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PREFACE

The University of Pittsburgh is pleased to submit this Institutional Master Plan (IMP) to the City of Pittsburgh to guide Pitt's campus development efforts for the next ten years. The University has prepared this document not only as the requisite response to the zoning code, but to capture and synthesize all of the input from the various constituencies into a flexible framework to guide campus development. In so doing, we would like to note the following:

City Planning's new IMP guidelines are structured into chapters that request documentation of development parameters, commitments, and strategies specific to a chapter's theme be it mobility, sustainability, design guidelines, etc. There are many opportunities to combine our intentions and commitments between multiple chapters of the IMP, thus achieving multiple objectives. This document identifies those deemed to be most significant. The University believes these can broaden the economic, physical, environmental, and social impact of its development activity at a micro and macro scale. For example:

- TDM strategies serve many of the University's sustainability goals and objectives.
- Given Pitt's substantial size, implementing broad storm water management strategies reduces the potential for flooding of adjacent neighborhoods.
- Academic programs tied to serving adjacent neighborhoods can result in capital projects that benefit many constituencies. The University's Community Engagement Centers are a fine example of this synergy.
- The University's strategy to meet student demand for on-campus student housing, also contributes to neighborhood stabilization. We explain how it contributes toward this goal in this document.
- Pitt's consideration of employee-assisted housing could serve a neighborhood stabilization strategy whilst achieving TDM goals.
- The University's support of the Innovation District, which pairs research efforts with private
 commercialization, benefits Oakland's commercial district and neighborhood enhancement goals: The
 Innovation District creates direct jobs, increases demand for local neighborhood goods and services,
 encourages a higher standard of building and urban design, cultivates a vibrancy in the commercial district,
 and creates new demand for single-family housing.

Throughout this IMP we document governing principles for our overall intentions and commitments which, in certain cases (but not all), are referenced in a particular development site or strategy. Conversely, there are site-specific commitments and strategies that do not rise to a governing principle for all site development. This is intentional. For example:

 The University is serious about its commitment to sustainability and we document this effectively in the appropriate chapter. However, we do not declare specific energy performance or sustainability certifications for each development site because their timing, funding commitment, and program requirements are not fully known.

- The University is committed to increasing its tree canopy over the ten-year development period. The path to achieving this goal depends upon the sequencing of projects which is not fully known.
- Pitt is committed to a robust community engagement strategy, and we recognize certain development sites (e.g. at the campus edge) warrant a greater level of community dialogue based on public commentary. We document which particular sites require a greater engagement strategy.
- Accessibility is an institutional priority. Certain development or redevelopment sites are particularly challenged by accessibility constraints. These are identified and our intentions to address them are noted.

The University looks forward to participating in the Oakland Neighborhood Plan and integrating Pitt's campus development initiatives into Oakland's planning strategy. This process will afford the opportunity to address certain paradoxes that emerged from conflicting perspectives among City departments and/or community constituents documented in this IMP. The neighborhood planning process will be a great forum to generate dialogue and shape consensus on these subjects, and it will help facilitate implementation of Pitt's Ten-Year Development Plan. We also believe the City, working directly with the University and community constituencies, can play a valuable role on site-specific development challenges and we encourage it. Examples include:

- The University's commitment to reduce lawn areas and expand native plantings to serve sustainability objectives can conflict with our commitment to preserve historic open landscapes.
- Student and resident shuttle access, safety, and neighborhood quality of life.
- DOMI's encouragement of Pitt's Oakland campus, no net new parking commitment may result in additional parking in the neighborhood, a current concern for the residential community. Pitt will rely on the City's Oakland Neighborhood Planning process to identify strategies to alleviate this serious concern for neighborhood residents.
- The University owns a rich portfolio of historic buildings of varying architectural styles and significance that serve to define Pitt's campus identity. The University will face situations where historic preservation intentions are in conflict with a feasible ability to achieve academic program needs and energy performance goals. The University will view historic preservation through a holistic rubric when making investment decisions on historic structures.
- In developing new buildings in historic contexts there are times where the University's commitment to produce distinctive architecture requires a contemporary approach in lieu of a literal historic solution.

The University, in pursuit of its education, research, and community service mission, confronts constantly changing, opportunities and constraints that requires flexibility to be successful. Sometimes the opportunities are seismic such as attracting academic talent whose research is nearing breakthrough cures for debilitating diseases, or establishing a research platform for an emerging industry that generates hundreds of jobs or spins off a new industry. Shifting political tides could stymie funding for one pursuit, or a market surge may require redirecting current resources to develop new assets. While Pitt's IMP is compliant with the zoning code, we purposefully go beyond code requirements in many development commitments and strategies. In service of meeting these commitments, we have structured this IMP to allow the University to be functionally nimble. This will enable the institution to react to those opportunities and constraints to optimize the benefits of its assets and resources. We document multiple development options and broad parameters that are sensitive to their context, yet allow for flexibility enabling the University to orderly, yet nimbly, develop its campus.

The University recognizes it can create negative impacts that warrant strengthening Pitt's commitment to working with the City and community partners to alleviate their effect. Whether it is parking in the neighborhood, traffic congestion from events, excessive litter, or student integration into an established neighborhood, the University is committed to structuring an engagement strategy that addresses concerns of our community partners, recognizing that the University is not the sole cause. Some issues require programmatic solutions, others enhanced University oversight. More complex issues, for example mobility (shuttles, and transit) warrant further study and analysis, and greater dialogue with community partners and public entities. The University values Oakland as a great place to live, learn, work, create, play, and serve. We look forward to the Oakland Neighborhood Planning process, which aims to be thoughtful, inclusive, and comprehensive, as a forum for finding effective solutions. The University is at the table and will continue to enthusiastically engage to develop a beneficial and effective neighborhood plan for the community we share and care deeply about.

The University of Pittsburgh is committed to developing its Institutional Master Plan in the spirit of conforming to City Planning's new Best Practices Guidelines. The City's IMP process is structured, by design, to address a handful of sites with a known design direction and development timeline. The University is not prepared to undertake design efforts for every site at this time and moreover, when the time is appropriate, changing conditions may require leadership to rethink an initial development vision. Had we been very specific in each site's development intentions, an opportunity to regroup may not be possible. This is why the University has been very specific and forthcoming in how leadership will engage the community through the Project Development Plan process required by the City of Pittsburgh as these sites are developed. We stated often in the public meetings, "The dialogue will continue", and we mean that. This IMP documents processes and metrics for TDM, sustainable development, building performance, environmental stewardship, neighborhood enhancement, design intent, scale and context standards, etc. It includes commitments of processes for public accountability. Thus, our flexibility comes with a responsibility. This allows Pitt to be responsive in an increasing competitive marketplace, while being responsible to the public in developing the campus.

The Institutional Master Planning process has been a rewarding opportunity for staff and leadership to reflect on how the University of Pittsburgh's campus development can enhance the University's impact on our neighbors, the City of Pittsburgh, Western Pennsylvania, and the greater Commonwealth. The University's education, research and service mission will go on in perpetuity, but Pitt's most enduring value is that it remain viable in pursuit of that mission so the broadest of constituencies can benefit from the University's assets and resources. This is the framework for this IMP submission.

The University would like to thank the City of Pittsburgh's Departments of City Planning and Mobility & Infrastructure for their guidance throughout this process. The conversation has been healthy and productive. Additionally we would like to thank internal and external community constituencies and organizations for their interest in, and commentary on Pitt's campus development aspirations. Our commitment of inclusivity and transparency was genuine, and we hope it was valuable to the dialogue. Our aim was to listen and adapt. Lastly, we want to thank our consultant team led by Ayers Saint Gross for their intellect, hard work, and attention to detail throughout the process.



1.0 INTRODUCTION

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



1.1 Mission and Objectives

ZONING CODE REFERENCE

905.03.D.4 (b) Mission and Objectives:

The Institutional Master Plan shall include a statement that defines the organizational mission and objectives of the institution and description of how all development contemplated or defined by the institutional Master Plan advances the goals and objectives of the institution.

LEADER:

PATRICK 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:

SCHOOLS AN COLLEGES

145 ACRES, 131 BUILDING

CENTERS,
INSTITUTES, AND
LABORATORIES

1.1.1 Background

The University of Pittsburgh (Pitt) is a state-related, premier, urban research university with a diverse student population, top-tier faculty and staff, world-renowned research, and leading programs. One of Pitt's greatest strengths is having 16 schools and thriving multidisciplinary centers all co-located in the heart of Pittsburgh. This rich combination of graduate and undergraduate programs in a condensed geographic area creates a vibrant intellectual environment. Few places have such a strong innovation ecosystem as Pittsburgh's greater Oakland neighborhood, including Pitt, UPMC, nearby Carnegie Mellon, corporate partners, startup companies, and co-working space. Having the Health Sciences programs, engineering, and professional schools (business and law) immediately adjacent to a world-class health care system —the University of Pittsburgh Medical Center (UPMC) —enables close ties between teaching, research, and clinical efforts.

As one of the nation's most distinguished comprehensive universities, the resources of the University constitute an invaluable asset for the intellectual, economic, and social enrichment of Pennsylvania, while the international prestige of the University enhances the image of Pennsylvania throughout the world. Pitt is a major contributor to economic growth in the region; providing jobs, creating start-ups, significant local and state tax revenue, and charitable and volunteer services.

1.1.2 Mission

The University's mission is to:

- Provide high-quality undergraduate programs in the arts and sciences and professional fields, with emphasis upon those of special benefit to the citizens of Pennsylvania
- Offer superior graduate programs in the arts and sciences and the professions that respond to the needs of Pennsylvania, as well as to the broader needs of the nation and the world
- Engage in research, artistic, and scholarly activities that advance learning through the extension of the frontiers of knowledge and creative endeavor
- Cooperate with industrial and governmental institutions to transfer knowledge in science, technology, and health care
- Offer continuing education programs adapted to the personal enrichment, professional upgrading, and career advancement interests and needs of adult Pennsylvanians
- Make available to local communities and public agencies the expertise of the University in ways that are consistent with the primary teaching and research functions and contribute to social, intellectual, and economic development in the Commonwealth, the nation, and the world

The University's commitment to advance teaching, research and public service enables it to serve others by:

- 1. Educating diverse students from the region, the nation, and the world
- 2. Expanding boundaries of knowledge, discovery, and technology
- 3. Enhancing quality of life in the western Pennsylvania region and beyond

Based upon the foundation established by the previous administration, Pitt's current leadership is focused on:

- Comprehensive strategic thinking and planning
- Creativity in partnership opportunities
- Emphasis on innovation, commercialization, and differentiation
- Internal and external transparency, collaboration, and engagement
- Distinctive architecture, accessibility, and sustainability to improve its campus environment

1.1.3 IMP Goals

The Institutional Master Plan (IMP) aims to provide a framework of development that will guide the University over a 10- and 25-year planning horizon. The IMP will regulate how the campus develops over time. All development contemplated or defined by the IMP is intended to advance the mission of the University. The following goals of the IMP support the needs of the University and provide meaningful benefits to surrounding neighborhoods and the City of Pittsburgh:

- Provide for efficient, flexible, and contextual growth of academic, clinical, and research space to meet current and future needs
- Identify athletics, recreation, housing, and student life projects that integrate living and learning to support the student experience
- Prioritize pedestrian safety, bicycle mobility, and regional transit over personal vehicles
- In conjunction with the Pitt Sustainability Plan, identify and implement sustainable practices in construction, mobility, transportation, energy use, water use, and stormwater
- Define a process that is inclusive and seeks input and collaboration with Pitt's campus community and the surrounding neighborhoods
- Identify opportunities for neighborhood enhancement and to support continued regional economic growth and impact



1.2 Requirements



1.2.1 EMI District

The University of Pittsburgh campus falls within an Educational/ Medical Institution District (EMI) and as such is required by Zoning Code 905.03.C to have an approved Institutional Master Plan (IMP). The IMP provides a framework for development for large institutions that control large areas of land within the city, are developed at a greater density than surrounding areas, are a source of substantial employment, and are adjacent to residential neighborhoods.

This IMP follows the IMP Best Practices Guide for Medium and Large Academic Institutions, dated November 2018, created by the Pittsburgh Department of City Planning (DCP) and adopted by the City Planning Commission. The Guidelines do not create new requirements or replace the existing requirements of 905.03.D.3. However, the Guidelines do modify the organization of the required information. For a cross reference of IMP chapters and Zoning Code paragraphs, please refer to Appendix 15.0 -**Zoning Code Look Up.**

1.3 Planning Context

1.3.1 History

Founded in 1787, the University of Pittsburgh is one of the oldest institutions of higher education in the United States. Known as the Western University of Pennsylvania in the 1880's, the University settled on the North Side of Pittsburgh but later relocated to a 10-acre site on Observatory Hill. To consolidate facilities on one campus, a 43-acre parcel was purchased in December 1907 in what is now the Oakland neighborhood. The University was renamed the University of Pittsburgh in the summer of 1908 and a nationwide design competition to design the future campus was held in 1909. The competition winner, Henry Hornbostel, designed what is now known as the Acropolis Plan. However, only a fraction of this plan was carried out due to poor access, soil conditions, and financial difficulties. Though a few Greek Revival buildings remain on O'Hara Street and the hill, only Thaw Hall remains as built based on the Acropolis Plan.

With a large influx of students following the First World War, the University effectively integrated itself into Central Oakland with the purchase of Frick Acres, a largely undeveloped tract of land in the center of the neighborhood. The Cathedral of Learning was constructed on this parcel between 1926 and 1937. The 535' tall Gothic-revival tower and the surrounding pastoral landscape are now considered the center of the campus.

Throughout its time in Oakland, Pitt has leased or owned facilities for classroom and office space that were once utilized by neighboring institutions (Alumni Hall, Bellefield Hall, Gardner Steel Conference Center). Student housing was accommodated in what were once apartment buildings (Schenley Quadrangle, Ruskin Hall). Throughout the 1950 and 1960s, several purpose-built university buildings were constructed, including

a quadrangle for Natural Sciences (Clapp Hall, Langley Hall, and Crawford Hall), a new central library (Hillman Library), Old Engineering Hall, Medicine (Scaife Hall), and Public Health (Parran Hall). These buildings were built in styles representative of their times, either in later interpretations of eclecticism, Art Deco, or the International Style.

In the 1960 and 1970s, the University began expanding further south across Fifth and Forbes Avenues, replacing the former Forbes Field with Posvar Hall, which remains the largest building on the Pitt campus. Buildings like Posvar Hall, Lawrence Hall, and Benedum Hall were often much larger in scale compared to previous development and were designed in the brutalist style popular at the time. After a period of relatively modest growth in the 1980s and 1990s, the University has continued to expand in Oakland, with additions to existing buildings as well as new athletic/recreation facilities and residential communities on the

Health Sciences

The University of Pittsburgh established a School of Medicine in 1892. In the first half of the 20th century, Pitt provided tracts of land to area hospitals to be located closer to their medical campuses. The former Pittsburgh Municipal Hospital for Contagious Diseases, where Jonas Salk formulated the Polio vaccine, reverted to Pitt ownership in 1955. In 1990, Presbyterian Hospital and other affiliated medical institutions, such as Falk Clinic and Western Psychiatric Institute, formed the University of Pittsburgh Medical Center (UPMC).

1.3.2 Previous Institutional Master Plans

2003 Master Plan Update

The 2003 Master Plan Update reiterated the guiding principles established in the University of Pittsburgh Master Plan (1994), the University of Pittsburgh Facilities Plan (1998-2007), the University of Pittsburgh Comprehensive Housing Strategy (April 1999), and the University of Pittsburgh Revised Master Plan (Upper Campus Component, November 1999).

The 2003 Master Plan Update, prepared by MacLachlan, Cornelius & Filoni, Inc., addressed planning issues and secured zoning approval for three of the eleven campus districts on the Pittsburgh Campus of the University: Hilltop, Hillside, and East Campus.

2008 Institutional Master Plan Update

The 2008 Institutional Master Plan Update reiterated the guiding principles established in the University of Pittsburgh Facilities Plan (1998-2007) along with the priorities developed in the University of Pittsburgh Facilities Plan (2007-2018).

The 2008 Institutional Master Plan Update, prepared by MacLachlan, Cornelius & Filoni, Inc., provided updates for the East Campus and Hillside Districts and addressed planning issues in three other Campus districts: Schenley Park/Museum District, Mid Campus District, and Lower Hillside District. The 2008 IMP also addressed planning issues in one new district, West Hilltop, which was added to the original eleven campus districts.

2010 Institutional Master Plan Update

Similar to the 2008 Institutional Master Plan Update, the 2008 Institutional Master Plan Update reiterated the guiding principles established in the University of Pittsburgh Facilities Plan (1998-2007) along with the priorities developed in the University of Pittsburgh Facilities Plan (2007-2018).

