects

Mobility Plan Analysis & Documentation

- Perform a Transportation Impact Study (TIS) that evaluates conditions with the development sites identified in the IMP; scope includes:
 - Technical evaluation of transportation elements with full growth and build-out
 - Scoped in coordination with DCP and DOMI (41 intersections)
 - Projected Traffic Volumes and Intersection Capacity Analysis
 - Person-trip generation by mode of travel and university population per survey data
- Align analysis and recommendations from TIS with IMP
 - Mobility goal-setting
 - Proposed mitigations
- Define transportation vision
 - Goals and roadmap for achieving mobility goals
 - Parking strategy
 - Partnership opportunities
- Develop Transportation Demand Management (TDM) Strategies



Future Parking: Guiding Principles

- No net new parking on campus
 - Anticipated loss of 1,630 spaces with implementation of 10-year development program
- Favor new locations at campus edge (university & partnership)
- Phasing projects to minimize parking disruptions
- Large development projects strive to deliver parking first
- Currently securing temporary local & remote parking sites for during construction
- Working with partners to identify alternative event parking
- Evaluating partnership opportunities (e.g. Carlow, UPMC)

Pitt Mobility: TDM Strategies (Highlights)

- Reduce Single Occupancy Vehicle (SOV) mode share by 3.4%
- Continue Existing Programs:
 - Free unlimited rides on Port Authority transit for faculty, staff, students
 - SafeRider program provides guaranteed ride home up to 25 rides/semester
 - Bike amenities include lockers, racks, secure bike room, fix-it stations
 - Reduced parking permit price for carpools
- Designate a dedicated University TDM Coordinator
- Conduct ongoing marketing and education with faculty, staff and students
- Encourage non-SOV mode use via new financial incentives & parking fee structure
- Advance parking management techniques (efficiency)
- Verify & improve program performance; monitoring and evaluation

7.0 Infrastructure Plan

- 7.1 Environmental & Sustainability Goals**
- 7.2 Environmental Protection**
- 7.3 Campus Energy Planning**
- 7.4 Stormwater Management**
- 7.5 Green Buildings and Resiliency**
- 7.6 Waste Management & Water Conservation**
- 7.7 Open Spaces & Pedestrian Circulation**

Pitt Sustainability Plan Goal: Energy & Emissions

- Produce or procure **50% of the University's electric energy portfolio from renewable resources by 2030.**
- Local, renewable generation
 - Low-Impact / run-of-the-river hydro plant
 - 10.9 MW facility
- Annually
 - ~50,000 MWh
 - ~25% Pitt's electricity usage




Pitt Sustainability Plan: Section 7.2 Environmental Protection

4,000+ trees were located within the Environmental Study Area

Projected growth canopies were estimated based on several criteria including species, existing size, known growth rates, and anticipated growing conditions.

University of Pittsburgh's goal is to increase net canopy coverage over the next ten years.

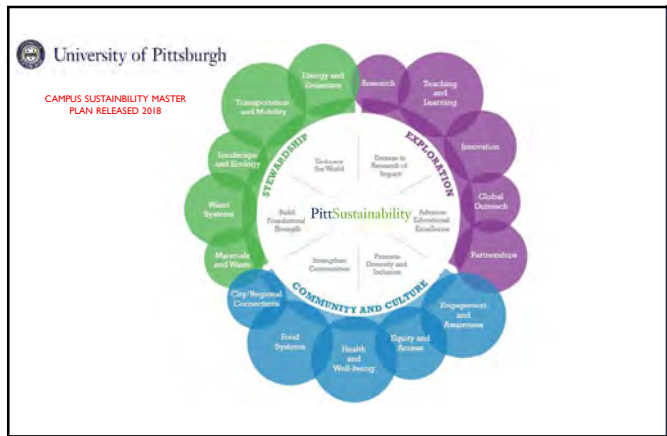
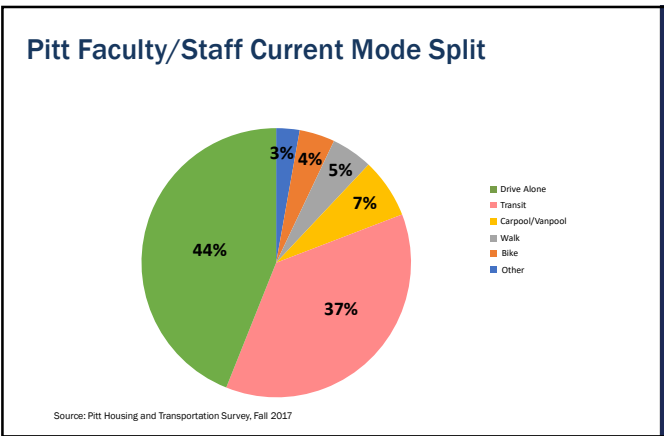
Tree canopy growth can be achieved in several ways

Plant New Material

- Opportunity areas for planting trees have been delineated.
- Include under utilized areas and consider the public realm

Tree Preservation

- Best practices for tree preservation are included to help maintain the existing canopy and encourage its future growth.
- University of Pittsburgh's Landscape Sustainability Guidelines are an important resource and are referenced heavily within the IMP.
- Maps indicating significant and native trees are included to help guide the future planning process for each site.

Pitt Sustainability RFP EUI & WUI targets

Pittsburgh Campus EUI 2008 Baseline = 189

Pittsburgh Campus 10 Year Capital Plan	Approx. GSF	2030 EUI Goal
Existing	10,050,000	
Renovated Post-2018	2,490,000	
New Construction	2,000,000	
Total	14,540,000	92.5

* Existing requires some or all of the following to meet goal:
Lighting upgrades, new control schemes, energy retrofits, and/or retro-commissioning



Mobility Conclusions

- TIS traffic analysis shows Pitt's 10-year growth agenda does not increase congestion
- Pitt's transportation vision leverages assets and partnerships to enhance mobility in Oakland
- Pitt is prioritizing reducing the neighborhood impact of its transportation needs and parking strategy while aligning with Pitt's Sustainability goals

Energy Use and GHG Goal Alignment Section 7.1

CATEGORY	CITY OF PITTSBURGH	UNIVERSITY OF PITTSBURGH	COP SOURCE
Emissions	Advance carbon neutrality objectives		PCAP v3
	50% reduction in greenhouse gas emissions by 2030		PCAP v3
Energy	50% energy consumption reduction by 2030		2030 & PCAP v3
	50% water consumption reduction by 2030		2030 & PCAP v3
Water & Landscape	Manage stormwater runoff from 1,835 acres by 2032	<ul style="list-style-type: none"> Divert 25% of stormwater from impervious surfaces to reuse, detention, retention, and/or green stormwater solutions by 2030. Reduce impervious surfaces 20% by 2030 from 2017 baseline. <ul style="list-style-type: none"> Replace 15% of lawn area with indigenous and adapted plants by 2030 Increase tree canopy 50% by 2030 	PWSA Green First


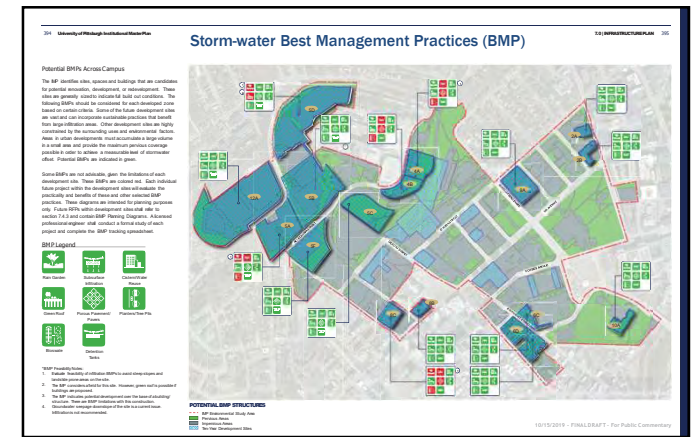
Pitt Sustainability Plan: Section 7.2 Environmental Protection

Ten-Year Development Sites are located within the overlay districts, mostly on the northern side of campus.

Future geotechnical and engineering evaluations would be required for each individual site to determine the extent of mitigation or the design constraints prior to the development of design documents.

3 Environmental Overlay Districts

- Landslide Prone**
 - Limit grading envelope
 - Utilize retaining walls
 - Minimize storm water infiltration
- Undermined Areas**
 - Backfill coal seams
 - Incorporate deep foundation systems
- Steep Slopes**
 - Minimize footprint
 - Terrace grading

Pitt Sustainability Plan: Section 7.4 Stormwater Management

Goals to Lessen Stormwater Impacts

- Reduce Existing Impervious Coverage
- Utilize more Permeous Pavement Materials
- Utilize Innovative BMP Strategies

William Pitt Union Improvements

Goal Implementation Metrics

Hillside Circulation

Leakage-Free Green Ecosystem

Place-making and Public Realm Improvements

Common Open Space

Public Realm Improvement Sites

Neighborhood Enhancement Strategies: The engagement and evaluation process

- Listened** to stakeholders throughout the community
- Documented** community issues and concerns
- Reflected** on opportunities and constraints
- Strategized** how Pitt can do better and do more
- Informed** leadership where Pitt needs to prioritize initiatives and resources
- Challenged** leadership to think broader and act bolder
- Developed** recommendations
- Secured** commitments from Pitt leadership on a portfolio of strategies to share with the community

How Pitt's Sustainability Efforts Impact the Neighborhood

- The less energy we use, the better the air-quality in Oakland
- The better we manage storm water, the less flooding downstream
- Our continued greening of campus reduces heat island effect and improves health and wellness
- As an advocate for enhanced ride sharing and public transit, we reduce traffic congestion in Oakland
- As Pitt improves bicycle and pedestrian conditions, everybody benefits

7.7.2 Accessibility

ACCESSIBILITY CONCEPT

- Enhance ADA-compliant transportation
- Improve campus-wide public transportation
- Improve campus-wide bicycle transportation
- Improve campus-wide pedestrian transportation

Bigelow Boulevard: Partnership, Complete Streets, improve public realm, gateway, urban design standard, sustainability (storm water), accessibility

Pitt currently commits resources that serve Neighborhood Enhancement

- Vast participation in, and routine engagement with numerous community-based organizations
- Direct financial support for certain organizations – many in Oakland
- Program management focused on neighborhood investment, neighbor relations, and community development
- Investment in the built environment

7.7 Open Spaces & Pedestrian Circulation

ZONING CODE REFERENCE

7.7.1 Open Spaces & Pedestrian Circulation

Campus Open Space

OPEN SPACE NETWORK

Public Art and Wayfinding

ART ON CAMPUS

WAYFINDING

Wayfinding and Building Identification

8.0 Neighborhood Enhancement Strategy

Neighborhood Enhancement Strategy - Approach

- Revisit Pitt's role in neighborhood enhancement
 - Responsible Steward of Pitt's Impact
 - Collaborator and Convener in community engagement
 - Direct Contributor of funds to community organizations for programs
 - Investor in Pitt programs and projects that serve University and community goals
 - Catalyst and Enabler to leverage Pitt resources for others to invest in neighborhood
- Document Current and Future Commitments and Strategies
 - How Pitt engages today and will moving forward
 - Pitt's positive macro-economic impact, and Pitt's positive and negative neighborhood impacts of Pitt's development vision
 - Programs Pitt operates currently and commitment of resources to improve the neighborhoods for permanent residents and businesses moving forward

1. Alleviate Pitt's Impact on the Neighborhood

- Improve connections with the community
- Reduce litter
- Support greater enforcement
- Address parking and transportation concerns
- **PITT HAS DOCUMENTED 33 COMMITMENTS AND STRATEGIES TO ACHIEVE THIS GOAL**

(The Highlights) Pitt will . . .