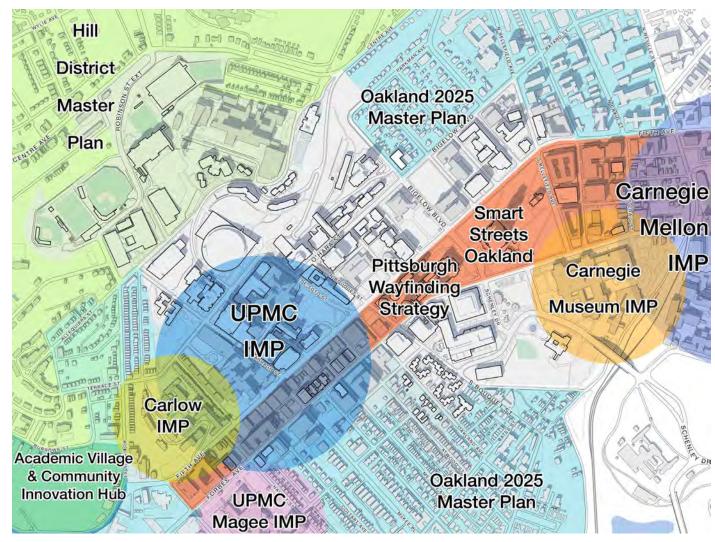
Prepared by MacLachlan, Cornelius & Filoni, Inc., the 2010 IMP provided an update for the Mid Campus District and addressed planning issues in the Lower Hillside District.

1.3.3 Other Planning Efforts

There are a number of pre-existing, concurrent, and adjacent planning initiatives in the vicinity of the Pitt campus. The Oakland 2025 Master Plan and the Hill District Master Plan both border the campus. The Smart Streets Oakland and the Pittsburgh Wayfinding Strategy address the Forbes and Fifth corridor. Other area institutions including Carnegie Museum, UPMC, Carlow, UPMC Magee, and Carnegie Mellon are all required to have an Institutional Master Plan. City Planning began the process to develop the Oakland Neighborhood Plan in July of 2019.

In addition to maintaining a current IMP, Pitt has initiated the following planning efforts:

- 1. Strategic Plan
- 2. Campus Master Plan
- 3. Innovation District
- 4. Student Housing Plan
- 5. Pitt Sustainability Plan
- 6. Athletic Master Plan
- 7. Dining Master Plan



Pre-existing, concurrent, and adjacent planning initiatives in Oakland



Strategic Plan - The Plan for Pitt

Developed in 2016, the University's Strategic Plan document launched a new phase of institutional planning, determined to build on strengths and confront future challenges to propel Pitt forward as a top university deeply engaged in global issues. The Plan for Pitt, the University's Strategic Plan, is a result of wideranging discussions within the University community and beyond including community leaders in the region and commonwealth, the Board of Trustees, alumni, faculty, staff, and students. The plan articulates strategic priorities and six goals:

- 1. Advance educational excellence
- 2. Engage in research of impact
- 3. Strengthen communities
- 4. Promote diversity and inclusion
- 5. Embrace the world
- 6. Build foundational strength

These goals, as well as evolving teaching, research, and clinical demands, all affect the University's physical facilities and campus infrastructure. The physical infrastructure of the campus must be improved to complement and support the trajectory of Pitt's people, programs, and institutional mission.

PITT ASPIRES TO BE A UNIVERSITY THAT CAN... • Prepare students to lead lives of impact through a supportive environment focused on a holistic and individualized **ADVANCE EDUCATIONAL** 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
- Advance the frontiers of knowledge and makes a positive impact on the world through collaborative and multidisciplinary approaches to research that focuses on areas of great societal need.
- Identify and engages in strategic research opportunities
- Position the University to participate in large research collaborations
- Expand our computational capacity
- Extend the impact
- Strengthen 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
- Embody 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

PROMOTE DIVERSITY AND

EXCELLENCE

IMPACT

ENGAGE IN RESEARCH OF

STRENGTHEN COMMUNITIES

EMBRACE THE WORLD

- Engage 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

- **BUILD FOUNDATIONAL**
- SIX GOALS

- Support 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

Campus Master Plan

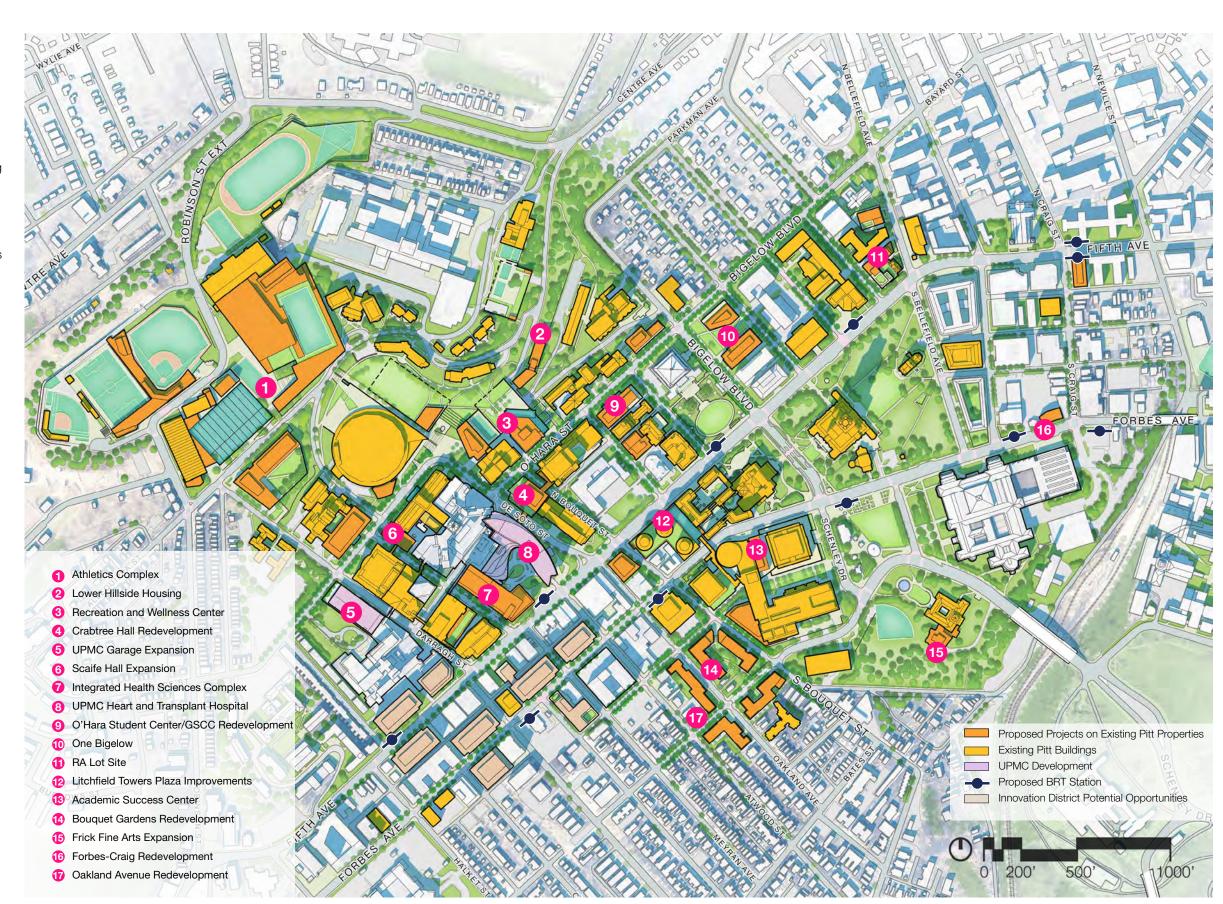
The 2019 University of Pittsburgh's Campus Master Plan is a physical manifestation of Pitt's strategic plan. It is intended to be a flexible framework for future development to support the University's mission. It also serves as a strategic road map for campus-wide renewal and growth while balancing visionary goals with what can be realistically achieved and implemented. The plan represents the culmination and refinement of planning concepts that have been vetted and assessed by a wide group of stakeholders including faculty, students and staff as well as neighbors and local leaders. As a result of the eighteen month process, the plan illustrates how the University's Pittsburgh campus can evolve over time in a way that supports academic excellence, the student experience, and connection to community. The planning concepts can be summarized into five overarching core ideas:

- A place of academic excellence and innovation
- An enriching student experience
- A distinctive, welcoming, and attractive campus
- A more connected, outward-looking, engaged University
- A place that seeks synergy and efficiency

The following Principles of Design will guide future campus development:

- 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
- Maintain porous edges with 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

The core ideas and the Principles of Design will shape the University's future Capital Plan, which will outline the specific projects the University will invest in over the next five years. The Capital Plan will be developed closely with University stakeholders and revisited periodically to subsequent planning horizons.





Innovation District

Creation of an Innovation District is an opportunity for the University to leverage assets, build value, improve conditions and integrate new development into the Oakland neighborhood. The University has been working with private developers on a plan for an Innovation District in the Forbes and Fifth District that would foster research, discovery, innovation, and entrepreneurial activity. An Innovation District in this area would develop multitenant buildings that promote University, UPMC, and corporate collaborations. Although the University currently owns some of the properties in this area, additional land assembly may be required to make development feasible.

Innovation District Guiding Principles:

- Reinforce Forbes Avenue as a primary retail and pedestrian-oriented street
- Improve existing and create new connections between Forbes and Fifth Avenues
- Mix research, lab, office, residential, hospitality, and retail uses to create a vibrant and active 24/7 environment

The characteristics that make an Innovation District successful align with the City and OBID's community development aspirations for the commercial district high standards in architectural design, vibrant streets, community amenities, mixed uses, economic value, jobs, accessibility, sustainability, improved housing stock. What is equally critical is that the City and community groups are consistent in holding adjacent property owners to these higher standards of excellence. The University's role in supporting an Innovation District include bringing the research domain, providing talent, developing magnetic

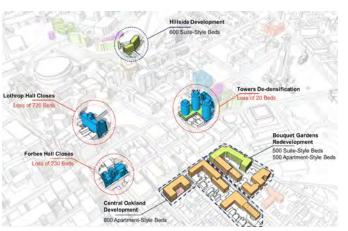


Image courtesy of Brailsford & Dunlavey

programs in life sciences, forging corporate partnerships, selective tenanting of space, facilitating development in the interests of all stakeholders, ensuring neighborhood concerns are heard, and where feasible, that they are heeded. The University looks to the City and the community as partners to challenge developers to reasonably do better, champion the concept by embracing the program's tax base, economic, and neighborhood development benefit, and to work collaboratively to assure execution of a successful development strategy.

Student Housing Plan

The University completed a Student Housing Plan in December of 2018. The Housing Plan documented the following key

- 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.



Pitt Sustainability Plan

Adopted in January 2018, the Pitt Sustainability Plan is a strategic framework that calls for dramatic improvements in sustainability across the University by 2030. These targets include:

- Reducing greenhouse gas (GHG) emissions by 50 percent below 2018 baseline;
- Producing or procuring at least 50 percent of Pitt's electricity from renewable sources;
- Achieving an energy use intensity of 50 percent below the national average;
- Achieving water use intensity 50 percent below the district average; and
- Reducing the levels of GHG emissions from university commuting and campus transportation by 50 percent below the regional 2013 baseline.



Image courtesy of Populous

Athletics Master Plan

In 2018, in the context of the Campus Master Plan, Pitt completed its Athletics Master Plan which creates a bold vision and sense of identity for the hilltop. A combination of expansions to existing facilities and construction of new facilities culminates in the creation of a vibrant athletics neighborhood that not only will benefit student athletes, but the Pitt community at large. The Campus Master Plan incorporates the recommendations made in the detailed Athletics Master Plan, and it integrates these projects into the broader Pitt campus.

1.4 Process



The IMP process has been collaborative, transparent, and iterative, involving significant community input and involvement. The University retained outside planning, traffic, and civil engineering consultants to assist with the development of IMP content and participate in the neighborhood outreach process. Multiple meetings were held with the Department of City Planning (DCP) staff to ensure that the IMP documentation was aligned with the recommendations of the IMP Best Practices Guide. DCP reviewed draft documents and provided comments. The community outreach process included multiple workshops and neighborhood meetings to explain the IMP process and solicit input on selected IMP topics.

The IMP is based on current information, projections, and priorities. Knowing that the IMP will guide development over the next ten years, the University recognizes that amendments may be required during that period. The amendment process will follow the standard review and adoption process defined by the City. Staff will review the amendment for conformance with Zoning Code requirements, adopted neighborhood plans, relevant policies, and briefings. Following staff review, public hearings will be held at both the Planning Commission and City Council meetings. During the amendment process, the University will implement the same community outreach and transparent process used during the development of the IMP.

1.4.1 Project Team and Committees

University of Pittsburgh



Business and Operations

Mary Beth McGrew Associate Vice Chancellor, Planning

Gregory A. Scott Senior Vice Chancellor for Business and Operations

Aurora Sharrard Director of Sustainability

Community and Governmental Relations

Lina Dostilio Associate Vice Chancellor for Community Engagement

Jamilah Ducar Director of Community Engagement

Kathy W. Humphrey Senior Vice Chancellor for Engagement and Secretary of the Board of Trustees

Charlene A. Kumar Office Coordinator for Governmental Relations

Paul Supowitz Vice Chancellor for Community and Governmental Relations

Facilities Management

Illona Beresford Senior Project Manager, Planning and Design
Scott Bernotas Associate Vice Chancellor, Facilities Management
Owen Cooks Assistant Vice Chancellor, Design and Construction
Kelly Deasy Administrative Assistant, Planning and Design

Simone D'Rosa Special Projects Manager

Daniel Fisher Assistant Vice Chancellor, Operations and Maintenance

Canard Grigsby, Jr. University Architect

Ronald Leibow Senior Manager, Planning and Design
Daniel Marcinko Assistant Vice Chancellor, Administration

Steven Svoboda Senior Engineering Manager, Mechanical Utilities and Energy

Business and Auxiliary Services

Julie Bannister Assistant Vice Chancellor for Auxiliary Services

Jim Earle

Associate Vice Chancellor for Business and Auxiliary Services

Kevin M. Sheehy

Assistant Vice Chancellor for Auxiliary Operations and Finance

Eli Shorak Vice Chancellor for Business and Real Estate

Matthew G. Walaan Assistant Vice Chancellor for Auxiliary Business Administration & Maintenance

Consultant Team







Ayers Saint Gross Architecture and Planning

VHB Transportation

Gateway Engineers Civil Engineering

The Institutional Master Plan (IMP) was developed with significant input from the community. Early and throughout the planning process, the University reached out Oakland's Registered Neighborhood Community Organization (RCO) and other community stakeholders including neighborhood groups, area residents, City Council representatives, and other institutions through

The planning process engaged Pitt's many community partners and included the following participating groups and organizations:

- Bellefield Area Citizens Association
- Community Human Services
- Oak Hill Community Resident's Council
- Oakcliffe Community Organization
- Oakland Business Improvement District (OBID)
- Oakland Planning & Development Corporation (OPDC)
- Oakland Transportation Management Association
- Peoples Oakland
- South Oakland Neighborhood Group
- West Oakland Neighborhood Council

The University implemented a highly transparent process, prioritizing the exchange and posting of information both internally and externally. An Institutional Master Plan tab was added to the Campus Master Plan page of the University's website and provided updated access to all IMP information including meeting announcements, agendas, complete meeting presentation documents, meeting minutes, and follow up information and resources requested by meeting participants. The website also provided an opportunity for public feedback and commentary. For those without internet access, the University provided IMP binders at Frasier Field House, the Corner, BACA, OPDC, and the Carnegie Library. The binders provided hard copies of all information available on the website and included comment notebooks for public feedback.

In February of 2019, the University began hosting community meetings to discuss details of the IMP and solicit community feedback. Pitt students, faculty and staff along with community stakeholders were invited to attend and participate in these meetings. Each public meeting was structured to focus on a specific aspect of the IMP content. Detailed minutes and attendee lists are included in Section 9.0 Appendices.

1.4.2 Public Engagement Summary



IMP Department of City Planning (DCP) Meetings:

December 20, 2018	City Workshop: Performance Target Meeting #1
February 22, 2019	City Workshop: Performance Target Meeting #2
August 7, 2019	City Workshop: Performance Target Meeting #3

IMP Public Meetings:

in rubiic meetings.	
January 2019	Micro Meetings with Key Community Stakeholders
February 11, 2019	Public Meeting #1: Introduction of IMP Process to Community
March 11, 2019	Public Meeting #2: Neighborhood Enhancement Workshop
March - April 2019	Neighborhood Meetings: Bellefield Area Citizens Association, South Oakland Neighborhood Group, Oakcliffe Neighborhood Group, West Oakland Neighborhood Council
April 11, 2019	Innovation District Public Meeting
April 16, 2019	Public Meeting #3: Transportation & Mobility
May 2, 2019	Public Meeting #4: Neighborhood Enhancement Strategies
May 22, 2019	Public Meeting #5: Urban Design Guidelines
June 10, 2019	Public Meeting #6: Final IMP Document Presentation
October 29, 2019	Public Meeting #7: Oakland Registered Community Organization (RCO) IMP Public Meeting
November 18, 2019	Public Meeting #8: Hill District/Oakland City Neighborhood, Planning Development Activities Meeting for the IMP

Public Meeting #1: February 11, 2019

Introduction of IMP Process to Community

University of Pittsburgh Institutional Master Plan

The purpose of the first public meeting was to introduce the new IMP Best Practice Guide requirements, explain the IMP planning process, and share how the University responds to challenges and opportunities. The first meeting also provided information about the University's Strategic Plan and its 2019 Campus Master Plan. The presentation included a summary of the documentation required in each chapter of the IMP. Minutes documenting the questions and comments offered by meeting attendees and University responses or action items to specific questions or comments were posted on the IMP web page. Public concern about the demolition of the Music Building resulted in a change to both the Campus Master Plan as well as the IMP Urban Design Guidelines. Both documents were revised to define a development site that retains the original historic building.