- Accommodate more students for on-campus housing
- Enhance Pitt's (TDM) Transportation Demand Management (see Mobility Section)
- Assist with Oakland code enforcement
- Continue programs for students to better Integrate them into the Oakland neighborhood (e.g. block parties)
- Continue to support the community clean-up programs to address litter and evaluate effectiveness
- Establish standards for listing off-campus properties
- Collaborate with the City and community groups to jointly limit issuance of residential parking permits
- Promote "local" businesses via University Communications / athletics
- Establish a process for "local" business participation within Pitt facilities
- Work with the City to create opportunities for short-term food & merchandise licenses for events, etc.
- Improve the public realm and allow public access to University open space

Pitt will . . .

STUDY THE FOLLOWING

- Accessibility across campus and general curb management strategies
- Shuttle system efficiencies and reach
- Establishing off campus "Residential Liaisons"
- The applicability of performance standards to large leases and joint ventures
- A campus-wide "One Water" strategy
- Program opportunities that incentivize Oakland residency

ACTIVELY ENGAGE IN OAKLAND NEIGHBORHOOD PLANNING PROCESS

- Improve ADA parking and loading campus-wide and adjacent neighborhoods
- Develop a feasible plan for neighborhood mobility - transit and shuttles
- Re-evaluate Pitt's current financial support; rebalance in a way that serves a greater need
- Define Pitt's commitment to Oakland neighborhood, energy planning
- Address parking in neighborhoods and residential enforcement
- Better understand opportunities to address quality of life issues that enhance value to today's Oakland, respects the rich cultural heritage of this long-standing neighborhood, and celebrates Oakland as a great place to live, work, and play.

PLEASE BE REMINDED . . . Opportunities for Community Input

CAMPUS MASTER PLAN

- Pitt's vision for campus development to support its strategic plan

INSTITUTIONAL MASTER PLAN

- Legislative instrument required by the zoning code for institutions having large land masses; it documents Pitt's 10 year, development intentions

PROJECT DEVELOPMENT PLANS

- Public approval process required by City Planning for Pitt to execute each development project over 25,000 SF; it documents a project's final design

OAKLAND NEIGHBORHOOD PLAN

- City Planning's extensive planning process to engage stakeholders and document the vision, goals, objectives, and tactics for the development of Oakland

THE DIALOGUE WILL CONTINUE . . .



2. Enhance Pitt's Impact on the Neighborhood

- Strengthen connections with the community for University related development projects
- Improve the built environment
- Promote homeownership/Residency in Oakland
- Increase Pitt's commitment to sustainability
- **PITT HAS DOCUMENTED 48 COMMITMENTS AND STRATEGIES TO ACHIEVE THIS GOAL**

(The Highlights) Pitt will . . .

- Partner with the City and UPMC to improve energy performance and efficiency for energy planning
- Continue Pitt's partnership with the City on a wide variety of energy performance and efficiency issues
- Establish a University Public Art Initiative
- Work with Innovation District developers to provide retail opportunities for local business and entrepreneurs
- Implement University property improvements from the Campus Master Plan that also serve a public benefit
- Maximize dialogue with the community for Pitt development projects situated on the campus edge and adjacent neighborhoods
- Incorporate community amenities in edge developments
- Working with DOMI and PAT, convene a shuttle and ride-sharing system study with Oakland stakeholders
- Promote residency in Oakland

Pitt's Continued Commitment to Community Engagement

- Seek community input and feedback on Pitt's long-term Oakland campus vision by **participating regularly in existing community meetings** and by hosting dialogue forums specific to projects identified in the IMP as they are implemented.
- Fully participate and **engage in City Planning's, Oakland neighborhood planning process** to establish priorities for neighborhood enhancement.
- For each campus development project that potentially impacts the adjacent neighborhoods, **directly engage community stakeholders early, and throughout their design** and development.
- **Engage community stakeholders to identify issues of immediate concern** and develop short and long-term strategies to address them.
- **Establish a process for communicating outcomes of performance** for targeted strategies and initiatives.



THANK YOU!
Questions /Comments

3. Improve community access to Pitt program and facility resources

- Increase **awareness** of community access to Pitt facilities and programs
- Grow Existing Community Programs
- Promote and create opportunities for "local" businesses and entrepreneurs
- Create paths and programs for continuous student volunteering in local community groups.
- Establish ways to make Pitt facilities more accessible
- **PITT HAS DOCUMENTED 31 COMMITMENTS AND STRATEGIES TO ACHIEVE THIS GOAL**

Pitt will . . . Promote Oakland Neighborhood Stabilization:

IMPROVE SUPPLY

- Invest in OPDC's Community Land Trust:
 - Work with OPDC and stakeholders to shape the program to serve home-owner and rental communities
 - Where appropriate, identify opportunities to support housing that is affordable

REDUCE STUDENT DEMAND

- Make on-campus living the first choice of students, reduce demand for neighborhood student housing:
 - Construct up to 1,400 new beds at the hillside and Central Oakland sites over the next five years
 - Develop more student life amenities on campus

ENABLE NEW MARKETS

- Support development of the Innovation District as a strategy to generate employment and therefore increase demand for Oakland residency
- Consider faculty and staff incentive programs for Oakland residency

ENHANCE AMENITIES

- Provide mixed-use, market driven development opportunities to serve students AND neighborhood needs in higher density housing developments to strengthen the quality of life for Oakland residents.
- Work with Innovation District developers to expand retail opportunities that provide first floor occupancy and vibrancy during and after standard work hours

In Closing



**A14.0 PUBLIC MEETING #8 - NOVEMBER 18, 2019
HILL DISTRICT/OAKLAND CITY NEIGHBORHOOD,
PLANNING DEVELOPMENT ACTIVITIES MEETING**

- A14.1 Sign In Sheet
- A14.2 Meeting Minutes
- A14.3 Presentation Slides

Development Activities Meeting Report (Version: 10/16/2019)

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

Logistics	Stakeholders
Project Name/Address: University of Pittsburgh Institutional Master Plan (2019/2020)	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Hill CDC Neighborhood Allies Pitt Student Environmental Group Schenley Farms Civic Association Residents Students Office of Senator Jay Costa CMU staff University of Pittsburgh staff
Meeting Location: 32 Oak Hill Drive	
Date: 11/18/2019	
Meeting Start Time: 6:10 p.m.	
Applicant: University of Pittsburgh	Approx. Number of Attendees: 40-50

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.

The University of Pittsburgh presented a detailed overview of their entire Institutional Master Plan which includes projects and programs for the next 10 years. Specifically identified changes made based on past public comments, projects near to the location of the meeting, neighborhood enhancement strategy, sustainability efforts, public process to-date, web materials, and what to expect in the legislative process ahead. Approvals sought: IMPs are reviewed by Planning Commission before being approved by City Council. No Planning Commission hearing date yet, but will send out through the RCOs when they have it.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Does the playing field site allow entertainment uses?	Yes
If the entertainment uses were removed from the playing field site in the IMP, what would be the process to add them back later? Through the project review itself?	It would require an amendment the IMP first, before the project could be reviewed.
There have been partnerships between universities and CDCs to share the wealth for building structures. Is Pitt open to this?	Yes
From a Pitt student's perspective, how do we advocate for something in the IMP?	There are many processes at Pitt that could be used to prioritize projects. There is also the opportunity to highlight things you want during public testimony in the approval of the IMP both at Planning Commission and at City Council.
Have you thought about how your future entertainment uses in terms of avoiding competition with other plans?	The intent is not to compete with other venues.

Public Meeting
Date: 11/18/2019
Time: 6-8 pm

SIGN-IN



NAME
Kharlow
Kate Maurer
Thomas Gigham
Martell Covington
Sophie Browner
Juliana Casper
Colin Miller
Rose Andersen
Megan Swartz
K. Sawtkey
Heather Johnson
Joseph Swartz
Mary Beth McGraw
Liz Bennett
Auna L. Hilliard
Tenika Chavis
KAREN BREAN
Bob Chatter
Marimba Millones
BOB PETTE
JANET SQUIRES
Emili Kim
Arbie Bankston
Glenn Grayson Jr
Nadine Masagara-Taylor
Candice Gormley

Out of respect for the privacy of attendees, personal contact information has been redacted.

Questions and Comments from Attendees	Responses from Applicants
If residents have concerns about the impacts to them, they should present those.	No response recorded.
For the Recreation and Wellness Center, are there plans to include a rock climbing wall?	Yes
Will there be new parking reserved for students?	We will use the tenant type option. No parking will be reserved for students.
How will people access the Lower Hillside project?	We are flipping the road that exists today to create the development site and improve traffic flow. The exit and entry access points to the road will be the same.
Will that lead to more traffic on Centre Ave?	No. The new road will have the same entrance and exit points (shows on map).
Are you adding more escalators?	No. They use too much energy and break down too much.
It appears you're losing parking spaces overall, but adding beds. Is that right?	Parking spaces stay the same, but we are adding beds to try to draw students into University housing and out of the neighborhood homes. We will be doing many programs to get students to campus other than by car and we're also optimizing our parking garage use.
Parking isn't required for campus housing?	No.
Who will live in the Lower Hillside housing?	We expect it to be predominantly sophomore students.
Is there a policy that says freshmen and sophomore students can't bring a car to campus?	City asked us not to add any new parking. The parking plan section covers parking for the whole university.
For the RA lot site next to the Music Building, what uses are proposed?	Housing, office, a variety.
Is the Music Building a historic landmark?	It's a contributing structure to a historic district, the Oakland Civic District.
What does that designation mean?	If public funds are used, then Section 106 requirements apply. Will have to look at the impact.
What is your confidence interval for whether the things you're proposing will happen? You're planning things now, but how do you revise your plans as you move along?	Many of our approaches are best practices. We have metrics that we're establishing in various plans including the IMP and we'll report back on some of these to the City.
Have you looked back at your existing IMP and assessed your success in meeting those goals? Are there gaps between proposed buildings, demolition, student population growth and what happened? Do you have metrics for this?	This IMP provides the goals and variables we're committing to tracking and reporting against. We're trying to commit to regular reporting. We want to be transparent.
Consider metrics.	Great feedback. Thank you.
Do you have an MWBE commitment for construction? Are there minority work force hiring commitments for other job opportunities including construction?	We will cover this when we talk about the Neighborhood Enhancement Strategy section (later in the presentation at the meeting).
Is UMPC factored into your transportation study?	Not sure. Will check. Great question.
Does Pitt's hydroelectric plant service just the campus or parts of the neighborhood as well?	Pitt is committed to using the hydroelectric to offset 25% of its own electricity load.

Questions and Comments from Attendees	Responses from Applicants
There needs to be a discussion about the expansion of Pitt's campus police into adjacent areas. This can have a negative impact depending on how they're trained and what direction they receive.	Community and Government Relations does work with the police on training. We still need to do more and be accountable.
There's not a lot of details about the Community Leisure Learn program. This is important given that they're moving out of West Oakland area. How many hours will this program be available? Student access will likely increase and this may have an impact on resident access.	We will work with Nadine and West Oakland on this. We will be growing the facilities and benefits but we understand the move is concerning.
The names "Victory Heights" and "West Hilltop" are different from what the community calls these places and can have unintended impacts, particularly in predominantly black communities.	Starting to look at this more thoughtfully with our new Associate Vice Chancellor of Planning, Mary Beth McGrew.
What was the process for involvement?	Lots of back and forth.
How can we see that you captured the community comments accurately?	We will send them out.
Can you boost the Community Leisure Learn Program?	Yes, we need to recalibrate.
Parking is a problem despite the best plans.	We are including parking with our projects.
UPMC is an unintended consequence in this plan.	No response recorded.
City has a new policy of no new parking and they won't finance or fund any projects that include parking.	No response recorded.
Pitt traffic doesn't end at your IMP boundary and heavily impacts Robinson Street. Traffic flow into Pitt affects neighborhoods. Economic resources are needed to help neighboring communities.	No response recorded.
Hill CDC wants to discuss the RCO process.	No response recorded.

Other Notes

None

Planner completing report: Derek Dauphin and Stephanie Joy Everett

Appendix:

Question: Is the Hydroelectric plant generating electricity for Pitt only or for additional entities?