Public Meeting #2: March 11, 2019

Neighborhood Enhancement Workshop

Public Meeting #2 followed a workshop format, creating an opportunity for small groups to focus on specific topics related to neighborhood enhancement issues. Following a brief introduction and review of the 1st Public Meeting, workshop participants from the community and the University rotated through five stations: Neighborhood Quality, Housing, Retail and Services, Physical Enhancement, and Economic Opportunities. A facilitator at each station documented questions, feedback and suggestions for consideration in the Neighborhood Enhancement chapter of the IMP. Detailed documentation of the input gathered at each station is included in the Appendix.

Public Meeting #3: April 16, 2019

Transportation & Mobility

Following a brief review of outstanding questions from the Public Meeting #2, transportation consultants from VHB shared the preliminary results of the Transportation Impact Statement (TIS) and how it will inform the IMP goals and proposed mitigations. The presentation included an overview of existing parking as well as roadway, transit and bicycle networks, existing transportation mode split and Transportation Demand Management (TDM) programs. The presentation also included Pitt's IMP Mobility Goals as well as conclusions regarding the impact of new development. Questions were primarily related to the study boundaries and the desire for improved shuttle service within Oakland.



Public Meeting #4: May 2, 2019

Neighborhood Enhancement Strategies

Pitt reiterated its continued commitment to community engagement. Based on feedback from Public Meeting #2, three broad categories of Neighborhood Enhancement Strategies were identified, each with numerous supporting initiatives.

- 1. Alleviate Pitt's Impact on the Neighborhood
 - Improve connections with the community
 - Reduce litter
 - Support greater enforcement
 - Address parking and transportation concerns
- 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
- 3. Improve community access to Pitt program and facility
 - 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 to the community

Public Meeting #5: May 22, 2019

Urban Design Guidelines

In preparation for Public Meeting #5, the draft of IMP Section 5.3 Urban Design Guidelines was made available for public comment on the University website and in printed form at several public locations. Following a brief presentation explaining the contents of the Urban Design Guidelines. Meeting #5 attendees broke into small groups to discuss issues related to the Ten-Year Development Sites. Comments received at the meeting were organized into three categories:

- 1. General Urban Design Guidelines
 - Public access to open space and University facilities
 - Interpretation of contextual design
- 2. Ten-Year Development Sites
 - Height concerns on specific Ten-Year Development Sites
 - Open space location
 - Architectural significance of existing buildings (e.g. Information Sciences Building)
- 3. Issues covered in other IMP sections
 - Student parking and shuttle service opportunities
 - Pedestrian circulation between upper and lower campus
- ADA accessibility
- Community garden

Public Meeting #6: June 10, 2019

Final IMP Document Presentation

The purpose of the final public meeting was to present the content included in the Final IMP document. The presentation included a summary of the documentation included in each chapter of the IMP as well as changes made to the Urban Design Guidelines in response to comments and concerns voiced at Public Meeting #5 and online. Minutes documenting the questions and comments offered by meeting attendees and University responses or action items to specific questions or comments were posted on the IMP web page.

Public Meeting #7: October 29, 2019

Oakland Registered Community Organization (RCO) **IMP Public Meeting**

Hosted by OPDC at 294 Semple St.

As required by the City Zoning Process, the purpose of this meeting was to present the content included in the Final IMP document to a Registered Community Organization. The presentation included a summary of the documentation included in each chapter of the IMP as well as changes made to the Urban Design Guidelines in response to comments and concerns voiced at the previous Public Meetings and online. Further community input was gathered through the posting of the IMP document online.

Public Meeting #8: November 18, 2019

Development Activities Meeting

Hosted by Department of City Planning

As required by the City Zoning Process, the purpose of this meeting was to present the content included in the Final IMP document to a Registered Community Organization. The presentation included a summary of the documentation included in each chapter of the IMP as well as changes made to the Urban Design Guidelines in response to comments and concerns voiced at the previous Public Meetings and online. Further community input was gathered through the posting of the IMP document online. The public was informed that online comments would be taken until December 2nd, 2019.



2.0 EXISTING CONDITIONS

2.1 IMP Boundary Area

2.2 Existing Properties & Uses

2.1 IMP Boundary Area

ZONING CODE REFERENCE

905.03.D.3 Institutional Master Planning Area

An Institutional Master Plan shall illustrate and identify the current land use of all the area within the EMI District, contiguous properties, and properties within one thousand (1,000) feet of the EMI District which are under the control of the institution.



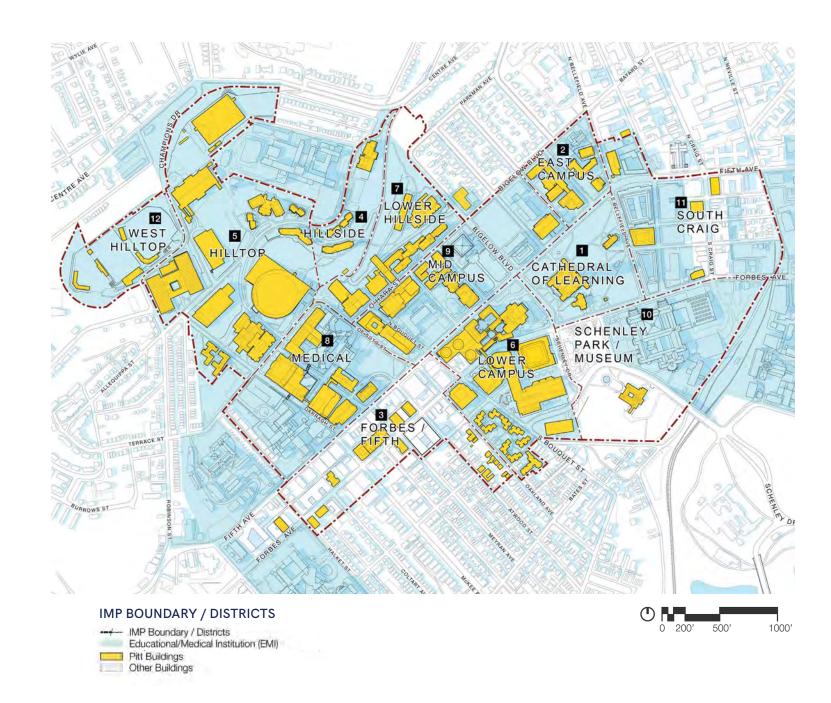
The 2019 IMP maintains an identical outer boundary to the previous 2010 IMP. In addition, the twelve IMP district names and boundaries identified in the 2010 IMP remain the same.

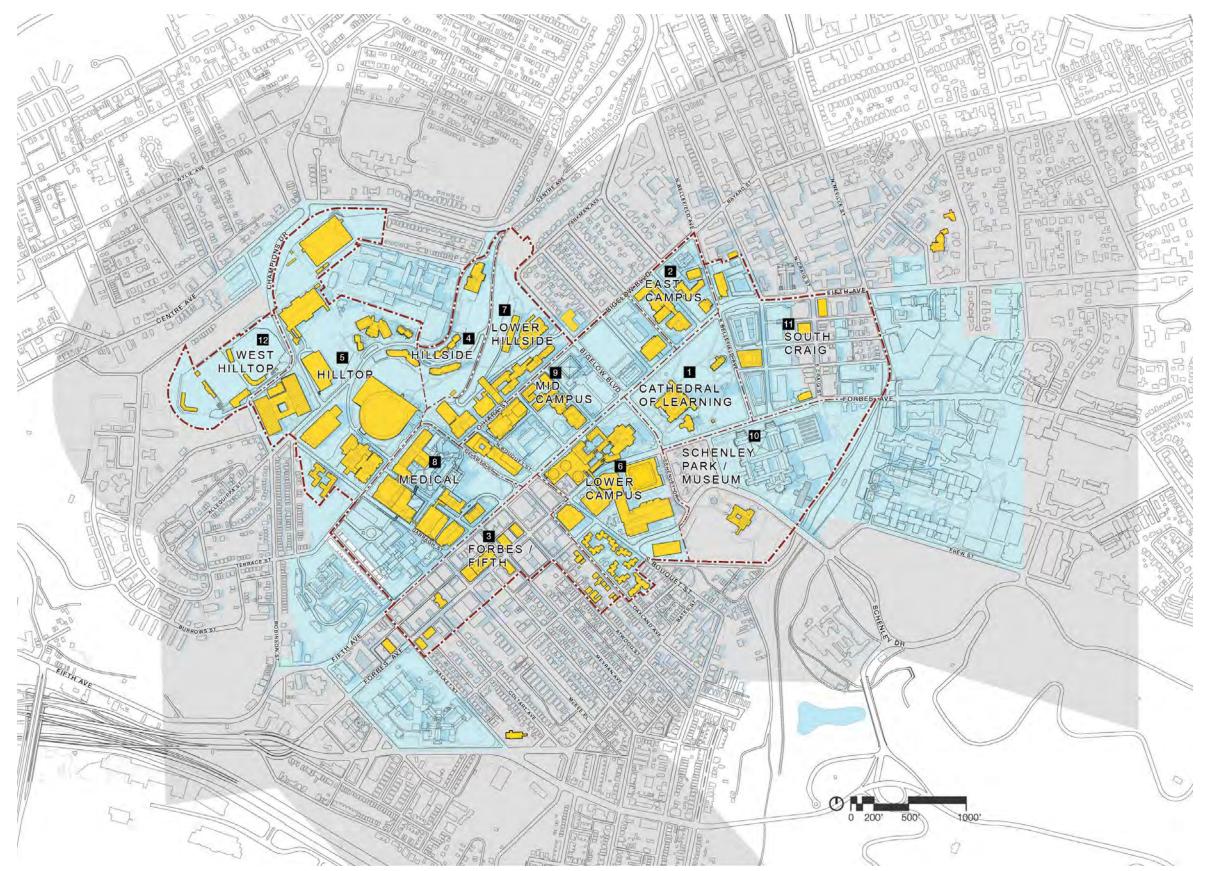
These districts are:

- 1. Cathedral of Learning District
- 2. East Campus District
- 3. Forbes / Fifth District
- 4. Hillside District
- 5. Hilltop District
- 6. Lower Campus District
- 7. Lower Hillside District
- 8. Medical District
- 9. Mid Campus District
- 10. Schenley Park / Museum District
- 11. South Craig District
- 12. West Hilltop District

The majority of Pitt-owned land is located within the existing Educational and Medical Institution (EMI) zoning designation.

The Forbes/Fifth District and portions of the South Craig, Lower Hillside, and Schenley Park / Museum Districts are not in the EMI zoning district but as in the 2010 IMP, are included in the current IMP.





EMI BOUNDARY

--/- IMP Boundary / Districts
Educational/Medical Institution (EMI)
PITT Owned and Controlled Buildings
Other Buildings
Area within 1,000 Feet of EMI Boundary

2.2 Existing Properties & Uses

ZONING CODE REFERENCE

905.03.D.4 (c) Existing Property and Uses

The IMP shall include a description of land, buildings, and other structures owned or occupied by the institution as of the date of submission of the IMP. The following information shall be required: (1) Illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, landscape features and other significant site improvements; (2) Land and building uses; (3) Gross floor area in square feet; (4) Building height in stories and feet; and (5) A description of off-street parking and loading areas and facilities, including a statement of the approximate number of parking spaces in each area or facility.

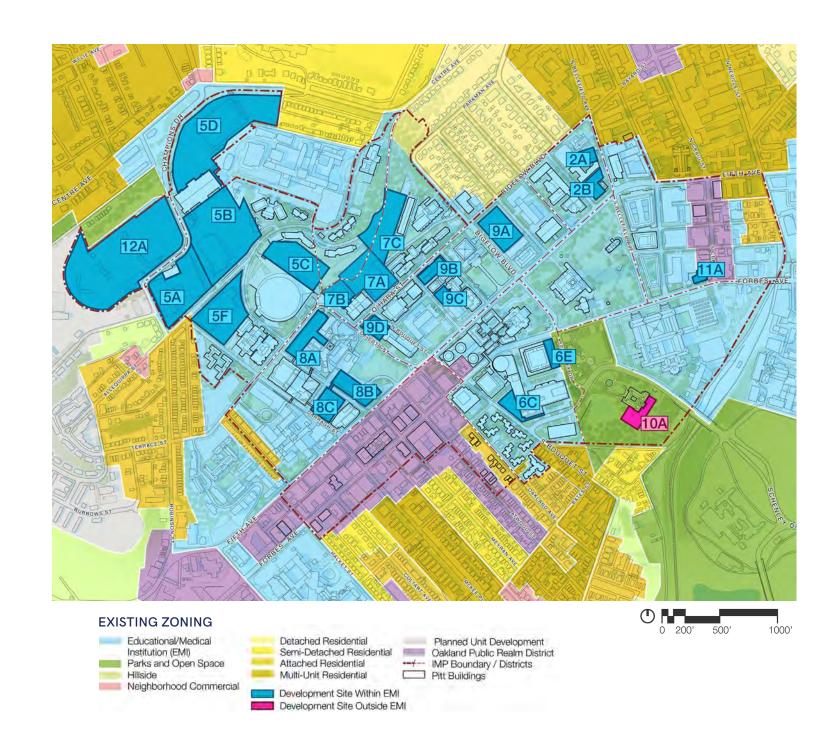


2.2.1 Existing Zoning

The EMI zoning designation is intended to accommodate educational and medical institutions within the urban context, enhance the development and expansion of these institutions, and protect the adjacent neighborhood context. The IMP does not propose changes to the existing EMI boundary, although changes may be initiated during the ten-year tenure of the plan.

Portions of the University are located within or directly adjacent to the Oakland Public Realm District, a designation created to maintain the mixed-use character of the denser portions of Central and North Oakland. As such, this district is non-contiguous, and each sub-district has separate development standards and permitted uses.

Pitt is also adjacent to a variety of residential zoning districts. These designations are based on their predominant housing type and include multi-unit (predominantly in North Oakland), attached residential and semi-detached residential (predominantly in Central Oakland), and detached residential (predominantly in Schenley Farms).

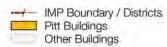


2.2.2 Existing Buildings Site Plan

The University is located just three miles east of downtown Pittsburgh in the historic Oakland neighborhood along the Forbes and Fifth Avenue corridor. The majority of the campus is within the city's street grid, but iconic open spaces, historic structures, neighboring institutions, and unique topography create a unique setting for an urban research university. While the 145-acre Oakland campus is considered the University's main campus, there are several other facilities and shared athletics venues throughout the city. Major campus and context features and buildings are identified below and on the map.

- 1 Cathedral of Learning
- Alumni Hall
- 3 Stephen Foster Memorial
- 4 Heinz Memorial Chapel
- 5 William Pitt Union
- 6 Schenley Quadrangle7 Litchfield Towers
- 8 Hillman Library
- Wesley Posvar Hall
- Bouquet Gardens
- 11 Frick Fine Arts
- 12 Bellefield Hall
- (13) Clapp Hall
- Music Building
- 15 Information Sciences Building
- University Club
- Benedum Hall
- 18 Graduate School of Public Health
- 19 Thaw Hall
- 20 Chevron Science Center
- 21 Falk School
- Petersen Events Center
- 8 Falk Clinic
- Scaife Hall
- Salk Hall
- Fitzgerald Field House
- Trees Hall
- 28 Petersen Sports Complex
- 29 Charles Cost Sports Center





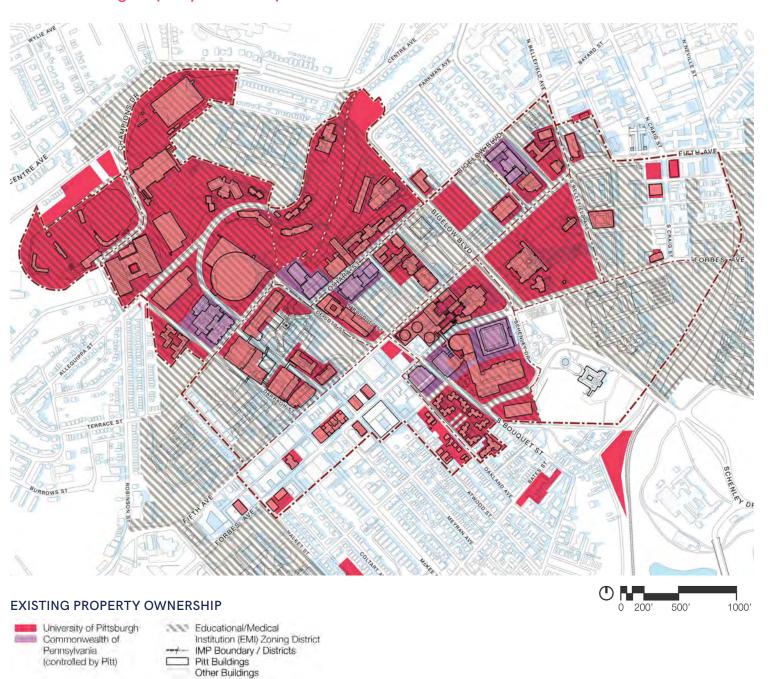
2.2.2A Existing Buildings Condition

Approximately 73% of Pitt's capital investment is in aging facilities. Many existing buildings have been identified for major renovations so that they can continue to serve Pitt's programmatic requirements. Renovation of existing facilities is a cost effective and sustainable approach to meeting Pitt's future needs.

- 1 Trees Hall
- 2 Charles Cost Sports Center
- Salk Hall
- 4 Victoria Hall
- 6 Chevron Science Center
- 6 Thackeray Hall
- 7 Crawford Hall
- 8 Alumni Hall
- Sennott Square
- 10 Litchfield Towers 11 William Pitt Union
- 12 Hillman Library
- 13 Wesley Posvar Hall
- (14) Cathedral of Learning
- 15 Bellefield Hall



2.2.2B Existing Property Ownership



2.2.2C Changes Since 2010 IMP

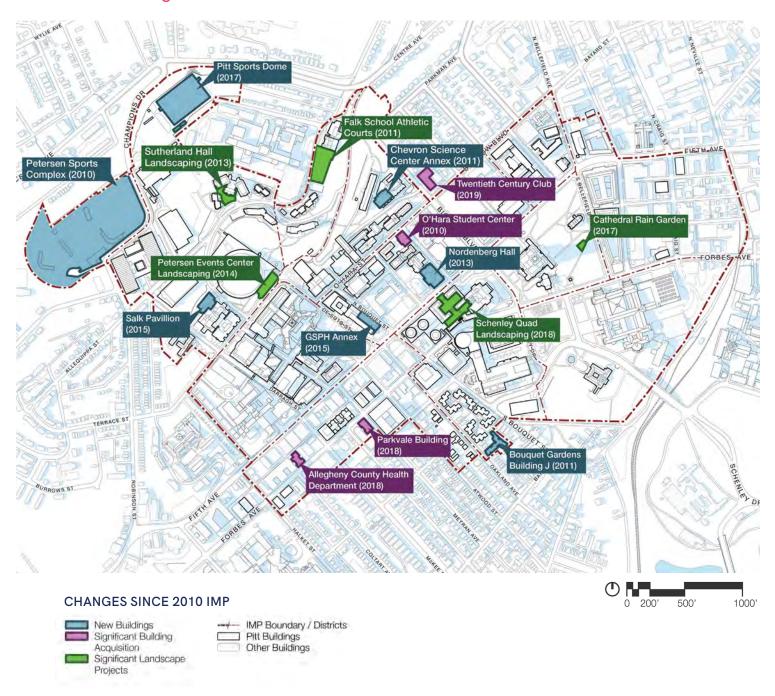
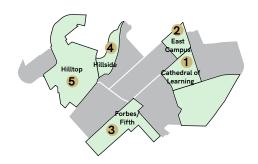


TABLE 1: EXISTING BUILDINGS



Height Acquired	GSF	Stories	Approx. Height	Year Built	Year Acquired
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5. HILLTOP					
Sutherland Hall	236,841	8-10	100'	1992	1992
Fitzgerald Field House	105,045	3	60'	1951	1951
Trees Hall	262,794	4	60'	1961	1961
Athletic Fields Building	1,312	1-3	41'	1969	1969
Fraternity Complex Hilltop	36,800	3	30'	1983	1983
Charles L. Cost Sports Center	82,977	1	60'	1990	1990
Petersen Events Center	642,552	4	120'	2002	2002
Panther Hall	161,317	10	100'	2006	2006
Carrillo Street Steam Plant	23,500	1	30	2005	2005
Darragh Street Apartments	107,789	4	50'	2007	2007
Pitt Sports Dome	105,608	1	80'	2016	2016
Salk Hall	209,283	12	150'	1941	1957
Salk Annex	128,767	3	45'	1967	1967
Salk Pavilion	70,913	5	85'	2015	2015

	GSF	Stories	Approx. Height	Year Built	Year Acquired
1. CATHEDRAL OF LEARNING					
Cathedral of Learning	631,816	42	535'	1937	1937
Heinz Chapel	19,110	1	200'	1939	1939
Stephen Foster Memorial	32,980	2	75'	1937	1937
Log Cabin	2,819	1	20'	1987	1987
2. EAST CAMPUS					
Clapp Hall	92,539	6	54'	1957	1957
Langley Hall	103,503	6	87'	1961	1961
Crawford Hall	87,672	4	64'	1968	1968
Ruskin Hall	165,417	8	100'	1930	1958
Music Building	27,874	3	45'	1884	1953
Information Sciences	113,976	8	90'	1965	1968
Life Sciences Annex	62,940	4	90'	2007	2005
3. FORBES/FIFTH					
Eureka Building	36,606	4	70'	1924	1993
3343 Forbes	33,808	3	35'	1986	2000
Parkvale Building	15,230	6	80'	1911	2007
Forbes Pavilion	48,480	6	63'	1963	1978
Oakwood Apartments	19,848	3	36'	1945	1971
Franklin Complex (9 buildings)	55,193	3	33'	1913 -1936	1971
Loeffler Building	29,544	4	50'	2007	2007
Oxford Building	105,581	8	116'	1992	1992
University Public Safety Building	29,339	4	55'	2007	2007
4. HILLSIDE					
Falk School & Addition	91,767	5	40'	1932 / 2009	1932
Fraternity Complex Hillside	36,800	3	30'	1983	1983
K. Leroy Irvis Hall	128,788	9	90'	2004	2004
11. Euroy II vio Fraii	120,700		1 30	2004	2004
5. HILLTOP					1
Sutherland Hall	236,841	8-10	100'	1992	1992
Fitzgerald Field House	105,045	3	60'	1951	1951
Trees Hall	262,794	4	60'	1961	1961
Athletic Fields Building	1,312	1-3	41'	1969	1969
Fraternity Complex Hilltop	36,800	3	30'	1983	1983
Charles L. Cost Sports Center	82,977	1	60'	1990	1990
Petersen Events Center	642,552	4	120'	2002	2002
Panther Hall	161,317	10	100'	2006	2006
Carrillo Street Steam Plant	23,500	1	30	2005	2005
Darragh Street Apartments	107,789	4	50'	2007	2007
		1	1	1	1

Land Use Broad Category	Zoning Use	Energy Use	LEED* System	LEED* Rating	KBTU* - 2018
Education/Office	Educational Classroom Space/Office	Other-Education/Office			51,306,24
Religious Assembly	Religious Assembly	Worship Facility			3,987,91
Entertainment/Public Assembly	Recreation & Entertainment, Indoor	Performing Arts			4,707,26
Utility	Utility	Other-Utility			
			'	'	
Education	Educational Classroom Space	Other-Education	LEED CI	Pending	21,693,50
Education	Educational Classroom Space	Other-Education			35,757,50
Education	Educational Classroom Space	Other-Education	LEED CI	Pending	29,338,3
Residential	Multi-Unit Residential	Multifamily Housing		- consuming	12,676,46
Education	Educational Classroom Space	Other-Education			2,922,86
Education	Educational Classroom Space	Other-Education			11,685,84
Education	Educational Classroom Space	Other-Education			33,149,2
	Tau-	Tau			
Office	Office	Office			3,081,7
Technology/Service	Laboratory/Research Services	Laboratory			4,385,8
Office	Office	Office			2,166,8
Residential	Dormitory	Dormitory			11,646,5
Residential	Multi-Unit Residential	Multifamily Housing			1,028,8
Residential	Multi-Unit Residential	Multifamily Housing			
Office	Office	Office			2,166,8
Office	Office	Office			
Services	Safety Service	Police Station			2,166,8
Education	Educational Classroom Space	Other-Education			6,457,2
Residential	Fraternity/Sorority	Dormitory			6,505,8
Residential	Dormitory	Dormitory			14,829,1
Residential	Dormitory	Dormitory			22,857,49
Entertainment/Public Assembly	Recreation & Entertainment, Indoor	Other-Recreation			18,231,9
Entertainment/Public Assembly	Recreation & Entertainment, Indoor	Other-Recreation			42,284,7
Entertainment/Public Assembly	Recreation & Entertainment, Outdoor	Other-Recreation			
Residential	Fraternity/Sorority	Dormitory			6,505,8
Entertainment/Public Assembly	Recreation & Entertainment, Indoor	Other-Recreation			11,740,2
Entertainment/Public Assembly	Recreation & Entertainment, Indoor	Stadium			81,167,9
Residential	Dormitory	Dormitory			17,360,7
Utility	Utility	Energy/Power Station			N , ccc, r
Residential	Multi-Unit Residential	Multifamily Housing			5,462,4
Entertainment/Public Assembly	Recreation & Entertainment, Indoor	Other-Recreation			7,927,2
Technology/Service	Laboratory/Research Services	Laboratory	LEED CI	Pending	71,711,2
Technology/Service	Laboratory/Research Services	Laboratory	LLLD OI	1 Griding	See Salk F
	Laborator / Pagagrah Canings	Laboratory	I EED NO		00 10F 7

Laboratory

Technology/Service

Laboratory/Research Services

*LEED (Leadership in Energy and Environmental Design) is a rating system developed by US Green Building Council (USGBC) to measure the sustainability and performance of a building.

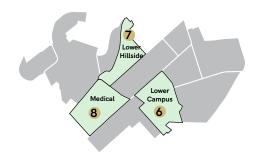
*KBTU (Kilowatt British Standard Unit) is the unit system used to measure the amount of heat required to raise the temperature of one pound of water by one degree Fahrenheit. It is mainly used in building energy use tracking and heating system sizing.

LEED NC

22,135,756

TABLE 1: EXISTING BUILDINGS

University of Pittsburgh Institutional Master Plan



	GSF	Stories	Height	Year Built	Acquired
6. LOWER CAMPUS					
David Lawrence Hall	80,115	3	50'	1968	1968
Barco Law	145,947	7	106'	1976	1976
Asmis Hall	06.605	4	1051	1000	1000

O. LOVELLI OAMI OO					
David Lawrence Hall	80,115	3	50'	1968	1968
Barco Law	145,947	7	106'	1976	1976
Mervis Hall	86,695	4	105'	1983	1983
Wesley W. Posvar Hall	732,921	8	120'	1978	1978
Hillman Library	255,219	7	91'	1968	1968
William Pitt Union	181,140	10	137'	1897	1956
Amos Hall	114,279	13	121'	1923	1956
Brackenridge Hall	65,793	13	121'	1923	1923
Bruce Hall	92,445	12	121'	1923	1956
Holland Hall	177,134	13	121'	1923	1956
McCormick Hall	48,550	10	121'	1923	1956
Bouquet Gardens A	19,708	4	40'	1999	1999
Bouquet Gardens B	19,708	4	40'	1999	1999
Bouquet Gardens C	19,708	4	40'	1999	1999
Bouquet Gardens D	19,708	4	40'	2000	2000
Bouquet Gardens E	19,708	4	40'	2000	2000
Bouquet Gardens F	14,781	4	40'	2000	2000
Bouquet Gardens G	19,708	4	40'	2000	2000
Bouquet Gardens H	19,708	4	40'	2000	2000
Bouquet Gardens J	64,800	4	50'	2011	2011
Litchfield Tower A - C	487,731	16-22	235'	1964	1964
Sennott Square	247,497	6	111'	2002	2002

7. LOWER HILLSIDE					
Learning Research & Devel Center (LRDC)	107,070	13	150'	1975	
Eberly Hall	67,917	4	50'	1921	1921
Old Engineering Hall	71,941	3	96'	1955	1955
Allen Hall	58,219	6	69'	1915	1938
Chevron Science Center & Annex	259,545	18	229'	1972 / 2011	1972 / 2011
Space Research Coordination Center (SRCC)	41,839	3	74'	1965	1965
Thaw Hall	55,033	6	77'	1909	1909
Van de Graaff Building	44,456	5	65'	1964	1964
Thomas Detre Hall & Addition (WPIC)	187,705	8	224'	1936 / 1982	1936 / 1982

*LEED (Leadership in Energy and Environmental	
Design) is a rating system developed by US	8. MEDICA
Green Building Council (USGBC) to measure the	Lothrop Hall
sustainability and performance of a building.	Falk Clinic
*KBTU (Kilowatt British Standard Unit) is the unit	Scaife Hall
system used to measure the amount of heat required	Victoria Build
to raise the temperature of one pound of water by	Thomas E. S

one degree Fahrenheit. It is mainly used in building energy use tracking and heating system sizing.

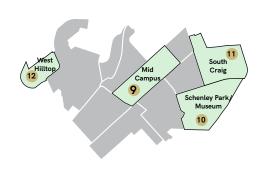
8. MEDICAL					
Lothrop Hall	486,196	14	160'	1953	1953
Falk Clinic	88,700	6	90'	1954	1986
Scaife Hall	651,025	11	133'	1957	1957
Victoria Building	129,007	5	160'	1977	1977
Thomas E. Starzl Tower (BST STH)	234,775	14	186'	1996	1996
Biomedical Science Tower	91,360	19	240'	1990	1990
Biomedical Science Tower 3	309,672	13	200'	2005	2005

Land Use Broad Category	Zoning Use	Energy Use	LEED* System	LEED* Rating	KBTU* - 2018
Education	Educational Classroom Space	Other-Education			6,548,442
Education	Educational Classroom Space	Other-Education			18,201,200
Education	Educational Classroom Space	Other-Education			11,463,634
Education	Educational Classroom Space	Other-Education			62,988,445
Education	Library	Library	LEED CI	Pending	34,165,683
Entertainment/Public Assembly, Office	Public Assembly, Office	Social/Meeting Hall, Office			15,882,815
Residential	Dormitory	Dormitory			See Schenley Quad
Residential	Dormitory	Dormitory			See Schenley Quad
Residential	Dormitory	Dormitory			See Schenley Quad
Residential	Dormitory	Dormitory			See Schenley Quad
Residential	Dormitory	Dormitory			See Schenley Quad
Residential	Multi-Unit Residential	Multifamily Housing			See BG A-H, J
Residential	Multi-Unit Residential	Multifamily Housing			See BG A-H, J
Residential	Multi-Unit Residential	Multifamily Housing			See BG A-H, J
Residential	Multi-Unit Residential	Multifamily Housing			See BG A-H, J
Residential	Multi-Unit Residential	Multifamily Housing			See BG A-H, J
Residential	Multi-Unit Residential	Multifamily Housing			See BG A-H, J
Residential	Multi-Unit Residential	Multifamily Housing			See BG A-H, J
Residential	Multi-Unit Residential	Multifamily Housing			See BG A-H, J
Residential	Multi-Unit Residential	Multifamily Housing			See BG A-H, J
Residential	Dormitory	Dormitory			74,465,290
Education	Educational Classroom Space	Other-Education			19,780,162

Education	Educational Classroom Space	Other-Education			15,629,069
Education	Educational Classroom Space	Other-Education			21,757,163
Education	Educational Classroom Space	Other-Education			15,494,799
Education	Educational Classroom Space	Other-Education			7,861,271
Technology/Service	Laboratory/Research Services	Laboratory	LEED NC (Annex)	Gold	94,100,783
Education	Educational Classroom Space	Other-Education			12,413,179
Education	Educational Classroom Space	Other-Education			10,997,268
Technology/Service	Laboratory/Research Services	Laboratory	LEED NC	Silver	21,813,267
Technology/Service	Laboratory/Research Services	Laboratory			84,254,614

Residential	Dormitory	Dormitory			21,620,140
Healthcare	Medical Office/Clinic	Clinic			18,346,700
Education	Educational Classroom Space	Other-Education	LEED NC	Pending	143,597,057
Education	Educational Classroom Space	Other-Education			17,568,583
Technology/Service	Laboratory/Research Services	Laboratory	LEED CI (12th Floor)	Gold	see BST South
Technology/Service	Laboratory/Research Services	Laboratory			297,257,693
Technology/Service	Laboratory/Research Services	Laboratory			224,408,378

TABLE 1: EXISTING BUILDINGS



Alumni Hall	209,197	8	128'	1913	1993
University Club	96,591	8	100'	1923	2005
Thackeray Hall	102,222	7	100'	1923	1968
Gardner Steel Conference Cntr. (GSCC)	26,699	3	35'	1912	1912
Benedum Hall & Addition	559,008	15	176'	1971 / 2009	1971
Graduate School of Public Health (GSPH) & Annex	224,079	9	100'	1957 / 2013	1957
Engineering Auditorium (Benedum Hall)	15,093	3	64'	1971	1971
O'Hara Student Center	37,339	4	50'	1913	2010
Nordenberg Hall	210,363	10	130'	2013	2013
Crabtree Hall (GSPH)	70,897	6	80'	1969	1969

Approx. Height

60'

35'

Year Built

1965 1965

2010

2010

10. SCHENLEY PARK / MUSEUM	
Frick Fine Arts Building	74,457

12. WEST HILLTOP

Petersen Sports Complex Add./Renov.