Answer: Pitt is the only entity of distribution for this facility.

Question: Does the TIS include the proposed UPMC tower?

Answer: At the direction of DOMI it is not included in the TIS because there has not been an official filing for this development



1.0 Introduction

- 1.1 Mission and Objectives (University)
- 1.2 Requirements (Zoning)
- 1.3 **Planning Context**
- 1.4 **Process (Public engagement)**



IMP: Pitt's Approach

- The next planning step: *Plan for Pitt*, Campus Master Plan, IMP
- Adhere to the spirit and intent of the City's new Best Practices Guidelines
 - Exceed City's expectations, set the standard for institutions in the City
- Enlighten the public to Pitt is an educational "going concern" that must react to market and political forces, and therefore must remain nimble
- Communicate and document what Pitt is already doing
- Acknowledge we have impacts and commit to strategies to affect them
- Maximize options to ensure flexibility
- Present actual material to be incorporated into the final document
- Conduct workshop meetings for greater engagement
- Challenge leadership to go further
- Document everything and make it all publicly available during the process.
- Commit to a doctrine that "the dialogue it continues"

Development Activities Meeting Final Draft IMP Presentation: November 18, 2019

1. Introductions
2. IMP Best Practices Guide 1.0 – 8.0 Submission Summary
 - A. Review **highlights** of all eight chapters
 - Emphasize mobility, urban design guidelines, neighborhood enhancement strategies
 - B. Demonstrate "What we heard . . ." thus far and related adjustments
3. Questions and Comments
4. Next Steps

The Plan for Pitt

Impact on Campus Development

- Enrich the Student Experience
- Promote access and affordability
- Engage in strategic, collaborative research opportunities
- Foster a culture of civic engagement
- Increase economic impact
- Advancing academic and research excellence



IMP Community Engagement Schedule

December 20, 2018:	1st City Performance Target Meeting
January, 2019:	Three Micro Meetings with key community stakeholders
February 11:	1st Public Meeting: Introduction IMP Process to community
February 15:	Publish Final Campus Master Plan
February 22:	2nd City Performance Target Meeting
March 11:	2nd Working Public Meeting: Neighborhood Enhancement
April 1-10:	Five Individual Community/Neighborhood Meetings
April 11:	Innovation District Public Meeting
April 16:	3rd Working Public Meeting: Transportation
May 2:	4th Public Meeting: Neighborhood Enhancement Strategies
May 22:	5th Working Public Meeting: Development Site Design Guidelines
June 10:	Sixth (Final) Public meeting Presentation
August 7:	3rd City Performance Target Meeting
October 15:	Final Draft IMP Published for Public Commentary
October 29:	OPDC RCO Meeting
November 18:	City Dev. Activities Meeting (Joint OPDC / Hill District CDC RCO Meeting)
December 2:	Public Commentary for Final Submission closed
December 15:	File Application Final IMP for legislative approval
January – March 2020	Legislative process: Planning Comm. / City Council

IMP: City's Best Practice Guidelines

- Organizes the IMP document submission into 8 chapters
- Challenges institutions to go further – beyond zoning law
- Pitt is submitting its entire campus – a unique situation for the City's new process

Pitt's Campus Master Plan

GOALS

- A Place of Academic Excellence and Innovation
- An Enriching Student Experience
- A Distinctive, Welcoming and Attractive Urban Campus
- A More Connected Outward Looking, Engaged University
- A Place That Seeks Synergy and Efficiency

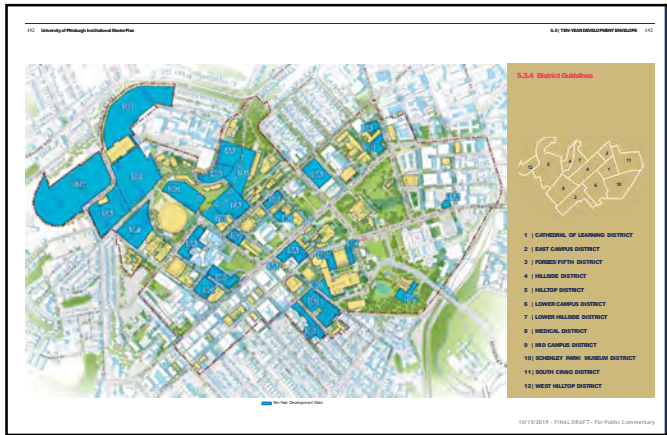
How Relates to Campus Development

- **Connectivity:** N/S student life; E/W academic
- **Decentralize spaces to collaborate and convene**
- **Improve open space on campus**
- **Porous edges with our neighboring communities**
- **Enhance Pitt's identity**
- **Place-making & Distinctive Architecture**
- **Efficiency, accessibility & sustainability**



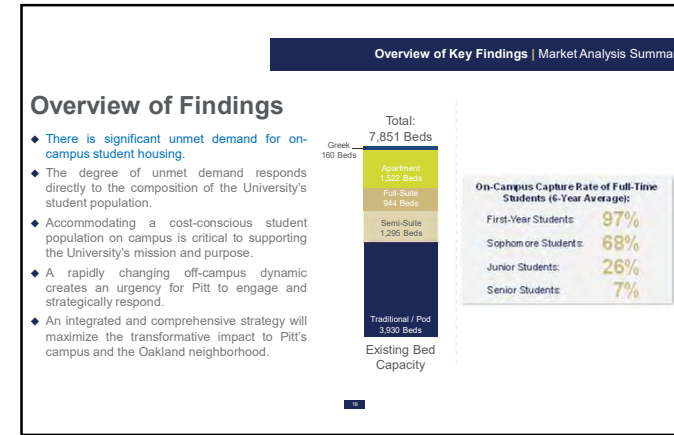
2.0 Existing Conditions

- 2.1 **IMP Boundary**
- 2.2 Existing Properties & Uses



Range of Growth in Enrollment

- We would like to be 100% precise; we cannot
- Historical growth was 12% over the last 10 years
- Today, we envision growth to be relatively flat
- For 10 the year horizon, we are planning for an average growth of less than 1% per year in undergraduate and graduate enrollment which may result in a 5%-10% enrollment increase
- A few select graduate/professional programs may see significantly greater increases in enrollment than average over the ten years to support the Plan for Pitt
- Staff and faculty increases will be in direct relation to enrollment changes

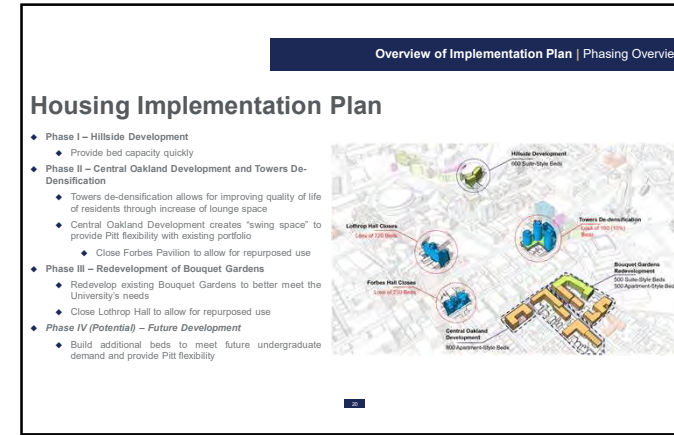


3.0 Needs of the Institution

- 3.1 Expectations for Growth or Change
- 3.2 Current & Future Needs for Facilities
- 3.3 Current & Future Needs for Housing

In planning for campus development . . . Pitt needs to be nimble . . . yet accountable

- In order for Pitt to deliver on its education, research and service mission, and optimize its community and economic development potential, Pitt needs to function as a 'going concern' that can effectively react to forces that both challenge us and bring us vast opportunity.
- In return, Pitt needs to commit to engagement processes, and an investment agenda that serves to improve its neighborhood, and as campus projects develop, strategies that affect their impact on the neighborhoods.



Economics of Student Housing and Neighborhood Stabilization

- REDUCE STUDENT DEMAND FOR NEIGHBORHOOD HOUSING**
 - Make on-campus living the first choice of students, reduce demand for neighborhood student housing:
 - Construct new housing over the next five years
 - Develop more student life amenities on campus
- IMPROVE SUPPLY**
 - Owner investment in housing stock to compete
 - Transform rentals to owner-occupied
- ENABLE NEW MARKETS TO INCREASE HOMEOWNERSHIP DEMAND**
 - Support development of the Innovation District as a strategy to generate employment and therefore increase demand for Oakland residency
 - Consider faculty and staff, local home ownership incentive programs
- ENHANCE AMENITIES**
 - Provide mixed-use, market driven development opportunities to serve students AND neighborhood needs in higher density housing developments to strengthen the quality of life for Oakland residents.
 - Work with Innovation District developers to expand retail opportunities that provide first floor occupancy and vibrancy during and after standard work hours

Defining Needs of the Institution

- Supporting the Plan for Pitt**
 - Holistic and individualized approach to learning inside/outside classroom
 - Collaborative and Multidisciplinary Research, increasing innovation
 - Enrich the student experience – student space
- Drivers of space needs**
 - Changes in academic pedagogy and technology (active learning = increased SF)
 - Modernizing or replacing poor condition space (workspace, classrooms, labs)
 - Addressing space deficiencies (student life, operations, academic)
- Challenges for defining the needs**
 - Enrollment predictions, student demographics
 - Changes in academic and athletics leadership; shifting priorities
 - Fluctuating research dollars
 - Emerging industries, academic trends, changes in technology
 - Potential Donors, Business Cycles, Political tides; local + state government funding priorities
 - Real Estate constraints and availability
 - Student life trends (housing, wellness, the mobile student), Higher Education Competition



Student Housing and Neighborhood Stabilization

CLASS	CURRENT RETENTION	GROWTH MAXIMUM 1,900	MAXIMUM BEDS	LOCATION	NEW BEDS	LOCATION	REDUCED BEDS
Freshman	0.97	475	461	Hillside	600	Lothrop	(720)
Sophomore	0.68	475	323	Central	800	Towers	(180)
Junior	0.26	475	124	Bouquet	1,000	Forbes	(230)
Senior	0.07	475	33			Bouquet	(495)
TOTALS			941		2,400		(1,625)

Maximum enrollment growth and execute known aspirations leaves us 156 beds short with no neighborhood stabilization impact

Variables Pitt Controls

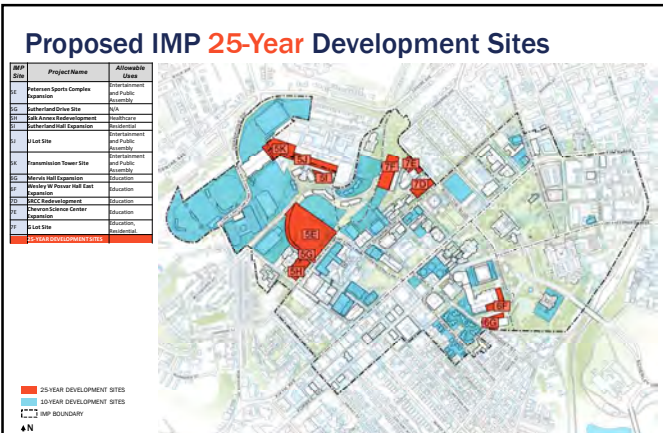
- Slow retirement of existing facilities
- Develop additional housing sites
- Manage enrollment growth

Example of Impact

- Elect not to retire Lothrop Hall leaves us 564 additional beds
- That is equal to 141 rental units (4 per household) that would not rent to students

4.0 Long-Term Vision and Growth

4.1 Twenty-five Year Development Sites



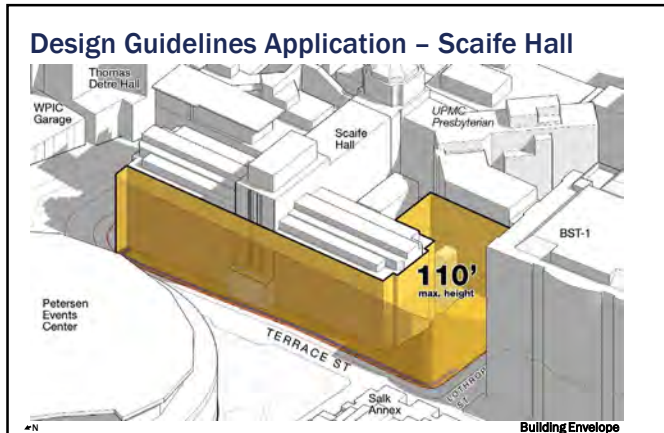
Built Environment *Early Public Commentary*

Ten-Year Development Sites – Urban Design Guidelines:

- Inclusion of, and public access to, open space
- Thoughtful and not incremental development
- Distinctive architecture
- Architectural significance of certain existing buildings; honor the historic fabric
- Sensitivity to contextual design
- Height concerns on specific 10-Year Development Sites

Ten-Year Development Sites – Design Issues covered in other IMP sections:

- Parking garage locations and shuttle service
- Pedestrian circulation between upper and lower campus
- Enhanced ADA Accessibility
- Community gardens
- Storm-water management
- Building energy performance

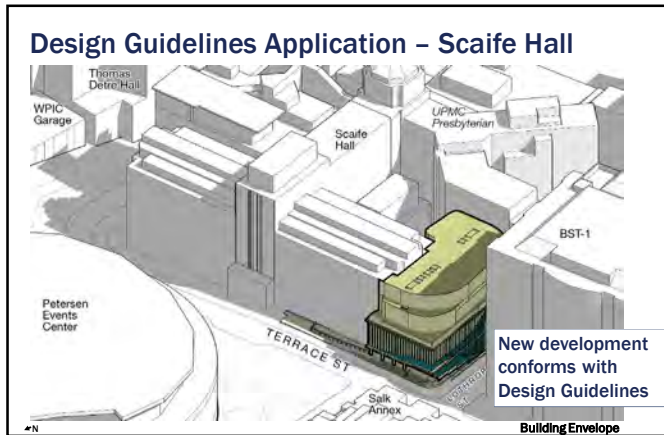
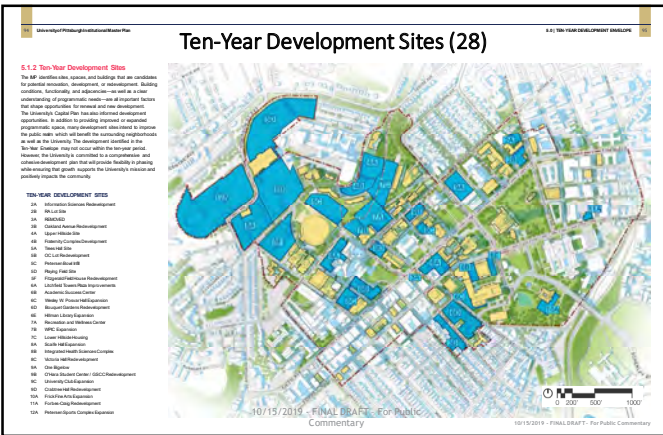
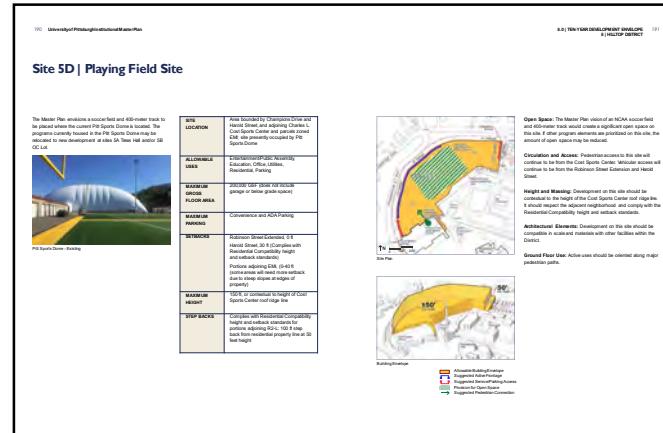
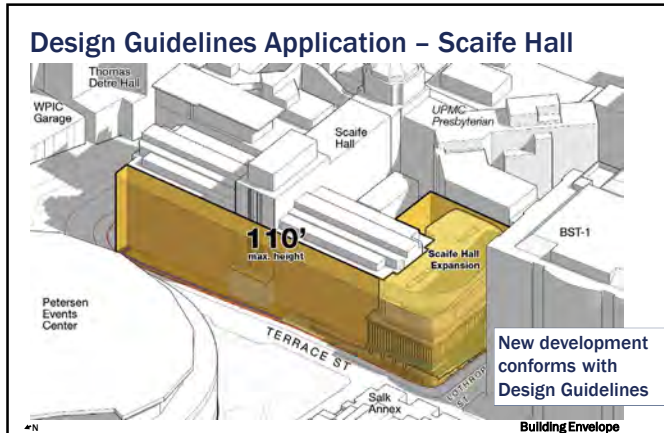


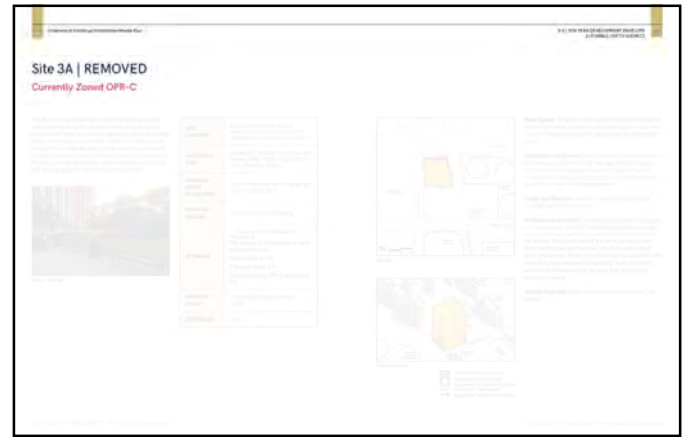
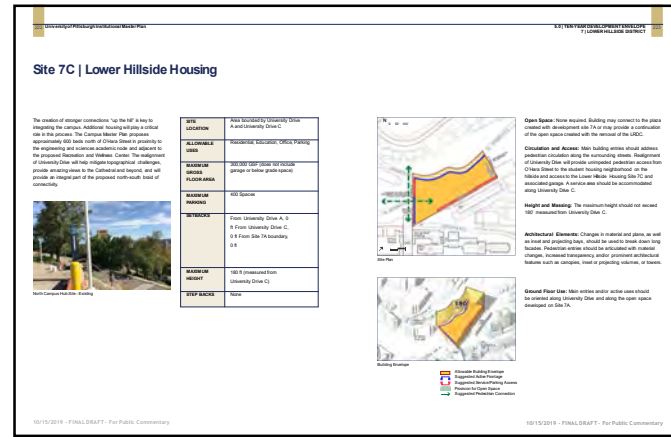
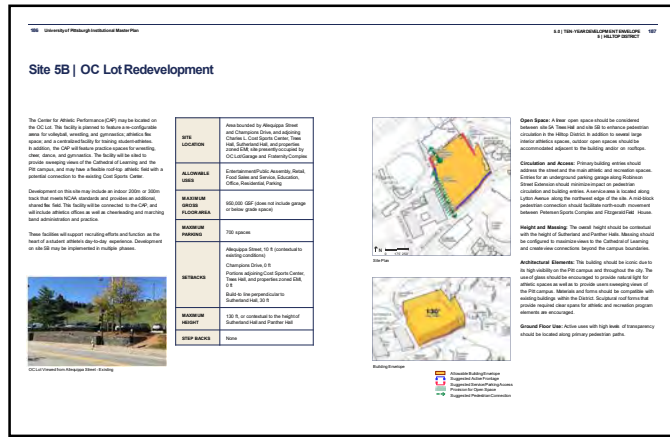
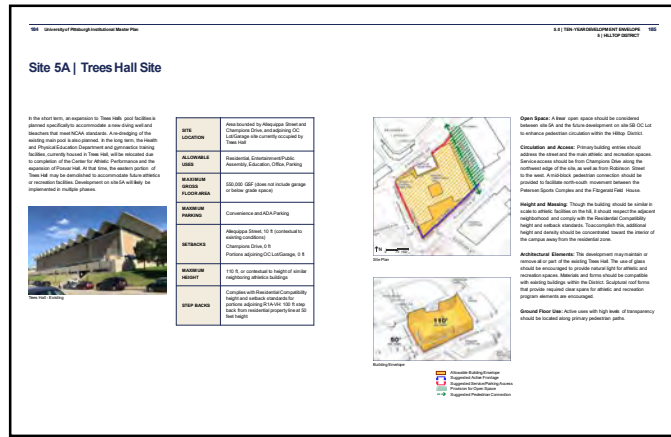
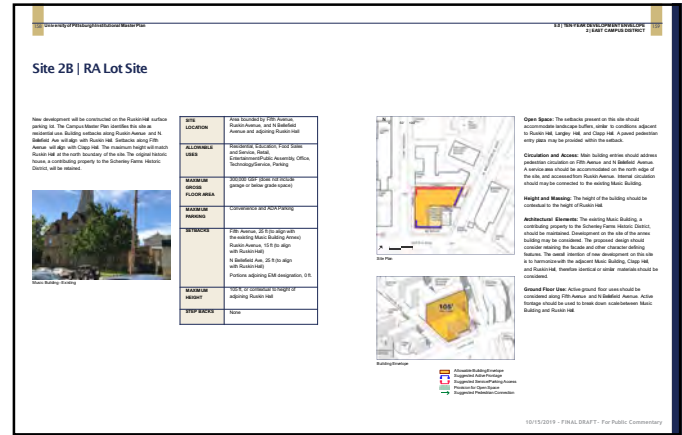
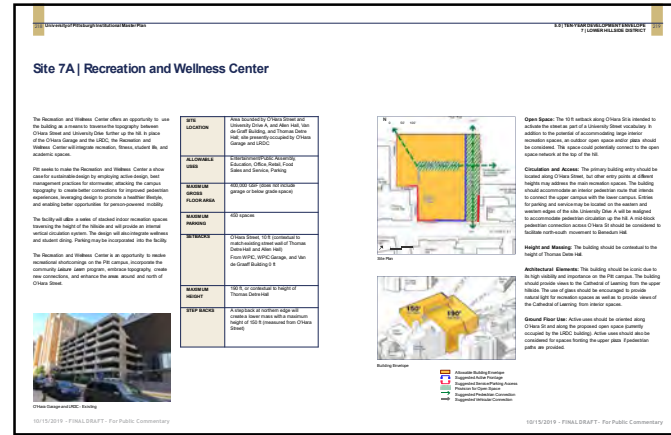
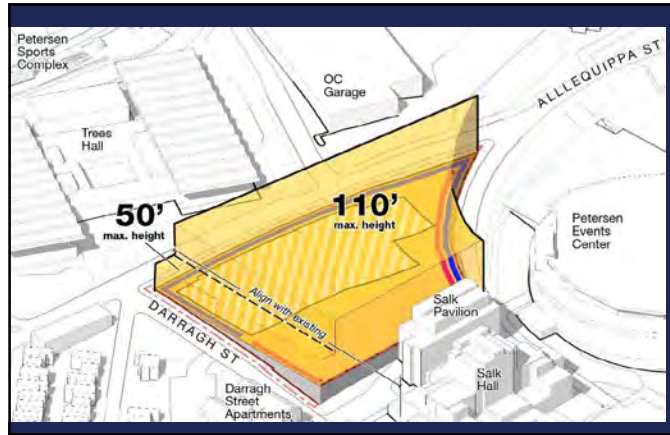
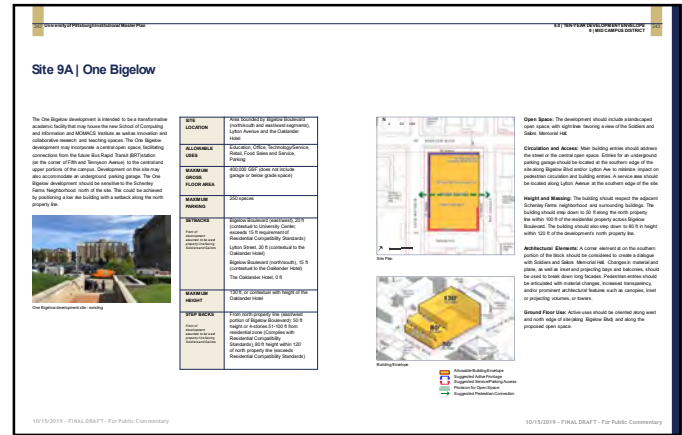
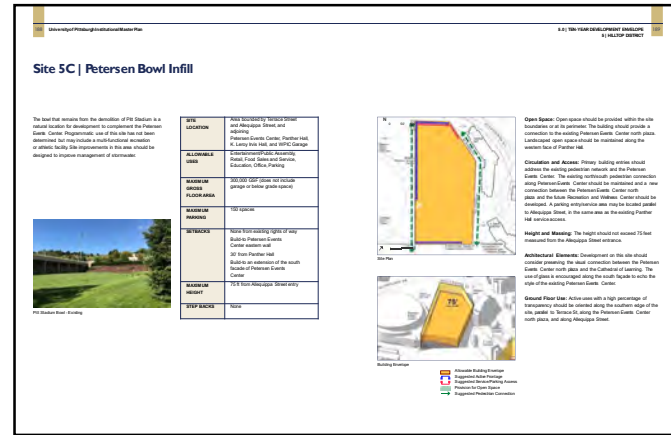
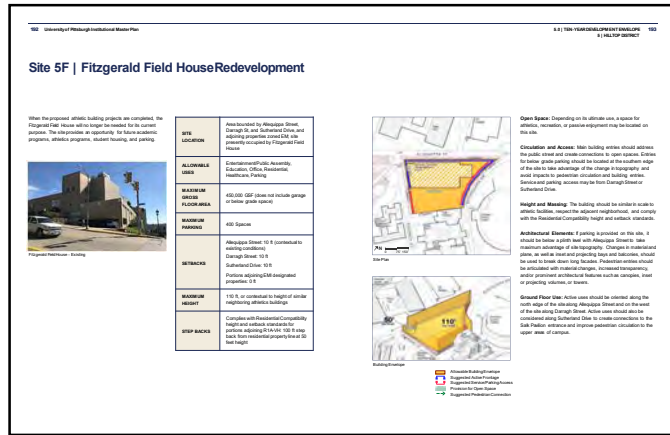
5.0 Ten-Year Development Envelope