11. SOUTH CRAIG						
Bellefield Towers	97,624	8	105'	1889 (tower),	1999	
Belieficia Towers	37,024	U	100	1987	1000	
Forbes Craig Apartments	55,188	6	60'	1952	1964	
Bellefield Hall	113,098	4	64'	1925	1985	
Mayflower Apartments	14,827	3	35'	1950	1963	
Craig Hall	65,524	5	59'	1988	1989	

20,840

system used to measure the amount of heat required
to raise the temperature of one pound of water by
one degree Fahrenheit. It is mainly used in building
energy use tracking and heating system sizing.

*LEED (Leadership in Energy and Environmental Design) is a rating system developed by US Green Building Council (USGBC) to measure the sustainability and performance of a building. *KBTU (Kilowatt British Standard Unit) is the unit

Land Use Broad Category	Zoning Use	Energy Use	LEED* System	LEED* Rating	KBTU* - 201	
Entertainment/Public Assembly, Office	Public Assembly, Office	Social/Meeting Hall, Office			19,474,46	
Entertainment/Public Assembly, Residential	Public Assembly, Multi-Unit Residential	Social/Meeting Hall, Other-Residential				
Education	Educational Classroom Space	Other-Education			8,235,22	
Education	Educational Classroom Space	Other-Education			4,540,13	
Education	Educational Classroom Space	Other-Education	LEED CS/NC	Gold/Silver	107,988,10	
			LEED NC			
Education	Educational Classroom Space	Other-Education	(Addition/	Certified/Silver	54,650,73	
Education	Educational Classroom Space	Other-Education	Renovations)		See BE	
Entertainment/Public Assembly	Public Assembly	Social/Meeting Hall			2,882,92	
Residential	Dormitory	Dormitory	LEED NC	Silver	13,574,5	
nesidei iliai	Domitory	Domitory	LLLDING	Silvei	See GSPH	
Education	Educational Classroom Space	Other-Education			Ann	
Education	Educational Classroom Space	Other-Education			6,761,72	
Office	Office	Office			9,949,83	
Residential	Multi-Unit Residential	Multifamily Housing			2,043,95	
Education, Entertainment/Public Assembly	Educational Classroom Space, Recreation and Entertainment,Indoor	Other-Education, Performing Arts			8,212,69	
Residential	Multi-Unit Residential	Multifamily Housing			1,269,69	
	Office	Office			4,753,66	
Office					1,7.00,0	
Office					1,1 00,0	

2.2.2D Historic Districts and Properties

The University takes pride in its stock of historic buildings. A number of Pitt buildings are contributing structures to the four adjacent historic districts.

Historic Districts

The most notable of these historic districts is the Schenley Farms Historic District, listed on the National Register of Historic Places. National Register Historic Districts hold the greatest weight due to federal recognition of the Districts' historic and architectural significance.

The Schenley Farms National Historic District is subdivided into two City-recognized historic districts, the Schenley Farms Historic District (which covers the Schenley Farms neighborhood itself) and the Oakland Civic Center Historic District (which covers large portions of the eastern and central portions of the Pitt Campus). In addition, the Oakland Square Historic District is located within 1000 feet of the IMP boundary.

National Register of Historic Places

Listing on the National Register provides federal recognition of historic significance and eligibility for tax credits and other programs to preserve historic character. The following individual buildings within 1,000 feet of the IMP boundary are listed on the National Register of Historic Places. The Cathedral of Learning is the only University-owned National Register property.

- 1 Cathedral of Learning (located on Pitt Campus)
- 2 Henry Clay Frick Training School for Teachers (currently Pittsburgh Science and Technology Academy)
- 3 Soldiers and Sailors Memorial Hall and Museum
- Phipps Conservatory
- 5 Schenley High School (currently Schenley Apartments)
- U.S. Bureau of Mines (currently Hamburg Hall, Carnegie Mellon University)

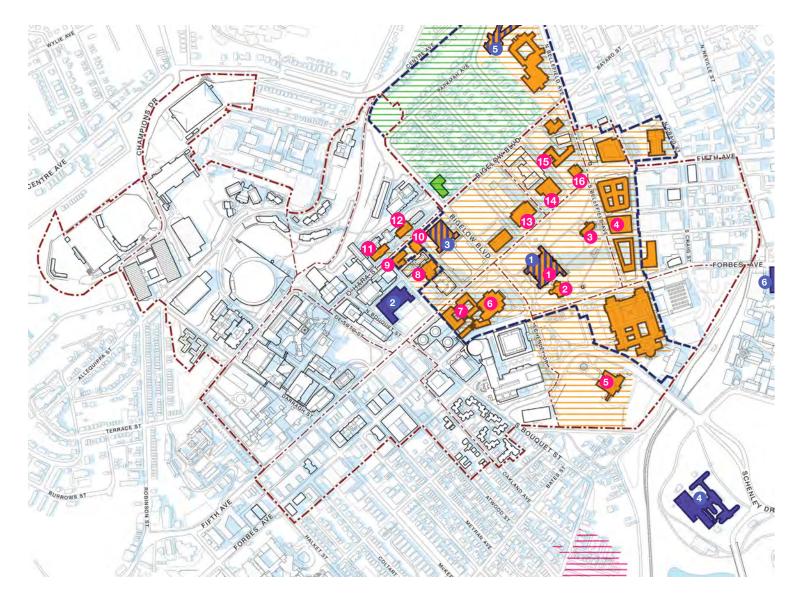
Oakland Civic Center Historic District Contributing Properties

The following Pitt buildings are contributing properties to the City-recognized Oakland Civic Center Historic District:

- 1 Cathedral of Learning
- Stephen Foster Memorial
- 6 Heinz Chapel
- 4 Bellefield Hall
- 5 Frick Fine Arts Building
- 6 William Pitt Union
- 7 Schenley Quadrangle
- 8 University Club
- Gardner Steel Conference Center
- O'Hara Student Center
- 1 Allen Hall
- 12 Thaw Hall
- 4 Alumni Hall
- 14 Clapp Hall
- 15 Ruskin Hall
- 16 Music Building

Other Historic Buildings and Sites

The Pittsburgh History and Landmarks Foundation, a non-profit organization, maintains a city-wide list of historic buildings and structures, several of which are on the Pitt campus. In addition, several markers have been placed around the campus by the Pennsylvania Historical and Museum Commission. These markers typically commemorate events or persons of historical significance, rather than individual buildings or structures. For example, a marker commemorating Jonas Salk's discovery of the Polio vaccine is placed outside of Salk Hall.



HISTORIC DISTRICTS AND PROPERTIES





2.2.2E Previous IMP Development Sites

2003 Master Plan

The following development sites identified in the 2003 Master Plan have been implemented:

- E.2 Langley Hall Expansion Site has been developed as Life Sciences Annex, completed in 2007
- E.6 Hillside Site (University Drive A) has been developed as K. Leroy Irvis Hall, a 9-story 420-bed student residence hall, completed in 2004
- E.7 Y Lot Site has been developed as the Darragh Street Apartments, completed in 2007
- E.8 "R" Lot Site and Salk Hall Roofs has been developed as the Salk Pavilion, completed in 2015

The following development sites identified in the 2003 Master Plan are included in the 2019 IMP Ten-Year Development Envelope:

- E.1 "RA" Lot Site
- E.3 Playing Fields Site
- E.4 "OC" Lot Site
- E.5 Trees Hall Site
- E.6 Hillside Site (adjacent to Falk School)

The following development sites identified in the 2003 Master Plan are identified as Twenty-Five Year Development Sites in the 2019 IMP:

- E.9 Sutherland Drive Site
- E10 "U" Lot Site
- E.11 Playing Fields & "OC" Lot Site

2008 Institutional Master Plan

The following development sites identified in the 2008 Institutional Master Plan have been implemented:

E.2 "PS" Lot Site has been developed as Nordenberg Hall, an 11-story, 559-bed student residence hall, completed in 2013 E.3 Robinson Court has been developed as the Petersen Sports Complex, completed in 2010

The following development sites identified in the 2008 Institutional Master Plan are included in the 2019 IMP Ten-Year Development Envelope:

- E.1 "RA" Lot Site
- E.3 Robinson Court
- E.6 Hillside (adjacent to Falk School)
- E.7 Frick Fine Arts Addition

The following development sites identified in the 2008 Institutional Master Plan are identified as Twenty-Five Year Development Sites in the 2019 IMP:

- E.4 G Lot Site
- E.5 Chevron Site

2010 Institutional Master Plan

The following 2010 Institutional Master Plan development sites are included in the 2019 IMP Ten-Year Development Envelope:

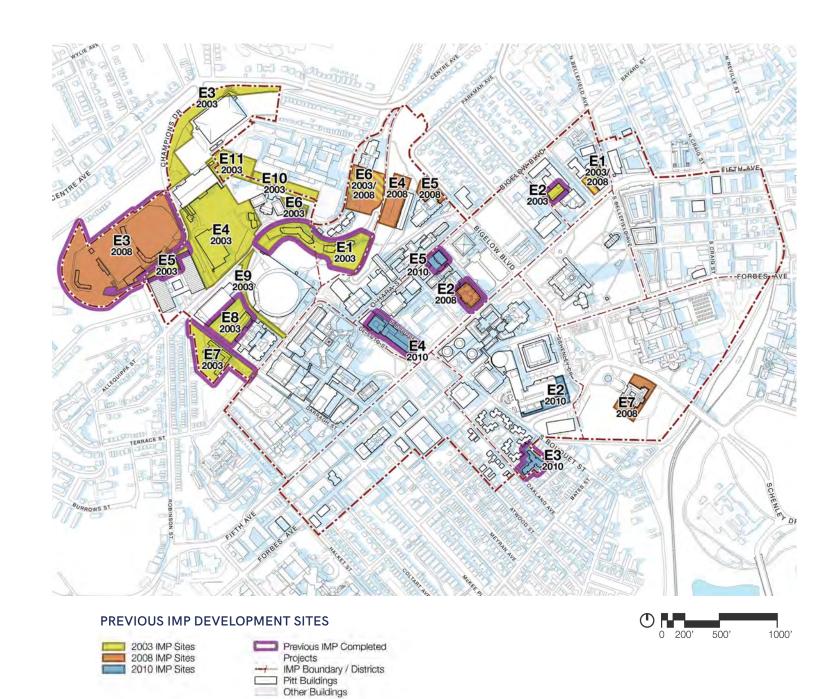
- E.2 Wesley Posvar Hall Addition now identified as Site 6C Wesley W. Posvar Hall Expansion
- E.4 Graduate School of Public Health Complex now identified as Site 9D Crabtree Hall Redevelopment

The following 2010 Master Plan development sites have been implemented:

- E.3 South of Bouquet Gardens Site has been developed as Bouquet Gardens J, a student residence hall completed in 2011
- E.4 Graduate School of Public Health Complex addition, completed in 2013

The following 2010 Master Plan development site is now identified as a Twenty-Five Year Development Site:

E.2 Wesley Posvar Hall Addition



2.2.3 Existing Building Use

The Pitt campus is generally organized into clusters of buildings that share similar uses.

Academic clusters include:

- Health Sciences individual schools and research facilities) located adjacent to UPMC
- Natural Sciences Physics, Engineering, Mathematics, and Chemistry located along O'Hara Street
- Biological Sciences located along Bigelow Boulevard
- Social Sciences and Humanities located between the Cathedral of Learning and Posvar Hall

Residential clusters include:

- North Campus semi-suites, suites, and fraternity and sorority housing
- Central Campus traditional residences, suites, and fraternity and sorority housing
- South Campus Bouquet Gardens Apartments and Pittowned apartment buildings in Central Oakland

Athletics and recreation clusters include:

- Hilltop mix of venues, teaching facilities, and athletics and intramural fields
- Central Recreation Center Baierl Student Recreation Center within Petersen Events Center
- Decentralized indoor fitness facilities within many student housing facilities

Student dining clusters include:

- North Campus and Central Campus dining in the residential clusters
- Dining facilities outside of clusters, including several housing facilities (such as Lothrop Hall and Ruskin Hall)

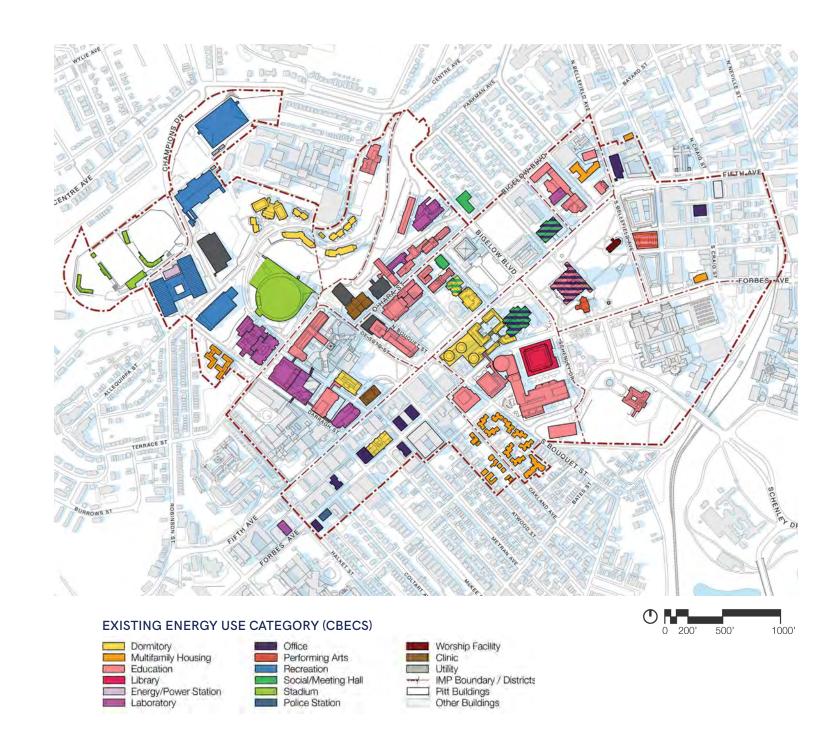
Campus core includes:

- The Cathedral of Learning is home to both academic and administrative services
- Buildings within and facing the Cathedral of Learning block and Schenley Plaza are typically dedicated to student services (William Pitt Union, Hillman Library, Alumni Hall) and the arts (Bellefield Hall, Music Building, Frick Fine Arts)

The IMP Best Practices Guide lists Zoning Use categories clustered into the following broad categories:

- Residential
- Education
- Entertainment/Public Assembly
- Food Sales and Service
- Healthcare
- Office
- Parking
- Services Religious
- Retail
- Technology/Service
- Banking
- Utility

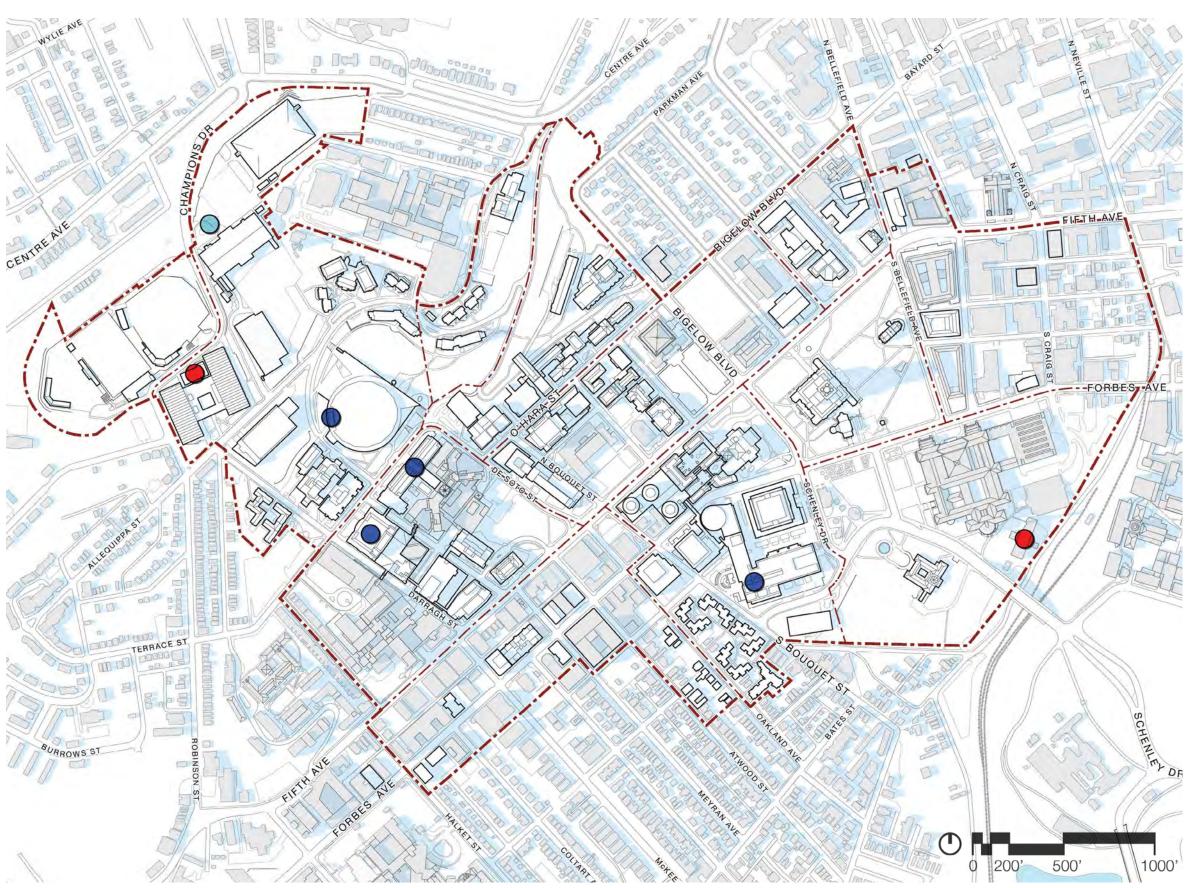
Sub-categories shown in the IMP Best Practices Guide align with zoning and standard energy use categories from the Commercial Buildings Energy Consumption Survey (CBECS).