- 5.1 Proposed Development
- 5.2 Implementation Plan
- 5.3 Urban Design Guidelines

5.3.1 Goals of the Urban Design Guidelines

- Create a campus compatible with surrounding neighborhoods
- Align development with the Campus Master Plan
- Enhance campus pedestrian experience and urban context
- Create a cohesive character; establish campus identity
- Preserve campus views and vistas
- Ensure height, massing, scale, materials and details contribute to a contextual aesthetic
- Preserve the University's architectural heritage
- Pursue high-quality design and construction
- Incorporate high-quality civic realm spaces
- Incorporate public art where feasible
- Develop multi-scale landscape and open spaces
- Integrate natural elements with built environment



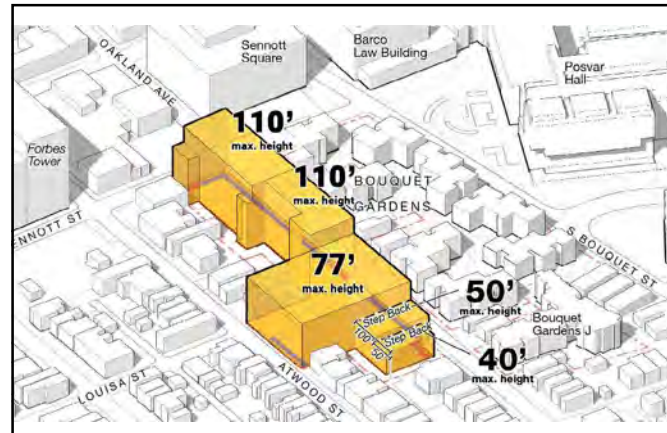


Site 6B | Academic Success Center

Currently Zoned P (Parks)

The Academic Success Center (ASC) is located between Oakwood Avenue and Bouquet Gardens. The site is currently zoned P (Parks) and is surrounded by residential and institutional buildings. The proposed development includes a multi-story academic success center with a mix of classroom space, study areas, and student services. The building will be designed to be a landmark structure in the area.

USE	DESCRIPTION
ACADEMIC CENTER	Multi-story academic success center with classroom space, study areas, and student services.
OFFICE	Office space for administrative and support staff.
RETAIL	Retail space for student services and convenience.
RECREATION	Recreation space for student activities and leisure.
ARTS	Arts space for student creative activities and exhibitions.
LIBRARY	Library space for student research and learning.
STUDENT SERVICES	Student services space for academic and personal support.
TRAMPOLINE	Trampoline area for student recreation.



“What we heard . . .” – Urban Design Guidelines

- Language about metrics and process for impacts on adjacent residency (e.g. light, sound, etc.)
 - Incorporate in the general guidelines a “rubric” for assessing neighborhood impacts
- Height and/or footprint Reductions:
 - Petersen Sports Complex
 - OC lot (previously contextual with VA at 200’)
 - Fitzgerald Field House (adjacent to neighborhood)
 - One Bigelow
 - Music Building
 - BK Site
 - Oakland Avenue Development
 - Bouquet Gardens
 - Frick Fine Arts
- Open Space:
 - Language needs to be tightened up on the sites:
 - The size and location of the open space will be an integral part of the site development plan. The open space is intended to provide a significant public amenity benefiting both the community and the University
 - Generally will not select location; where appropriate point out location and scale
 - Alequippa Street and opportunity to be attentive to community access open spaces
 - Loss of open space juxtaposed against additional open space opportunities (graphic)

“What we heard . . .” – Historic Preservation

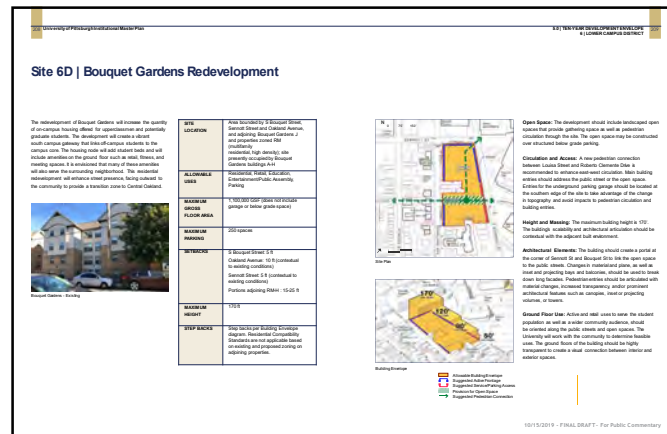
- Historic Preservation narrative found on pages 118-120; Historic Districts map found on 104-105. We will align these. Improve Table of Contents
- What is the “rubric” for evaluating historic properties?
 - IMP includes proposed demolition of two historic buildings that are part of the Oakland Civic District
 - University’s inventory and analysis of its historic buildings will be analyzed through each building’s contribution to Pitt’s total portfolio, its adjacent context, its relevant historic district’s context, and a City of Pittsburgh context
 - Historic Review Commission’s criteria for demolition cited in the IMP

Site 10A | Frick Fine Arts Expansion

Currently Zoned P (Parks)

The Frick Fine Arts Expansion is located on the corner of Oakwood Avenue and Bouquet Gardens. The site is currently zoned P (Parks) and is surrounded by residential and institutional buildings. The proposed development includes a multi-story fine arts expansion with a mix of gallery space, studio space, and administrative offices. The building will be designed to be a landmark structure in the area.

USE	DESCRIPTION
ARTS	Gallery space for fine arts exhibitions.
OFFICE	Office space for administrative and support staff.
RETAIL	Retail space for student services and convenience.
RECREATION	Recreation space for student activities and leisure.
ARTS	Arts space for student creative activities and exhibitions.
LIBRARY	Library space for student research and learning.
STUDENT SERVICES	Student services space for academic and personal support.
TRAMPOLINE	Trampoline area for student recreation.



Development Priority

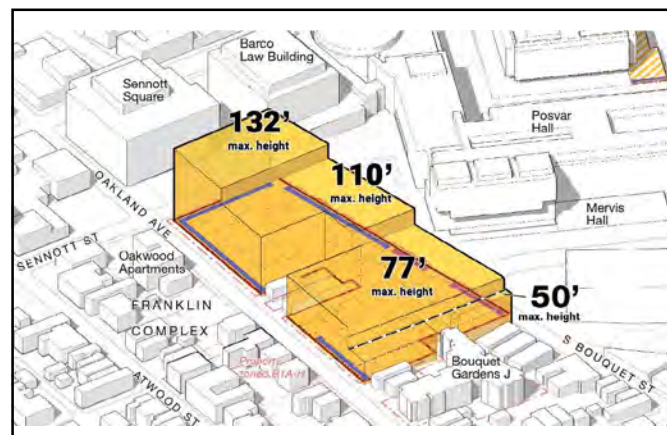
- Petersen Sports Complex Addition
- Scaife Hall
- Chiller Plant
- Recreation Center
- Parking garage replacement
- Hillside Housing
- Central Oakland Housing
- Victory Heights
- One Bigelow

Site 3B | Oakland Avenue Redevelopment

Currently Zoned OPR-A and R1A-H

The Oakland Avenue Redevelopment is located on the corner of Oakland Avenue and Bouquet Gardens. The site is currently zoned OPR-A and R1A-H and is surrounded by residential and institutional buildings. The proposed development includes a multi-story residential building with a mix of apartment units and townhomes. The site will be designed to be a landmark structure in the area.

USE	DESCRIPTION
RESIDENTIAL	Multi-story residential building with apartment units and townhomes.
OFFICE	Office space for administrative and support staff.
RETAIL	Retail space for student services and convenience.
RECREATION	Recreation space for student activities and leisure.
ARTS	Arts space for student creative activities and exhibitions.
LIBRARY	Library space for student research and learning.
STUDENT SERVICES	Student services space for academic and personal support.
TRAMPOLINE	Trampoline area for student recreation.



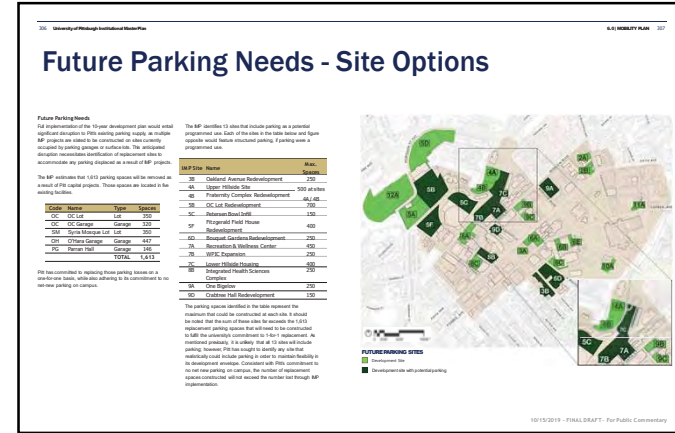
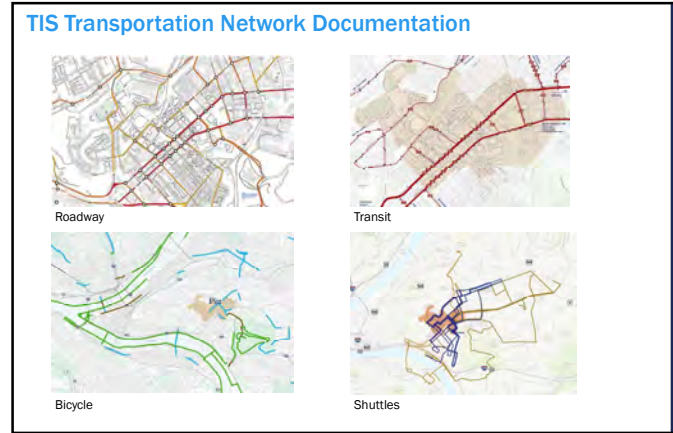
Pitt Campus Master Plan Investments

About 73% of Pitt’s capital investment are in aging facilities

Project Development Plan (PDP) Review Process

- IMP positions Pitt to proceed with individual development project submissions designed within the guidelines here-in
- All projects are subject to the same processes required of all public and private developers
- Upper Hill District Properties
 - Hill District RCO / Development Review Panel
- Oakland Properties
 - OPDC RCO

Questions + Comments

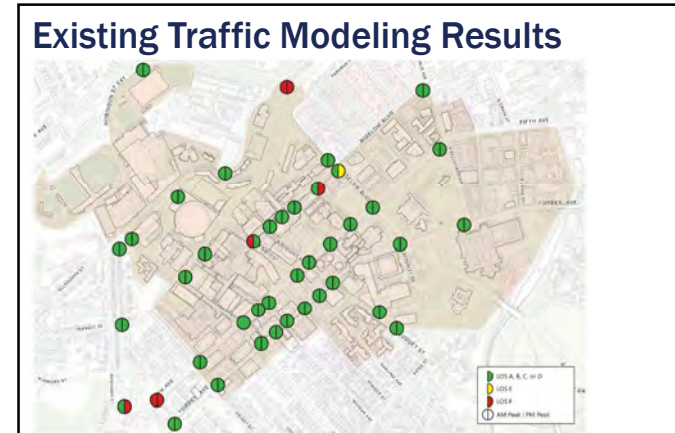
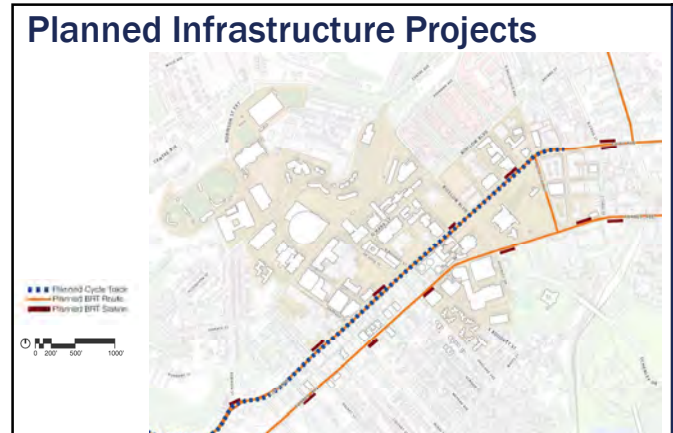


TIS Findings

- The Pitt IMP will have minimal impact to the surrounding roadway network
 - New construction is not for expanded tenantry or programs
 - Due to IMP's commitment to no net-new parking on campus and thus negligible growth in vehicle trips
- Resulted in no direct recommendations aimed at improving traffic operations
- The Pitt IMP will expand and promote the use of alternative modes to commute to campus
 - Ambitious but feasible TDM Goals and Strategies
- Pitt will continue to dialogue with the City, community and other institutions to assess and improve mobility in Oakland

6.0 Mobility Plan

- 6.1 Existing Conditions
- 6.2 Mobility Goals
- 6.3 Proposal

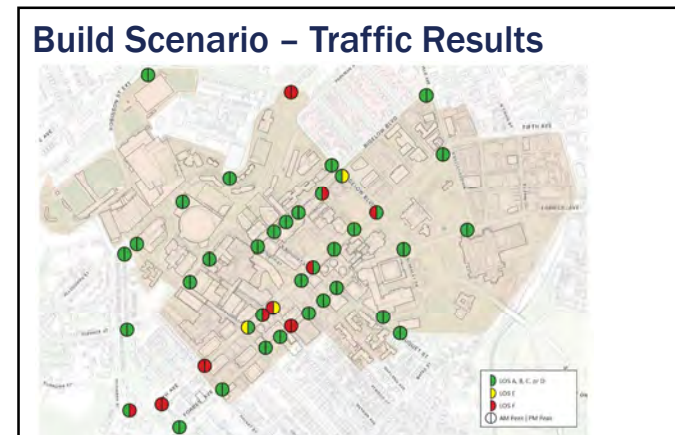
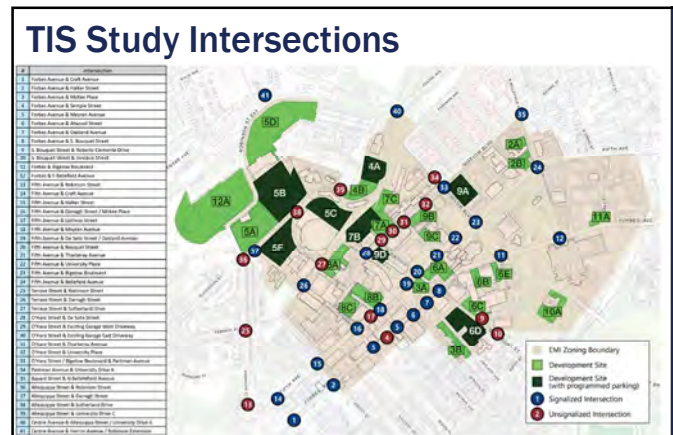


Pitt Mobility: Vision

- Commitment to no net new parking on campus
- Optimize shuttle system efficiencies
- Promote & enhance institutional partnerships to improve mobility options
- Plan and implement effective curbside management
- Coordinate with Port Authority to improve transit access to campus, and to encourage investments in public transportation that serve Oakland
- Coordinate with DOMI to improve bicycle and pedestrian access
- Align Pitt's transportation policies with sustainability and resiliency plans
- Plan and implement effective curbside management with projects

Mobility Plan Analysis & Documentation

- Perform a Transportation Impact Study (TIS) that evaluates conditions with the development sites identified in the IMP; scope includes:
 - Technical evaluation of transportation elements with full growth and build-out
 - Scoped in coordination with DCP and DOMI (41 intersections)
 - Projected Traffic Volumes and Intersection Capacity Analysis
 - Person-trip generation by mode of travel and university population per survey data
- Align analysis and recommendations from TIS with IMP
 - Mobility goal-setting
 - Proposed mitigations
- Define transportation vision
 - Goals and roadmap for achieving mobility goals
 - Parking strategy
 - Partnership opportunities
- Develop Transportation Demand Management (TDM) Strategies



Future Parking: Guiding Principles

- No net new parking on campus
 - Anticipated loss of 1,630 spaces with implementation of 10-year development program
- Favor new locations at campus edge (university & partnership)
- Phasing projects to minimize parking disruptions
- Large development projects strive to deliver parking first
- Currently securing temporary, local & remote parking sites for during construction
- Working with partners to identify alternative event parking
- Evaluating partnership opportunities (e.g. Carlow, UPMC)

Pitt Mobility: TDM Strategies (Highlights)

- Reduce Single Occupancy Vehicle (SOV) mode share by 3.4%
- Continue Existing Programs:
 - Free unlimited rides on Port Authority transit for faculty, staff, students
 - SafeRider program provides guaranteed ride home up to 25 rides/semester
 - Bike amenities include lockers, racks, secure bike room, fix-it stations
 - Reduced parking permit price for carpools
- Designate a University TDM Coordinator
- Conduct ongoing marketing and education with faculty, staff and students
- Encourage non-SOV mode use via new financial incentives & parking fee structure
- Advance parking management techniques (efficiency)
- Verify & improve program performance; monitoring and evaluation

“What we heard . . .” – Parking and Mobility

- Regarding No Net New Parking . . .
 - Potential off-site parking and rideshare locations (2nd Avenue, Southside, East End, former Mellon Arena site) should be identified in the IMP
 - Edge parking sites should be evaluated in the context of the Oakland Neighborhood Plan and the Hill District Neighborhood Plan
- Significant increase in bike amenities
- Enhance work from home policies to ease the issue
- Senior citizen access to shuttle system should be considered
 - Early internal study in context of entire shuttle system and rideshare study
- TIS omitted student neighborhood parking
 - Data not part of City’s TIS process
 - Should not be ignored and should be studied in context of residential parking study

Energy Use and GHG Goal Alignment Section 7.1

CATEGORY	CITY OF PITTSBURGH	UNIVERSITY OF PITTSBURGH	COPSOURCE
Emissions	Advance carbon neutrality objectives		PCAP v3
	50% reduction in greenhouse gas emissions by 2030		PCAP v3
Energy	50% energy consumption reduction by 2030		2030 & PCAP v3
	50% water consumption reduction by 2030		2030 & PCAP v3
Water & Landscape	Manage stormwater runoff from 1,835 acres by 2032	<ul style="list-style-type: none"> • Divert 25% of stormwater from impervious surfaces to reuse, detention, retention, and/or green stormwater solutions by 2030. • Reduce impervious surfaces 20% by 2030 from 2017 baseline. • Replace 15% of lawn area with indigenous and adapted plants by 2030 • Increase tree canopy 50% by 2030 	PWSA Green First

Pitt Sustainability Plan: Section 7.2 Environmental Protection

Ten-Year Development Sites are located within the overlay districts, mostly on the northern side of campus.

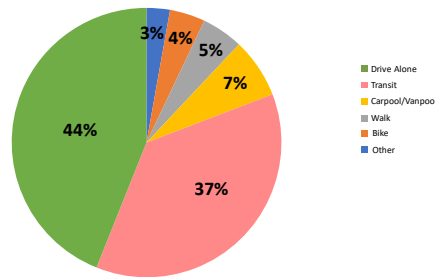
Future geotechnical and engineering evaluations would be required for each individual site to determine the extent of mitigation or the design constraints prior to the development of design documents.

3 Environmental Overlay Districts

- Landslide Prone**
 - Limit grading envelope
 - Utilize retaining walls
 - Minimize storm water infiltration
- Undermined Areas**
 - Backfill coal seams
 - Incorporate deep foundation systems
- Steep Slopes**
 - Minimize footprint
 - Terrace grading



Pitt Faculty/Staff Current Mode Split



Source: Pitt Housing and Transportation Survey, Fall 2017

7.0 Infrastructure Plan

- 7.1 Environmental & Sustainability Goals
- 7.2 Environmental Protection
- 7.3 Campus Energy Planning
- 7.4 Stormwater Management
- 7.5 Green Buildings and Resiliency
- 7.6 Waste Management & Water Conservation
- 7.7 Open Spaces & Pedestrian Circulation

Pitt Sustainability Plan Goal: Energy & Emissions

- Produce or procure 50% of the University’s electric energy portfolio from renewable resources by 2030.
- Local, renewable generation
 - Low-impact / run-of-the-river hydro plant
 - 10.9 MW facility
- Annually
 - ~50,000 MWh
 - ~25% Pitt’s electricity usage



Pitt Sustainability Plan: Section 7.2 Environmental Protection

4,000+ trees were located within the Environmental Study Area

Projected growth canopies were estimated based on several criteria including species, existing size, known growth rates, and anticipated growing conditions.

University of Pittsburgh’s goal is to increase net canopy coverage over the next ten years.