2.2.4 Existing Energy Use

Since 1996, an estimated cost avoidance of over \$50 million has been achieved via energy conservation projects. In 2000, the University completed a comprehensive utility master plan that identified improvements in campus utility infrastructure, building system upgrades, and energy conservation projects. Approximately \$6.0 million in projects with a projected simple payback of less than 5 years were initially funded. To date, the cumulative savings from this \$6.0 million investment is estimated at over \$12.5 million.

- In 2000, the University completed a comprehensive utility master plan that identified improvements in campus utility infrastructure, building system upgrades, and energy conservation projects. Approximately \$6.0 million in projects with a projected simple payback of less than 5 years were initially funded. To date, the cumulative savings from this \$6.0 million investment is estimated at over \$12.5 million.
- Electric, steam and chilled water metering is automated through a building automation system. Meter data is used to identify buildings with high energy usage. These buildings are then analyzed for potential energy savings.
- Installation of the upper campus chilled water plant resulted in the elimination of stand-alone chillers in GSPH, Benedum, and Salk Halls. The chilled water distribution system was extended to include Frick Fine Arts, Clapp, Langley, Crawford, SIS, and Music buildings, allowing the removal of old, inefficient chillers in these buildings.
- The University has upgraded lighting in many existing buildings to energy efficient fixtures and is in the process of implementing additional lighting upgrades.
- Occupancy sensors have been installed in most common areas, i.e. hallways, lobbies, some bathrooms, mechanical and electrical spaces.



POWER PLANTS LOCATION

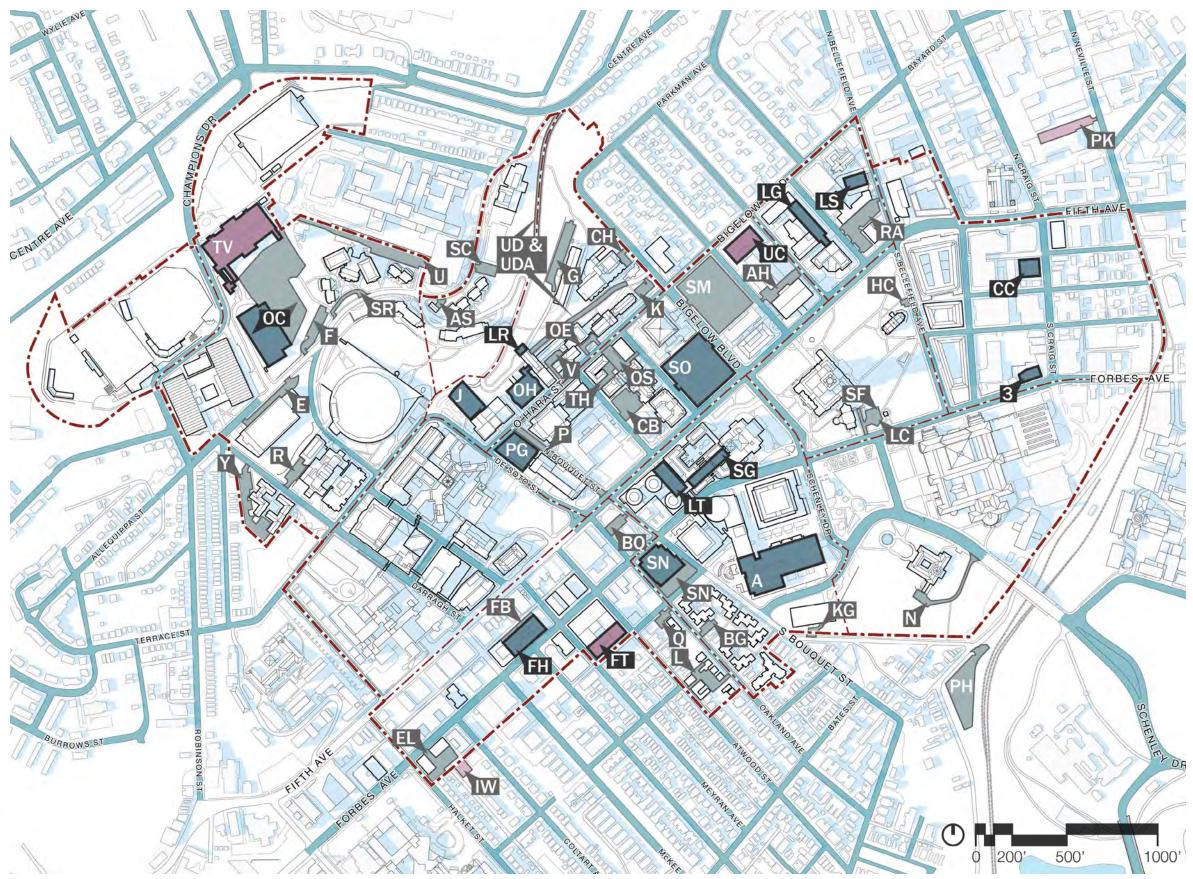
- Existing Chiller Plant
- O Proposed Chiller Plant
- Existing Chiller Plant

2.2.5 Existing Parking Facilities

Pitt provides parking on or near campus through a combination of university-owned facilities and lease arrangements. The University's current core parking inventory includes approximately 4,400 spaces. In addition, Pitt leases a number of parking spaces in UPMC-owned facilities and also leases spaces to UPMC in Pitt-owned facilities. Together, the parking inventory between the two institutions totals nearly 10,000 spaces in Central Oakland. Pitt has a relatively tight parking supply in Central Oakland. Demand for parking permits far exceeds supply, with the most desirable locations featuring wait-lists of ten years.

PARKING SUMMARY

Total Parking Spaces	4,230
Structure/Garage Spaces	2,669
Surface/Lot Spaces	1,561

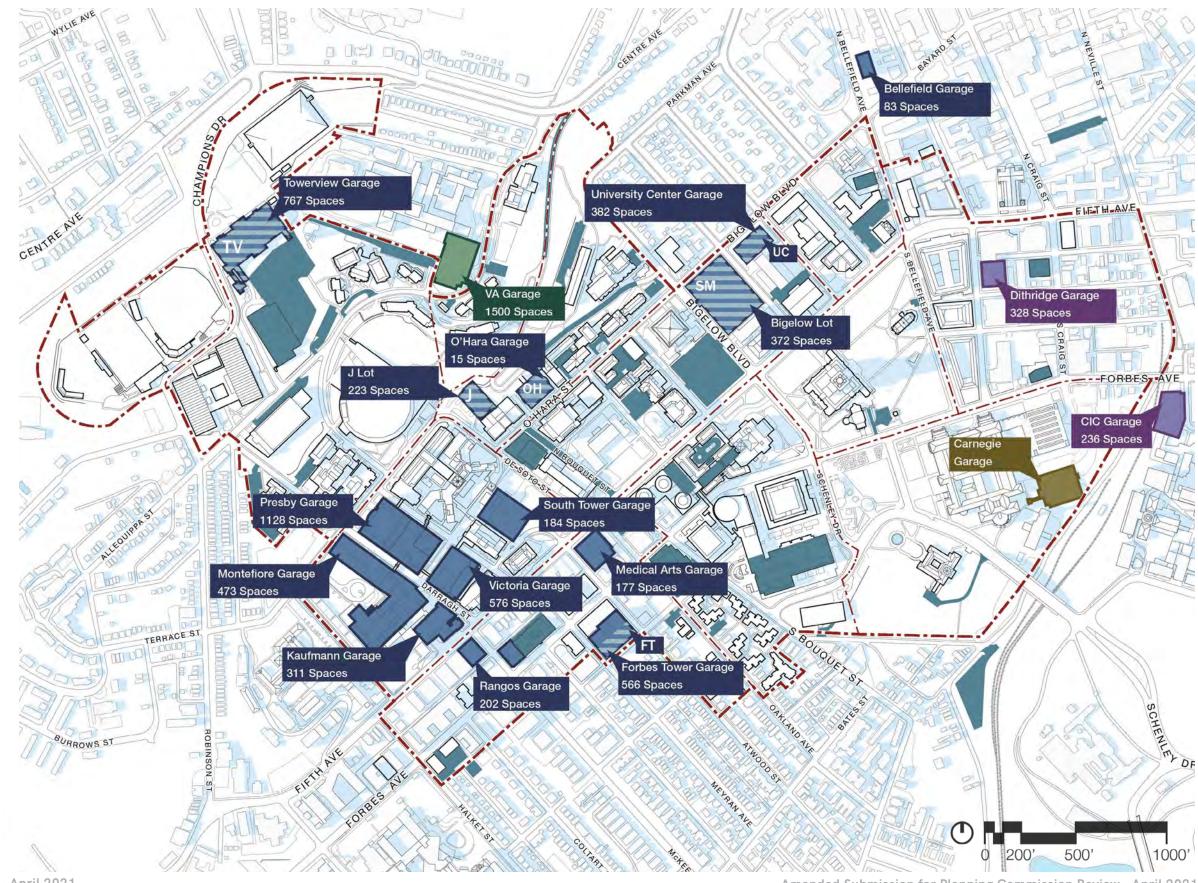


EXISTING PARKING FACILITIES OWNERSHIP

Structure Owned by Pitt
Structure Leased by Pitt
Lot Owned by Pitt
Lot Leased by Pitt
On-Street Parking