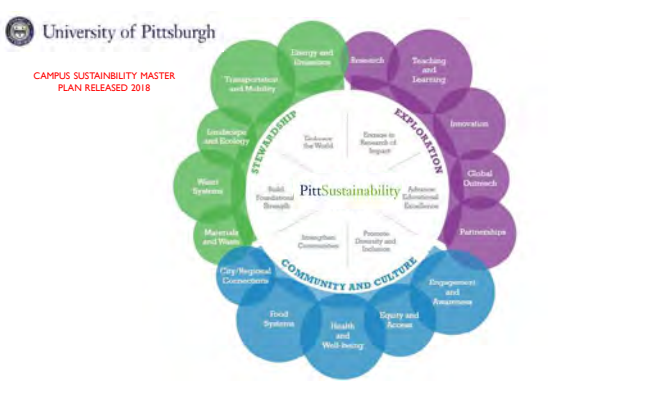
Tree canopy growth can be achieved in several ways:

- Plant New Material**
 - Opportunity areas for planting trees have been delineated.
 - Include under utilized areas and consider the public realm
- Tree Preservation**
 - Best practices for tree preservation are included to help maintain the existing canopy and encourage its future growth.
 - University of Pittsburgh’s Landscape Sustainability Guidelines are an important resource and are referenced heavily within the IMP.
 - Maps indicating significant and native trees are included to help guide the future planning process for each site.



Mobility Conclusions

- TIS traffic analysis shows Pitt’s 10-year growth agenda does not increase congestion
- Pitt’s transportation vision leverages assets and partnerships to enhance mobility in Oakland
- Pitt is prioritizing reducing the neighborhood impact of its transportation needs and parking strategy while aligning with Pitt’s Sustainability goals



Pitt Sustainability RFP EUI & WUI targets

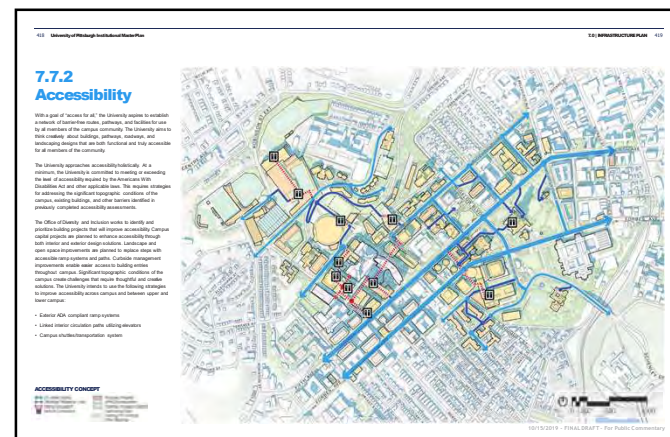
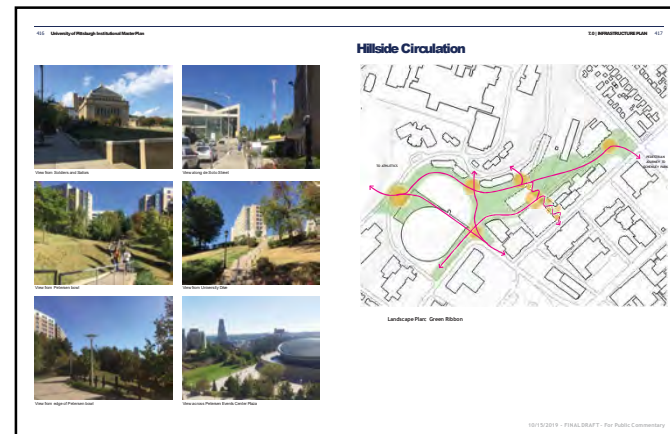
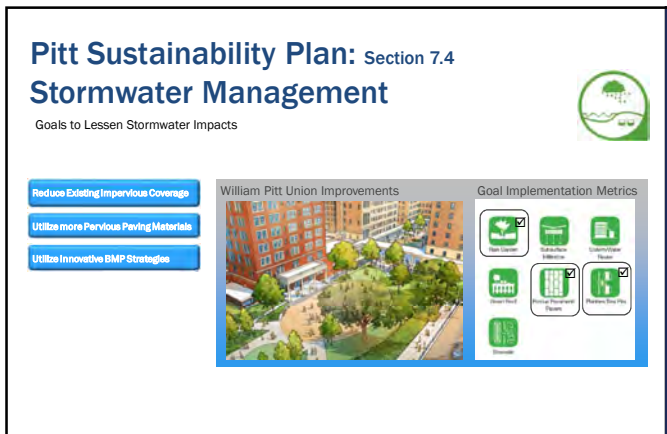
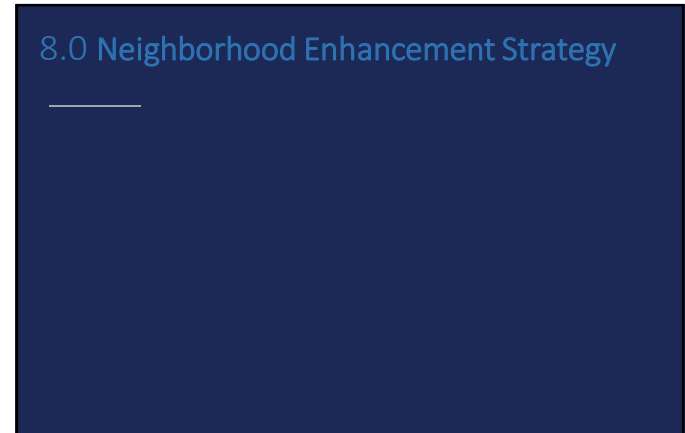
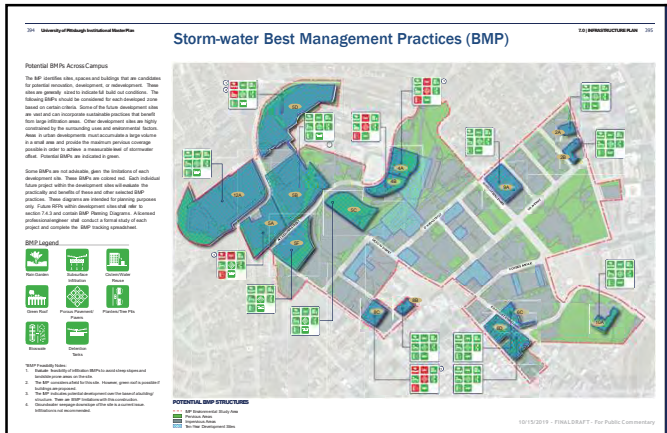
Pittsburgh Campus EUI 2008 Baseline = 189

Pittsburgh Campus 10 Year Capital Plan	Approx. GSF	2030 EUI Goal
Existing	10,050,000	
Renovated Post-2018	2,490,000	
New Construction	2,000,000	
Total	14,540,000	92.5

* Existing requires some or all of the following to meet goal: Lighting upgrades, new control schemes, energy retrofits, and/or retro-commissioning

Opportunities to Enhance Tree Canopy





Pitt currently commits resources that serve Neighborhood Enhancement

- Vast participation in, and routine engagement with numerous community-based organizations
- Direct financial support for certain organizations – many in Oakland
- Program management focused on neighborhood investment, neighbor relations, and community development
- Investment in the built environment

2. Enhance Pitt's Impact on the Neighborhood

- Strengthen connections with the community for University related development projects
- Improve the built environment
- Support community-led strategies for neighborhood stabilization and housing affordability
- Increase Pitt's commitment to sustainability
- **PITT HAS DOCUMENTED 48 COMMITMENTS AND STRATEGIES TO ACHIEVE THIS GOAL**

"What we heard . . ." – Neighborhood Enhancement

- Litter:
 - Monitor effectiveness will result in redeployment of resources to address changing needs and enhance performance
- Enhance code inspection:
 - Establish Community Action Teams (students, staff, faculty, community leadership)
 - Communicate and educate student code of conduct
- Neighborhood stabilization:
 - Explore partnership opportunities for owner-occupied housing
 - Activate first floor spaces with educational and cultural uses that benefit neighborhood and the University
 - Employee housing strategy
- Create additional community access open spaces especially in the context of removing existing ones for development projects
- Awareness of existing programs is a concern – and an opportunity
- University's housing strategy should align with neighborhood housing strategy therefore joint planning is way forward from here
- Support respectful relationships between students who live in upper hill and their neighbors

PLEASE BE REMINDED . . . Opportunities for Community Input

CAMPUS MASTER PLAN

- Pitt's vision for campus development to support its strategic plan

INSTITUTIONAL MASTER PLAN

- Legislative instrument required by the zoning code for institutions having large land masses; it documents Pitt's 10 year, development intentions

PROJECT DEVELOPMENT PLANS

- Public approval process required by City Planning for Pitt to execute each development project over 25,000 SF; it documents a project's final design

NEIGHBORHOOD PLANS

- City Planning's extensive planning process to engage stakeholders and document the vision, goals, objectives, and tactics for the development of Oakland

THE DIALOGUE WILL CONTINUE . . .






Jamie Ducar



Kirk Holbrook

3. Improve community access to Pitt program and facility resources

- Increase awareness of community access to Pitt facilities and programs and promote more accessibility
- Grow existing community programs, including programs for continuous student volunteering in local community groups
- Promote and create opportunities for "local" businesses and entrepreneurs
- Create the Hill District CEC to foster deep, sustained community-University collaboration
- **PITT HAS DOCUMENTED 31 COMMITMENTS AND STRATEGIES TO ACHIEVE THIS GOAL**

"What we heard . . ." – General

- Perspective images don't reflect latest changes. They will not be modified because they are "illustrative" and are sourced from Pitt's Master Plan. We will label them properly.
- Tie Pitt sustainability initiatives to the more global climate change issue
- Add the Croatian building (now Pitt owned) as a site within 1,000' of EMI
- Add commentary (Minutes) from the 10/29 RCO meeting into the appendix
- Impact of new construction projects. University will deploy a robust communications strategy (e.g. Bigelow Boulevard and hillside projects) regarding construction activities and mitigating impacts
- Please communicate projects that have development priority (addressed earlier)
- Building re-use vs. new construction investment (see previous renovation slide)
- Expand upon the Pitt and the Oakland Innovation District
 - There was dialogue with, and presentation to Oakland community leaders
 - Pitt envisions the concept to differentiate the University and to be a useful tool for community development
 - One building is nearing completion (Murdoch). Future development remains uncertain



THANK YOU!
Questions /Comments

1. Alleviate Pitt's Impact on the Neighborhood

- Improve connections with the community
- Reduce litter
- Support greater enforcement
- Address parking and transportation concerns
- Support positive and respectful relationships between students and our neighbors
- **PITT HAS DOCUMENTED 33 COMMITMENTS AND STRATEGIES TO ACHIEVE THIS GOAL**

Pitt's Continued Commitment to Community Engagement

- Seek community input and feedback on Pitt's long-term Oakland campus vision by participating regularly in existing community meetings and by hosting dialogue forums specific to projects identified in the IMP as they are implemented.
- Fully participate and engage in City Planning's, Oakland neighborhood planning process to establish priorities for neighborhood enhancement.
- For each campus development project that potentially impacts the adjacent neighborhoods, directly engage community stakeholders early, and throughout their design and development.
- Engage community stakeholders to identify issues of immediate concern and develop short and long-term strategies to address them.
- Establish a process for communicating outcomes of performance for targeted strategies and initiatives.

In Closing

A15.1 Zoning Code Lookup Table

Zoning Code Requirement	IMP Best Practices Guide Section
Planning Horizon	None
Mission and Objectives	1.1 Mission and Objectives 4. Long-Term Vision and Growth 8. Neighborhood Enhancement Strategy
Existing Property and Uses	2.2 Existing Property and Uses
Needs of the Institution	3.2 Current and Future Needs for Facilities
Ten-Year Development Envelope	5.1 Proposed Development
Twenty-five Year Development Sites	4.1 Twenty-Five Year Development Sites
Transportation Management Plan	6. Mobility Plan
Environmental Protection Plan	7.2 Environmental Protection
Open Space and Pedestrian Circulation Plan	7.7 Open Spaces and Pedestrian Circulation
Urban Design Guidelines	5.3 Urban Design Guidelines
Neighborhood Protection Strategy	8. Neighborhood Enhancement Strategy

A15.0 ZONING CODE LOOKUP TABLE

A15.1 Zoning Code Lookup Table



A16.0 REFORESTATION FOR IMP

A16.1 Presentation Slides

REFORESTATION: TREE REPLACEMENT AND SLOPE REVEGETATION

This Section is intended to establish a mechanism to allow flexibility in complying with the City Code requirements for tree replacement and slope revegetation. Potential mechanisms include:

- "Equivalent Credit" in lieu of tree caliper is an acceptable alternative compliance approach:
 - The University proposes use of an equivalency formula to be approved by the Zoning Administrator.
 - The equivalency is designed to create a diverse forest ecosystem.
 - The goal is to provide for long-term sustainability that tracks natural ecological succession.
- Creation of a "Tree Mitigation Bank" as an acceptable alternative to paying into the City's tree fund for on-site tree deficits:
 - The University will inventory all trees and track removal and replacement.
 - The University will work with the City to identify an acceptable off-site mitigation area.
 - The University may pay into an escrow or similar account until a mitigation area is identified.
 - Funds from the escrow account would be used to plant and maintain agreed-to mitigation areas.

1

REFORESTATION STRATEGY

EXTEND NATIVE FOREST FROM NEIGHBORING BLUFFS

4

REFORESTATION STRATEGY

IMPLEMENT ECOLOGICAL SUCCESSION REFORESTATION

7

LONG-TERM PROJECTION OF FUTURE CONDITION OF NATURALIZED FOREST

10

CITY REQUIREMENTS TREE REPLACEMENT AND SLOPE REVEGETATION

Title Nine: Zoning Code Article VI: Development Standards

Chapter 915: - Environmental Performance Standards

915.02.B Slope Revegetation Standards

Slopes in excess of a fifteen (15) percent grade that are exposed during construction or site development shall be landscaped or revegetated in order to mitigate adverse environmental and visual effects. Fill soil on slopes must support plant growth. As a minimum, any slope in excess of fifteen (15) percent grade exposed or created during development shall be landscaped or revegetated with trees and other plant material at the following minimum planting densities per one hundred fifty (150) square feet of exposed slope area:

- One (1) canopy tree
- Two (2) evergreens
- Two (2) understory trees
- Five (5) shrubs

Title Nine: Zoning Code Article VI: Development Standards

Chapter 915: - Environmental Performance Standards

915.02.D Tree Protection and Replacement

The Zoning Administrator shall require the protection and preservation of trees with a diameter of twelve (12) inches or more, measured at a point four (4) feet above grade. If said trees are removed during site preparation or development, they shall be replaced at a minimum, equal to the combined total diameter of removed trees. Diameter measurements shall be taken at a point four (4) feet above grade.

Strict compliance with City Code requirements for tree replacement and slope revegetation may not be feasible on-site individual project sites due to spatial and other limitations.

The University will work with the Department of City Planning to provide alternatives:

- Off-site areas on campus and within public rights-of-way will be eligible for new tree installations and other plantings
- Off-site areas off of campus in Oakland and the Hill District may be considered for new tree installations and other plantings in conjunction with the City Forester
- University may participate in the City Tree Fund if planting approach is not adequate or as another means of compliance

2

REFORESTATION STRATEGY GOALS

FRAMEWORK

Hillside and Hilltop District plantings will provide framework for future campus projects

FLEXIBILITY

Compliance plans will be flexible to allow for adjustments based on intended uses of each project and site conditions

ALIGN TO IMP

Strive to meet institutional master plan goals for planting on campus

ALIGN TO UNIVERSITY'S DESIGN GUIDELINES

Meet the University's sustainable landscape design guidelines

REPLACEMENT TRACKING

Over time, the replacement caliper inches may meet or exceed the City requirements

5

ECOLOGICAL SUCCESSION

FOREST STAND DEVELOPMENT OVER TIME

8

EXAMPLE OF NATURALIZED REFORESTATION

GUY'S COVE

11

TREE REPLACEMENT AND REVEGETATION ALTERNATIVES

Currently Allowed by City

- Inch-to-inch immediate replacement
- Pay into fund for any deficit

University Alternatives

- Credit for caliper inch equivalents based on assisted reforestation plan (e.g. grasses, forbs, shrubs, and trees)
- Reforestation mitigation bank of trees and other plantings on and off campus in lieu of on-site compliance

University alternatives are more flexible and better achieve the City's multiple tree canopy and resiliency/sustainability objectives.

3

ECOLOGICAL SUCCESSION BENEFITS

The University intends to provide alternate tree replacement and slope revegetation which methods will re-establish a native, resilient forest community

Diverse tree, shrub, and herbaceous community supports multiple values:

- Stormwater retention
- Soil and slope stabilization
- Connect communities to nature (ONEPGH)
- Improving Natural Infrastructure Assets - Biophilic Cities (ONEPGH)
- Climate resilience
- Urban heat island reduction
- Habitat creation and retention

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REFORESTATION PLANS

PLANTING LAYERS

GOAL COMMUNITY: Mixed Mesophytic Forest
The heart of North America's deciduous forest biome and among the world's most diverse temperate forest ecosystems. Extend and enhance existing remnants to north of site.

Disturbance:

- Diverse, perennial grasses: Deer Tongue, Switchgrass, Big Bluestem
- Diverse, perennial forbs/wildflowers: Black-eyed Susan, Purple Coneflower, Wild Geranium
- Competition will transition as Canopy Layer fills in (forest species will not grow well in open sun and may need to be reintroduced later)

Shrublayer:

- Spicebush
- Vitaceae
- Winterhyacinth
- Witch-hazel

Small Tree Layer:

- Prunus
- Redbud
- Flowering Dogwood
- Serviceberry

Canopy Layer:

- Red Oak
- Sugar Maple
- Yellow Buckeye
- Tulare
- Black Cherry
- Black Walnut
- Shagbark Hickory
- White Oak
- White Cherry (as transitional)

Layer Diversity
Each layer provides a mix of flower and fruiting species with visual interest and habitat for pollinators, birds, insects and other wildlife.

PIONEER SPECIES INTERMEDIATE SPECIES CLIMAX SPECIES

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SAMPLE CALIPER-INCH EQUIVALENTS BASED ON ASSISTED REFORESTATION

Department of City Planning will review the University's equivalency proposals and any modifications as needed to provide plantings with benefits equal to or greater than strict compliance with the Zoning Code and to facilitate successful reforestation.

- City of Pittsburgh steep slopes vegetation requirements**
150 sq ft (12.25' x 12.25') must include:
1 canopy tree
+ 2 understory trees
+ 2 evergreens
+ 5 shrubs
- Forest restoration science, Appalachian Reforestation Initiative:**
Mixed mesophytic forest community
700 bare root/acre (8" spacing) = 2.4 trees/150 sq ft
OR
500 container trees/acre (9.3" spacing) = 1.7 trees/150 sq ft
+ Native herbaceous/shrub understory throughout 150 sq. ft

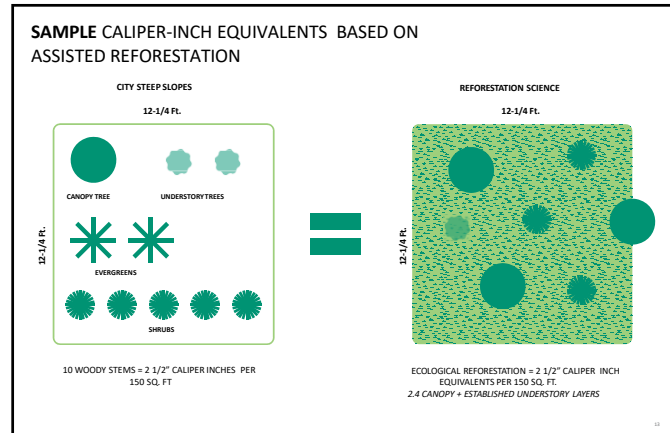
Assume each has nominal caliper of 0.25" 10 stems @ 0.25" each = 2.5" per 150 sq ft

a 2.5" caliper tree has crown spread of 10-14 ft* (one 2.5" tree/150 sq ft)

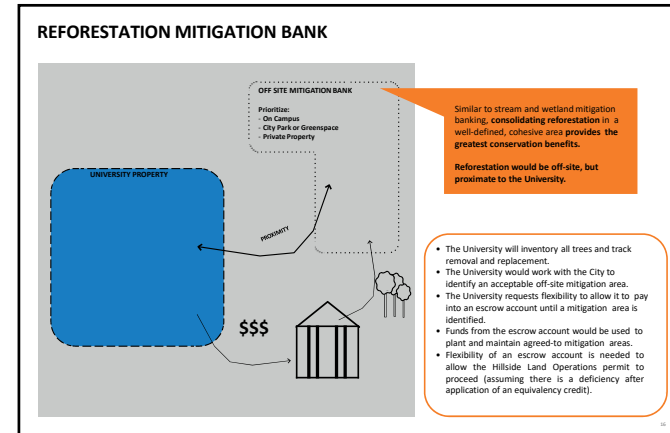
SAMPLE Recommendation

- Each 150 sq ft planted and maintained according to forest restoration science (above) shall be deemed equivalent to 2.5 caliper inches for tree replacement purposes
- Annual monitoring for 5 yr to assess progress toward forest growth
- Adaptive management if necessary to address invasive species, poor survival, etc.

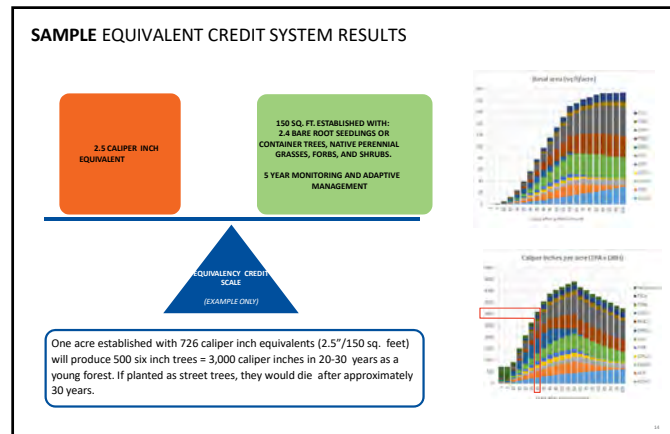
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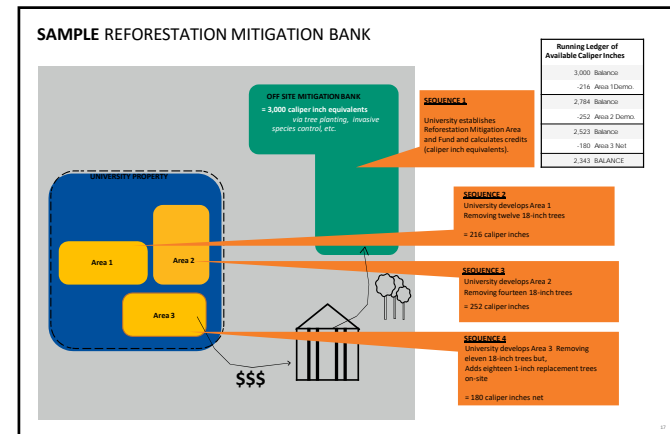
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TREE REPLACEMENT TRACKING

The University has many projects over the next several years that will necessitate tree removals and replacements.

The University will establish a ledger of canopy tree debits (removals) and credits (replacements)

- Debits will be added to the ledger when they are realized.
- Credits will be added to the ledger when they are realized.

Not all credits will be able to be achieved at the same site as debits.

The University proposed to establish a "bank" of credits.

- Off-site, nearby areas that would be established in advance of future tree debits
- Ecological succession model of reforestation or forest restoration/enhancement
- Long term monitoring and adaptive management

If available credits are insufficient for debits, University may pay into an escrow or similar account or propose alternate replacement plan. The University will work with the Department of City Planning to establish a process for site selection and cost allocation for tree debits on each project.

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