■ IMP Boundary / Districts
■ Pitt Buildings
■ Other Buildings

2.0 | EXISTING CONDITIONS



Pitt Lots/Garages

Pitt Buildings

Other Buildings

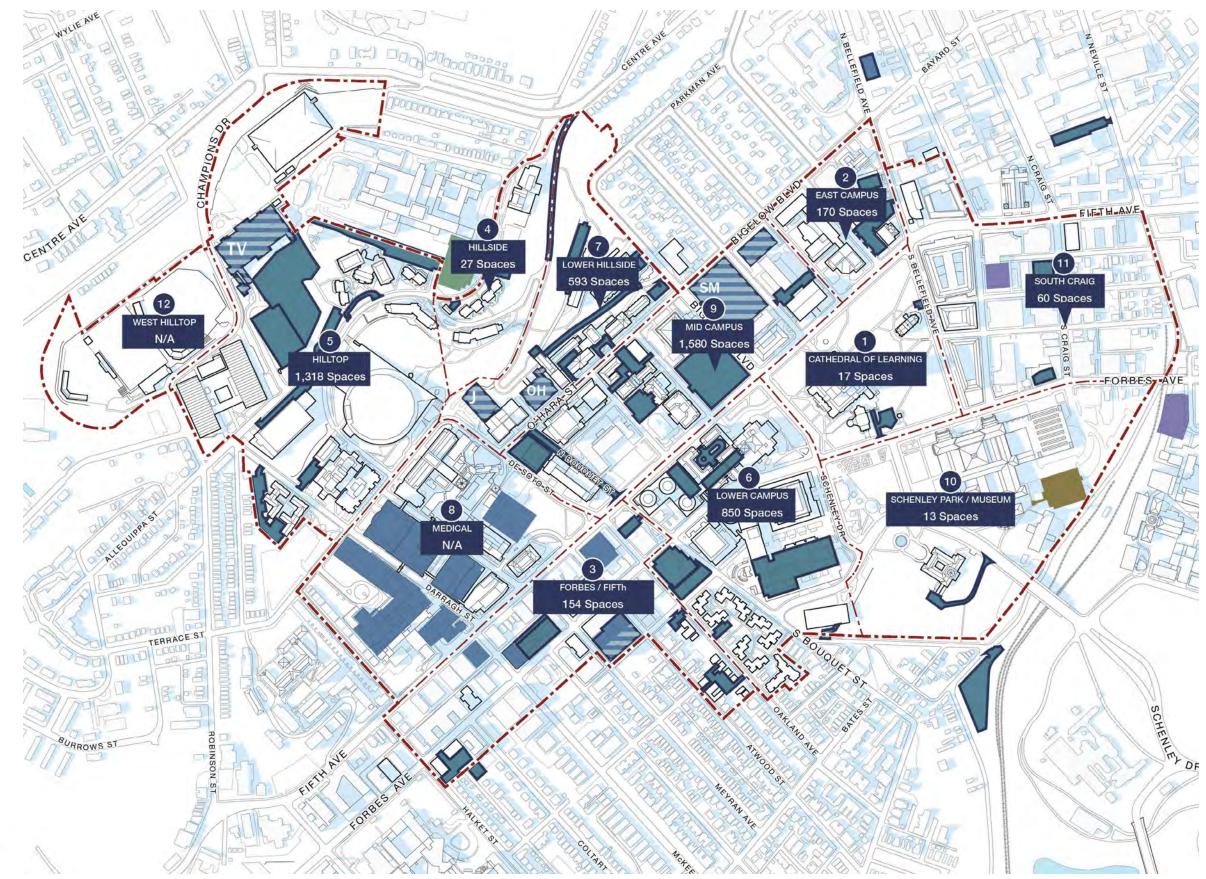
EXISTING NON-PITT PARKING FACILITIES

VA Parking Garage
CMU Lots/Garages

Carnegie Museum

Lots/Garages

UPMC Parking Lots/Garages Pitt/UPMC Mixed Usage



Pitt Lots/Garages

Other Buildings

UPMC Parking Lots/Garages Pitt/UPMC Mixed Usage

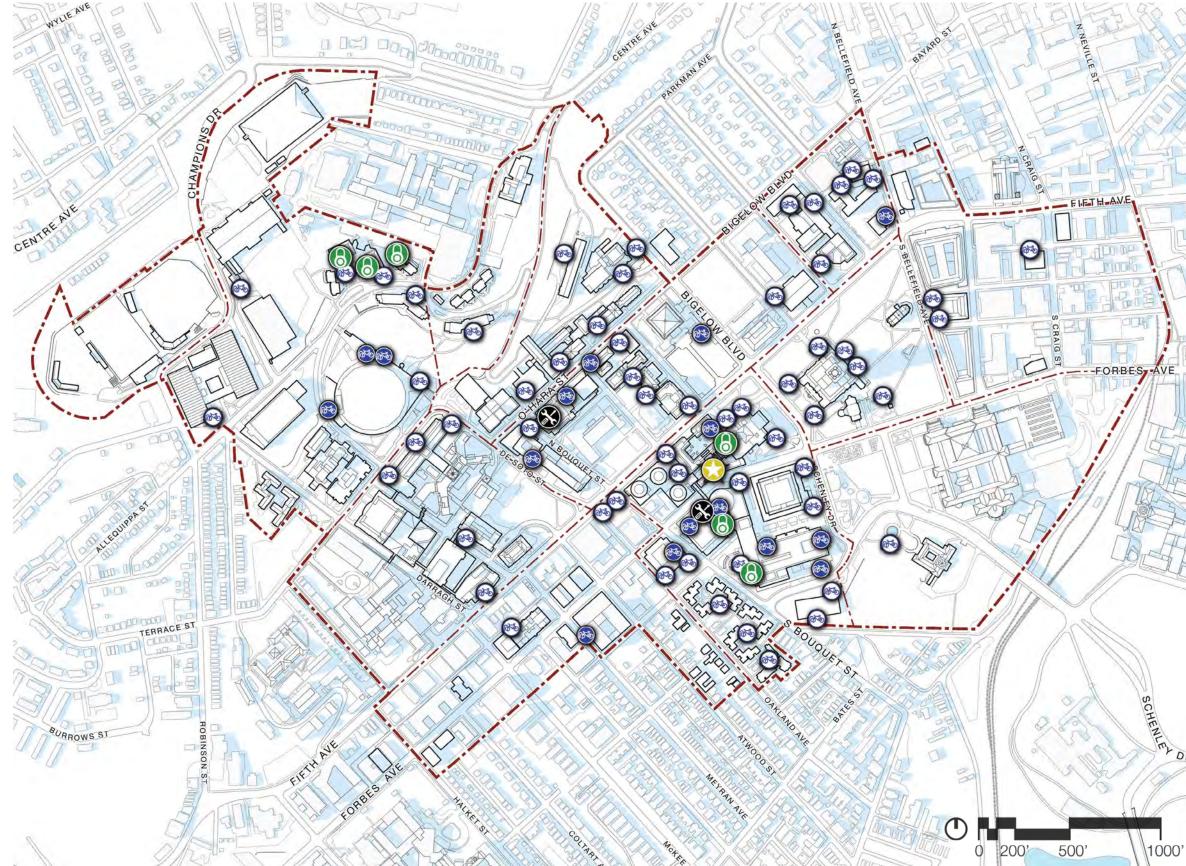
EXISTING PITT PARKING FACILITIES

VA Parking Garage

CMU Lots/Garages
Carnegie Museum

Lots/Garages

2.0 | EXISTING CONDITIONS



Parking Services Office
IMP Boundary / Districts
Pitt Buildings
Other Buildings

EXISTING BICYCLE PARKING

Covered Bicycle Rack Uncovered Bicycle

Rack

TABLE 2: EXISTING PARKING FACILITIES

University of Pittsburgh Institutional Master Plan

		Type of Facility	Spaces	Leased or Owned	Faculty/ Staff Parking	Resident Student Parking	Commuter Student Daytime Parking	Student Evening Parking	Visitor Parking	Metered Parking
1. CATH	IEDRAL OF LEARNING									
HC	Heinz Chapel	Lot	2	Owned						
LC	Log Cabin	Lot	4	Owned			×		Х	Х
SF	Log Cabin	Lot	11	Owned	Х					
2. EAST	CAMPUS	ı								
LG	Langley Hall	Garage	10	Owned	Х					
LS	Information Science Building	Garage	74	Owned	X					
RA	Ruskin Hall	Lot	56	Owned	X			Х		
SP	Schenley Place	Garage	30	Leased	X					
	,					ļ				
3. FORE	BES/FIFTH									
BQ	Bouquet Street Lot	Lot	20	Owned			Х		Х	Х
EL	Eureka Building	Lot	9	Owned	Х					
FB	Forbes Pavilion (Back)	Lot	18	Owned	Х	Х				
FH	Forbes Pavilion	Garage	12	Owned	Х					
FT	Forbes Tower	Garage	3	Owned	×					
L	Oakland Avenue	Lot	32	Owned	×	X				
BF	Bridge on Forbes	Garage	60	Leased	Х	Х				
4. HILLS	SIDE	l								
AS	Allequippa Street	Lot	4	Owned	х					
SC	Falk School	Lot	23	Owned	Х			Х		
5. HILLT	ГОР	ı								
Е	Field House	Lot	33	Owned	Х			Х		
F	Fraternity	Lot	45	Owned	Х			Х		
OC	Allequippa Street	Garage/Lot	670	Owned	х	х	х	х	х	
R	Salk Hall	Lot	14	Owned	X					
SR	Sutherland Hall	Lot	7	Owned			X		X	X
TV	Towerview	Garage	350	Leased	X		X		Α	
U	Veterans Lot	Lot	103	Owned	X	Х		X		
Y	Darragh Street	Lot	58	Owned		X			Х	X
CR	Campus Recreation	Lot	20	Owned	Х					· · ·
SD	Sutherland Drive	Lot	18	Owned	Х					
6. LOWI	ER CAMPUS									,
А	Wesley W. Posvar Hall	Garage	479	Owned	Х			Х		
BG	Bouquet/Sennott	Lot	6	Owned						
KG	Katz Graduate School (Mervis)	Lot	3	Owned	Х					
LT	Litchfield Towers Garage	Garage	60	Owned		Х				
SG	Schenley Garage	Garage	70	Owned	х					
SN	Sennott Square	Lot	20	Owned			Х		Х	Х
SN	Sennott Square	Garage	75	Owned	Х		X		X	
Q	Oakland Sennott Street	Lot	10	Owned	Х	Х				
HP	Hyacinth	Lot	16	Owned		Х				
MP	McKee Place	Lot	50	Leased	Х					
			61	Leased						

		Type of Facility	Spaces	Leased or Owned	Faculty/ Staff Parking	Resident Student Parking	Commuter Student Daytime Parking	Student Evening Parking	Visitor Parking	Metered Parking		
	HILLSIDE				Г	T						
G	Eberly Hall	Lot	68	Owned	X			Х				
J	Detre Hall (WPIC)	Garage	3	Leased								
K	SRCC Building	Lot	20	Owned	X			Х				
LR	Learning Res. Dev. Center	Garage	2	Owned	X							
OE	Old Engineering Hall	Lot	4	Owned	X							
ОН	O'Hara Garage	Garage	447	Owned	X			X	X			
UD & UDA	University Drive	Lot	49	Owned	Х		X	Х				
. MEDICA	L											
. MID CAN	MPUS											
AH	Alumni Hall	Lot	7	Owned	х							
CB	University Club	Lot	20	Owned	^		X		Х	Х		
OS	O'Hara Student Center	Lot	11	Owned			X		X	X		
P	North Bouquet Street	Lot	46	Owned	X		^	X		^		
PG	Graduate School of Public Health	Garage	146	Owned	X			X				
SM	Syria Lot - One Bigelow Blvd	Lot	350	Owned	X			^				
SO	Soldiers & Sailors	Garage	928	Owned	X		X	X	X			
TH	Thackeray Hall	Lot	17	Owned	X		^					
UC	University Center Garage	Garage	55	Leased								
00	Oniversity Center Garage	Garage	33	Leaseu	Х							
0. SCHEN	ILEY PARK / MUSEUM											
N	Frick Fine Arts Building	Lot	13	Owned	Х							
1. SOUTH	I CRAIG											
FC	Forbes-Craig Garage	Garage	16	Owned	×	х						
CC	Craig Hall	Garage	40	Owned	×							
MA	Mayflower	Lot	4	Owned								
2. WEST I	HILLTOP											
ommuter S	tudent Parking has been removed fro	m the lots d	oes not have	e permits issued	d. Yes, a stud	lent can park	there and pay	but passes ar	e not available	Э.		
TUED DIT	IT PARKING FACILITIES WITH	IN 1 000'	SE IMP AE	DEA								
										T		
PK	Park Plaza*	Garage	58	Leased	X							
CS	Day Care Center*	Lot	11	Owned	Х							
PH	Panther Hollow*	Lot	108	Owned	Х	Х	Х	Х	Х			
FF CAME	PUS / SATELLITE PARKING FA	CILITIES										
CP	Centre Plaza Garage*	Garage	138	Owned	Х	Х						
BT	Biotech Center*	Lot	60	Leased	Х		Х					
LX	Thomas Blvd.*	Lot	78	Owned	Х							
MW	Melwood Lot*	Lot	20	Owned	Х							
TM	McGowan*	Lot	50	Leased	Х							

48

120

Garage

Lot

Owned

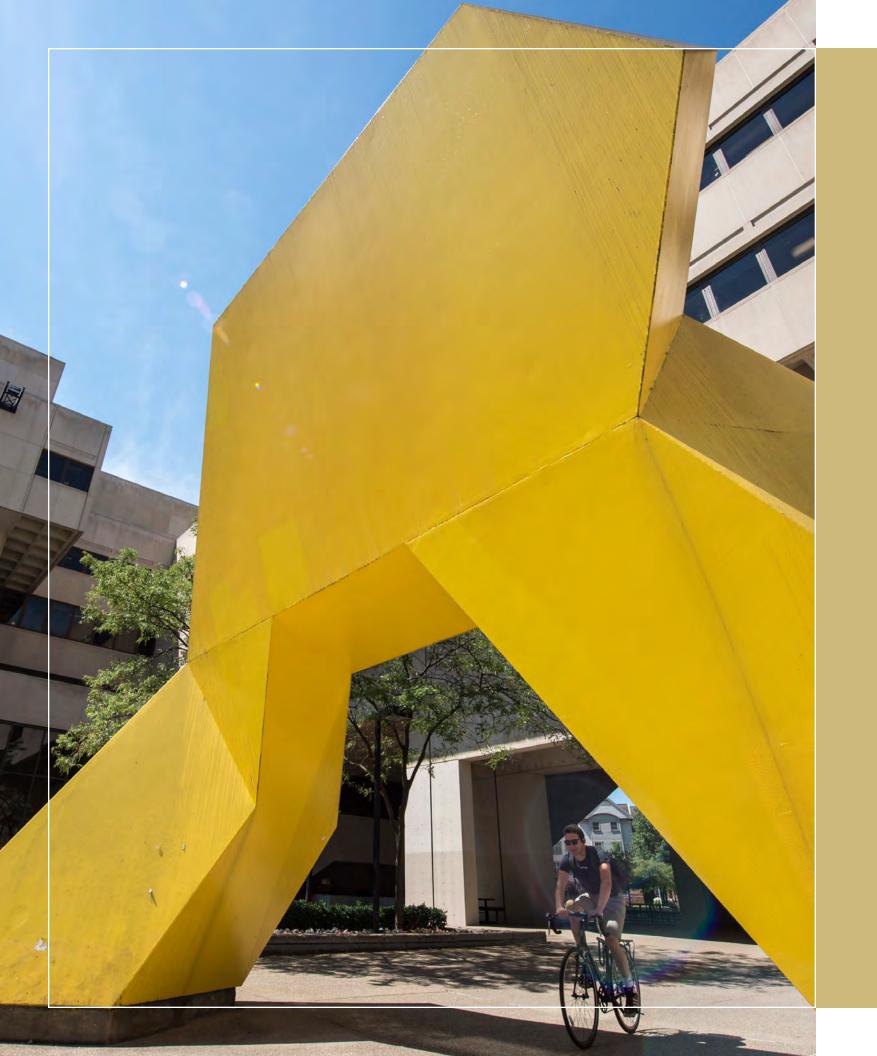
Owned

CG

MS

College Gardens*

Mead Street



3.0 NEEDS OF THE INSTITUTION

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

ZONING CODE REFERENCE

905.03.D.4 (c) Needs of the Institution:

The Institutional Master Plan shall include a summary and projection of the institution's current and future needs for the following facilities: Academic; Service; Research; Office; Housing; Patient care; Public assembly; Parking; and Other facilities related to the institutional use.



The University faces a number of challenges: a reduction in public funding, a shrinking university demographic base (the "cliff"), and a competitive environment for attracting top students. Predicting facility needs on campus is challenging. Fluctuating research dollars and emphasis, emerging industries, academic market demand, housing typology demand, changes in technology, changes in University leadership, new athletic programs, Title IX requirements, student life amenities, dining trends, and local and state government priorities can all impact the University's needs and priorities. Physical space on campus must support the strategic initiatives contained in *The Plan* for Pitt. The Space Needs Assessment completed in 2018 identified space shortages in academic, administrative and research spaces as well as student spaces. Existing space must be maintained and renovated and new space developed to accommodate evolving program needs and pedagogies.

In order for Pitt to deliver on its educational mission and its community and economic development potential, it needs to be nimble with the ability to react to forces that create challenges and provide opportunity. To be accountable with its nimbleness, Pitt is committing to a robust engagement process and an investment agenda that serves to improve its neighborhood and leverage the University's assets and resources to benefit a broader constituency. As campus projects develop, Pitt is committed to implementing strategies that serve to alleviate impacts these projects have on adjacent neighborhoods.

3.1 Expectations for Growth or Change

ZONING CODE REFERENCE

905.03.D.4 (b) Mission and Objectives:

The statement should describe the population to be served by the institution, and any projected changes in the size or composition of that population. Many factors impact enrollment; therefore, projections are not precise. Price point increases caused by reduced public support and the unknown direction of research support will affect enrollment. Meeting demand for surging disciplines such as Computer and Information Science, Nursing, Engineering, Applied Sciences, and Business may require enrollment reductions in other disciplines.

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.

Full-Time Equivalent Enrollment - Pittsburgh Campus: Fall Term 2018

	Undergraduate	Graduate	Doctorate - Professional Practice	Total - All Levels
Dietrich School of Arts and Sciences	11,158.0	1,295.0		12,453.0
College of General Studies	751.8			751.8
Katz Graduate School of Business		557.4		557.4
School of Education	207.6	482.6	90.8	781.0
Swanson School of Engineering	2,953.4	768.6		3,722.0
School of Law		44.0	399.0	443.0
Graduate School of Public and International Affairs		294.4		294.4
School of Social Work	84.8	447.8		532.6
School of Computing and Information	185.6	543.2		728.8
College of Business Administration	2,025.0			2,025.0
School of Dental Medicine	49.8	57.2	323.0	430.0
School of Nursing	650.8	102.0	158.4	911.2
School of Pharmacy	182.0	82.2	273.0	537.2
Graduate School of Public Health		515.8		515.8
School of Medicine		414.4	597.0	1,011.4
School of Health and Rehabilitation Sciences	535.8	464.2	307.2	1,307.2
University Center for Social and Urban Research		8.0		8.0
Total	18,784.6	6,076.8	2,148.4	27,009.8

Total Employees (Full-Time and Part-Time): Pittsburgh Campus - Fall Term 2018

Faculty	5,195
Research / Post Doctoral Associates	670
Staff	7,394
Total	13,259

3.2 Current and Future Needs for Facilities

Health Sciences

Pitt has multiple health sciences schools on the same campus as engineering, social work, business, law, arts and sciences, computing, public affairs, and education. Pitt is also located in a booming tech and innovation city with a world-class medical center adjacent to its health sciences schools. What sets Pitt apart can be further enhanced by strengthening interdisciplinary connections, creating better academic synergies, and taking advantage of partnership opportunities with UPMC. Connections and collaborations between disciplines, schools, teaching, research, and clinical care will incubate the most innovative discoveries to solve the world's problems; these types of connections and collaborations are critical to the success of the University.

The following projects outline opportunities to create stronger physical connections and improve the public realm; provide space for innovation and collaboration; and consider shared simulation space, skills labs, anatomy labs, classrooms, and other inter-professional opportunities.

- WPIC Expansion (Site 7B)
- Scaife Hall Expansion (Site 8A)
- Integrated Health Sciences Complex (Site 8B)
- Victoria Hall Redevelopment (Site 8C)
- Crabtree Hall Redevelopment (Site 9D)

Academic (Non-Health Sciences)

Pitt's academic programs are unparalleled in their adjacencies, and there is a culture of efficiency and flexibility thanks to a tradition of decentralized decision-making. However, there is a deficit of space on campus for academic, research, and administrative functions. Approximately 300,000 gross square feet (GSF) of additional academic and research space is currently required to fulfill current program needs, and this number does not include scenarios for growth.

Pitt can solve many of its space needs by strengthening its interdisciplinary connections to create and reinforce existing synergies, promoting innovation and entrepreneurship, prioritizing shared teaching spaces and core facilities, expanding the amount of meeting and collaborative spaces, and creating stronger physical connections and an improved public realm.

The following new academic facilities will provide additional spaces for programs and will also allow Pitt to lessen its reliance on leased spaces.

- Information Sciences Redevelopment (Site 2A)
- RA Lot Site (Site 2B)
- Academic Success Center (Site 6B)
- Wesley W. Posvar Hall Expansion (Site 6C)
- Hillman Library Expansion (Site 6E)
- One Bigelow (Site 9A)
- Frick Fine Arts Expansion (Site 10A)

Athletics and Recreation Projects

The University's athletics and recreation cluster has been located on the hilltop since the original Pitt Stadium opened in 1925. Because of its relative inaccessibility and difficulty for traditional campus and urban development, the hilltop has become a natural location for Pitt's athletics and recreation fields, as well as dedicated athletics buildings such as the Cost Center, Trees Hall, and Fitzgerald Field House.

Though the hilltop provides a contiguous space for the University's athletics and recreation programs, its relative inaccessibility creates connectivity problems for students, faculty, and student athletes. Several of the facilities are also nearing or have reached obsolescence, and modernization is sorely needed for facilities to remain competitive within the University of Pittsburgh's athletic conference, the Atlantic Coast Conference. In addition, the steady growth of athletics programs and new National Collegiate Athletic Association (NCAA) requirements and guidelines may require renovations to existing facilities or may require outright replacement to maintain eligibility. The latest athletic facility to be completed at Pitt is the Petersen Sports Complex in 2011. This modern facility is well-regarded, but it is already beginning to see deficiencies in capacity, athlete spaces, and locker room facilities. Furthermore, there have been calls from the Pitt community for improvements in the recreation and intramural programs and a greater distribution of high-quality recreation facilities across the campus. The Pitt Sports Dome is the latest recreation facility to be completed; however, its airsupported structure may be regarded as temporary in nature. An upgraded centralized Recreation and Wellness Center has been specifically mentioned as a much-needed improvement. There is low student, faculty, and staff satisfaction with recreation and fitness facilities overall, particularly related to location and size, leading to low utilization rates.

The following projects aim to provide adequate recreation and fitness space to meet the demands of students, faculty, and staff, while integrating recreation with academic and other quality-of-life spaces to foster collaboration and enhance the Pitt community.

- Trees Hall Site (Site 5A)
- OC Lot Redevelopment (Site 5B)
- Petersen Bowl Infill (Site 5C)
- Playing Field Site (Site 5D)
- Fitzgerald Field House Redevelopment (Site 5F)
- Petersen Sports Complex Expansion (Site 12A)

Student Life

The University's existing recreation facilities do not align with the caliber of its brand or cross-applicant peers. The University community does not use these facilities at a high rate because of dissatisfaction with their location, size, and capacity. Student survey feedback suggests a need for centralized as well as decentralized recreation spaces. There is also significant unmet demand for student-centered space on campus.

Students are utilizing spaces developed for other purposes on and off campus to accommodate functions typically associated with student unions. A more vibrant campus community can be created by integrating student life functions into the campus fabric to facilitate organic interactions.

The following projects would provide adequate recreation, fitness, and meeting space to meet the demand of students, faculty, and staff, while integrating with academic and other quality-of-life spaces to foster collaboration and enhance the Pitt community.

- Recreation and Wellness Center (Site 7A)
- O'Hara Student Center/GSCC Redevelopment (Site 9B)
- University Club Expansion (Site 9C)
- Litchfield Towers Plaza Improvements (Site 12)

3.3 Current and Future Needs for Housing

In recent years, students have moved off campus in part because on-campus housing cannot accommodate them. However, the off-campus market is becoming increasingly expensive. A growing divide exists between newer, high-end housing and older, substandard units. Student expectations and housing typologies have also changed, impacting student attraction and retention. The University aims to provide additional affordable, developmentally appropriate housing that is strategically co-located with other student life functions.

Over the last ten years, the University was forced to react to moderate undergraduate enrollment increases by adding oncampus 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 offcampus properties (ranging from 50 to 120 beds per year)
- Converting much needed student lounge space into residential bed space (ranging from 50 to 75 beds per year)

Housing Market Analysis

In December of 2018, the University completed a Housing Master Plan which included the following 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.

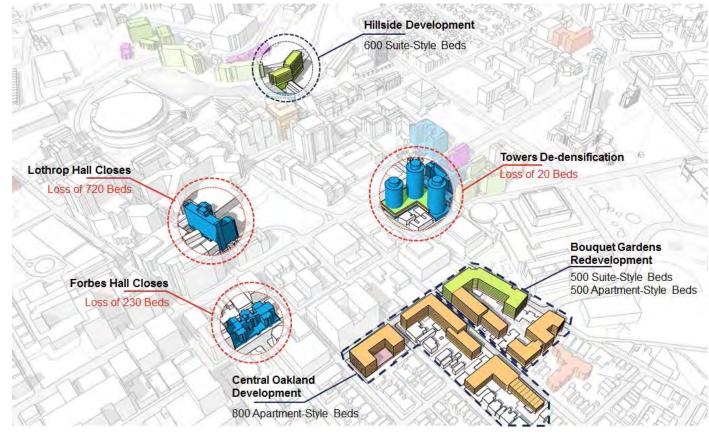
The Housing Master Plan identified a phased implementation which would improve the quality of life in existing residence halls, redevelop Bouquet Gardens to better meet the University's needs, and construct new residence halls to increase the number of on-campus beds.

Student Housing Projects

The following projects would improve existing student housing or provide additional on-campus beds.

- Hillside Site (Site 4A)
- Fraternity Complex Redevelopment (Site 4B)
- Litchfield Towers Plaza Improvements (Site 6A)
- Bouquet Gardens Redevelopment (Site 6D)
- Lower Hillside Housing (Site 7C)
- Forbes-Craig Redevelopment (Site 11A)





Student Housing Plan (Image courtesy of Brailsford & Dunlavey)

Outcomes of Implementation and the Economics of Student Housing and Neighborhood Stabilization

Student demand to live on campus would be met by the University providing almost 1,000 net new beds within Pitt's current footprint. With these net new beds on Pitt's campus, approximately 1,000 undergraduate students likely would no longer be living in the Central and South Oakland off-campus housing market.

The University's housing strategy to expand on-campus housing for students to meet market demand is simultaneously a positive neighborhood enhancement strategy. By enhancing University housing supply, demand is reduced for privately-owned rental housing. That, in turn, yields pressure on landlords to invest in dilapidated housing stock or to turn over properties to single-family homeowners - an effective strategy for neighborhood stabilization. The improved rental housing stock and/or single-family home supply may attract University employees to live in the adjacent neighborhood. This may be further incentivized with employee-assisted housing programs being considered and studied as identified in the Neighborhood Enhancement commitments. Shifting staff and faculty into adjacent neighborhoods also contributes to the University's TDM goals as identified in the Mobility chapter.

The Central Oakland Development and Bouquet Gardens Redevelopment would be planned as mixed-use buildings with the potential to include retail and other community-oriented spaces on the ground floor. New housing development would better define the University's southern border and create additional gathering areas for students to meet on campus.

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 on the following page 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.

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

Student Housing Potential Impact on Neighborhood Stabilization

	CURRENT	GROWTH	MAXIMUM		NEW		REDUCED
CLASS	RETENTION	MAXIMUM 1,900	BEDS	LOCATION	BEDS	LOCATION	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 Pitt 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

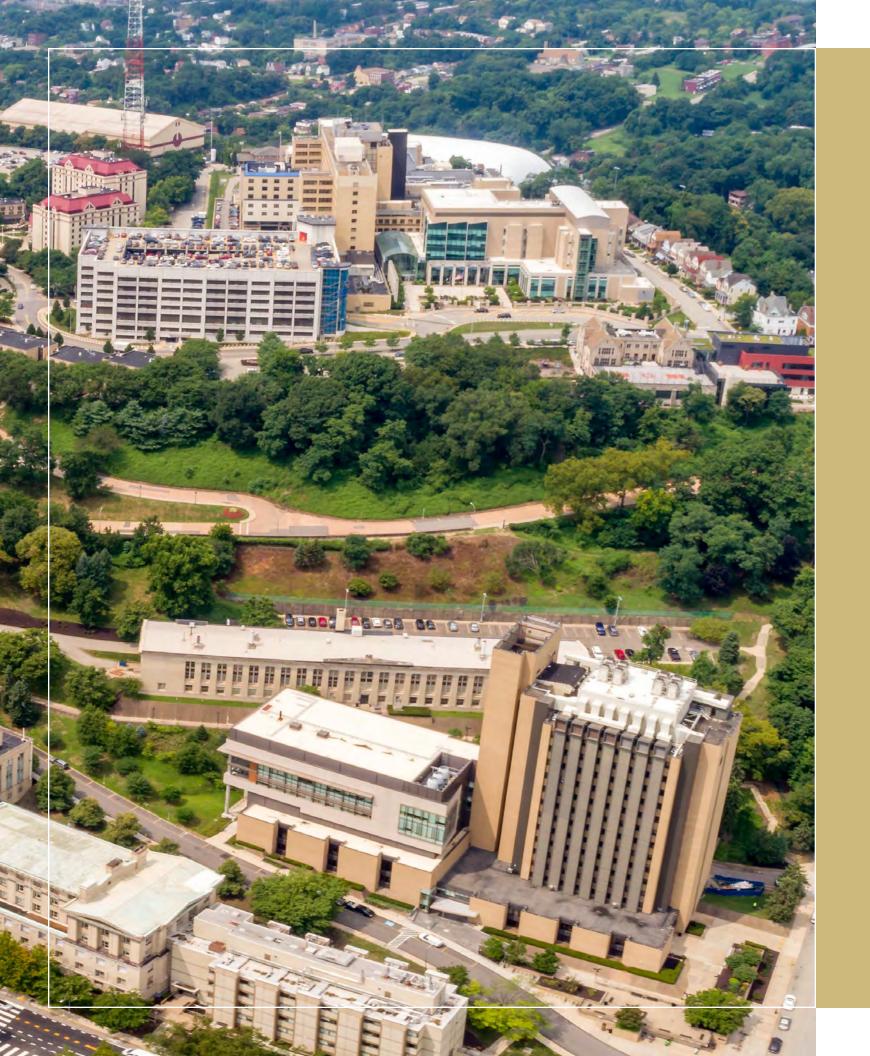
- Elect not to retire Lothrop Hall leaves us 564 additional beds
- That is equal to 141 rental units (4 per household) that would not rent to students

ENABLE NEW MARKETS TO INCREASE HOMEOWNERHIP 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

ENABLE 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



4.0 LONG-TERM VISION AND GROWTH

4.1 Twenty-Five Year Development Sites

4.1 Twenty-five Year Development Sites

ZONING CODE REFERENCE

905.03.D.4 (f) Twenty-five Year Development Sites

The IMP shall include written and graphic materials identifying future development sites in addition to those noted in the Ten-Year Development Envelope. This information shall include, at a minimum, the size and location of each parcel which may be developed within a twenty-five year period.



The University's 2019 Campus Master Plan provides a flexible framework for both Ten-Year and Twenty-Five Year Development Sites. The Campus plan also serves as a strategic roadmap for campus-wide renewal and growth while balancing visionary goals with what can be realistically achieved and implemented. The Campus Master Plan represents the culmination and refinement of planning concepts that were vetted and assessed by a wide group of stakeholders. The Plan identified five overarching core ideas that work together to help accomplish Pitt's mission.

- 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

The Ten-Year and the Twenty-Five Year Development Sites identified in the IMP are based on the Campus Master Plan, individual school/department plans and studies, and the current Capital Plan. The IMP development sites represent more building capacity than is needed to meet the anticipated space needs of the University. Understanding the appropriate capacity of the campus ensures that long-term building sites are reserved to accommodate future campus investment. Over the life of the plan, new building construction and renovation will be supported by enhancements to campus open spaces, streetscape, and transportation systems.

Twenty-Five Year Development sites are located in three IMP Districts:

- 5 | Hilltop
- 6 | Lower Campus
- 7 | Lower Hillside



TABLE 3: TWENTY-FIVE YEAR DEVELOPMENT SITES

		Site Location	Potential Uses	Maximum Gross Floor Area*
4 HII	LLSIDE			
4A	Hillside Site	Area bounded by University Drive C, Allequippa Street, and University Drive B, and adjoining Falk School and Fraternity Complex.	Residential, Entertainment/Public Assembly, Education, Office, Food Sales and Service, Parking	400,000 ft ²
4B	Fraternity Complex Redevelopment	Area bounded University Drive C and Allequippa Street, and abutting OC Lot and Falk School basketball courts. Site presently occupied by Fraternity Complex.	Residential, Entertainment/Public Assembly, Education, Office, Food Sales and Service, Parking	260,000 ft ²

5 HI	ILLTOP)P			
5E	Petersen Events Center Expansion	Area bounded by Allequippa Street, Terrace Street, and Sutherland Drive and abutting properties zoned EMI.	Entertainment and Public Assembly, Education, Retail, Food Sales and Service, Office.	250,000 ft ² (does not include below grade basement or garage).	
5G	Sutherland Drive Site	Sutherland Drive between Petersen Events Center, Salk Hall, and Fitzgerald Field House. To extend from Terrace Street to Allequippa Street."	N/A	N/A	
5H	Salk Annex Redevelopment	Area bounded by Sutherland Drive, Terrace Street, Darragh Street, and abutting Salk Hall.	Healthcare, Education, Technology/ Service, Office.	500,000 ft ² (does not include below grade basement or garage).	
51	Sutherland Hall Expansion	Area bounded by U Lot, Allequippa Street, and Sutherland Hall. Site is currently occupied by Fraternity Complex.	Residential, retail, education, office.	260,000 ft ² (does not include below grade basement or garage).	
5J	U Lot Site	On current site of "U" Parking Lot and including a similarly sized parcel of land on VA Hospital Property.	Entertainment and Public Assembly, Education, Retail, Food Sales and Service, Office.	66,000 ft²/floor at 9 floors maximum; not to exceed height of Sutherland Hall	
5K	Transmission Tower Site	Adjacent to the east side of the Charles L. Cost Sports Center, south of the Playing Fields and spanning the roads between the University of Pittsburgh and the VA Hospital.	Entertainment and Public Assembly, Education, Office.	98,000 ft²/floor at 5 floors maximum.	

*Note: Maximum Gross Floor Area represents total site development and includes existing and new construction

6 | LOWER CAMPUS Area bounded by Forbes Avenue, S Bouquet Street, and Residential, Education, Retail, Fifth Avenue, and adjoining Schenley Quadrangle and properties zoned OPR-C. Site presently occupied by Litchfield Towers Plaza Food Sales and Service, Office, Entertainment/Public Assembly Improvements

University of Pittsburgh Institutional Master Plan

6B	Academic Success Center	Area bounded by Forbes Avenue and adjoining David Lawrence Hall and Hillman Library.	Education, Retail, Office, Retail, Food Sales and Service	200,000 ft ²
6F	Wesley W Posvar Hall East Expansion	Area bounded by S Bouquet Street, Roberto Clemente Drive, and Schenley Drive, and adjoining Wesley W. Posvar Hall.	Education, Office, Residential, Technology/Service, Public Assembly.	35,000 ft²/floor; not to exceed height of Wesley Posvar Hall.
6G	Mervis Hall Expansion	Area bounded by Roberto Clemente Drive and S Bouquet Street, and abutting properties zoned P. Site is presently occupied by Mervis Hall.	Education, Technology/Service, Office, Public Assembly.	300,000 ft ² (does not include below grade basement or garage).

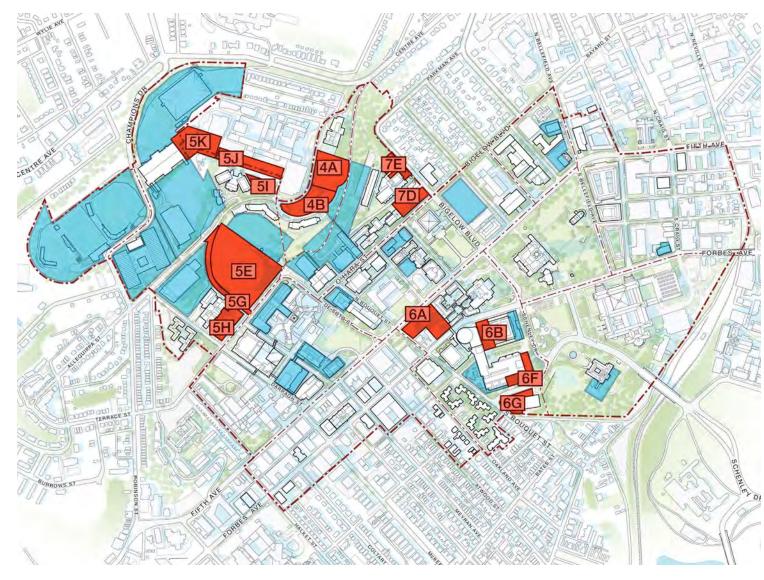
50,000 ft²

7 LOWER HILLSIDE		WER HILLSIDE			
	7D	SRCC Redevelopment	Area bounded by University Drive A, Parkman Avenue, O'Hara Street, and abutting Allen Hall. Site is presently occupied by the Space Research and Coordination Center.	Education, Office, Residential, Technology/Service, Public Assembly.	400,000 ft ² (does not include below grade basement or garage).
	7E	Chevron Science Center Expansion	Area bounded by Parkman Avenue and abutting Chevron Science Center and Eberly Hall.	Education, Office, Residential, Technology/Service.	400,000 ft ² (does not include below grade basement or garage).

*Note: Maximum Gross Floor Area represents total site development and includes existing and new construction



TWENTY-FIVE YEAR DEVELOPMENT SITES



IMP TWENTY-FIVE YEAR DEVELOPMENT SITES









4 | HILLSIDE DISTRICT



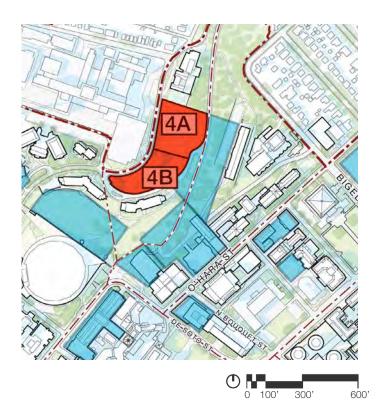
5 | HILLTOP DISTRICT

Site 4A | Hillside Site

This site, sandwiched between the Fraternity Complex and Falk School, may provide an attractive option for a garage, as it is located along the outer edge of the Pitt campus. In addition, a residence hall, similar in height and massing to Panther and K. Leroy Irvis Halls, may be considered. Falk School has rehabilitated much of the natural habitat on the site (recognized as a National Wildlife Federation Certified Habitat Redevelopment), which it regularly utilizes as part of the school's curriculum. Any redevelopment of the site should consider replacement, retention, or relocation of these facilities. This development site was previously identified as site E.6 in both the 2003 and the 2008 IMP

Site 4B | Fraternity Complex Redevelopment

The existing Fraternity Complex, a low-rise residential project completed in the mid-80's, does not represent the highest and best use of this site. Redevelopment of the Fraternity complex could accommodate a residence hall of approximately the same size as Panther Hall and K. Leroy Irvis Hall.



Site 5E | Petersen Events Center Expansion

The Petersen Events Center has deficiencies in the size of its retail spaces, athletics training area, and office space. Following completion of a new recreation facility, the space currently occupied by the Baierl Student Recreation Center could be repurposed. This space is intended to be occupied by academic support space for student-athletes and a nutrition center. Additionally, a new expansion will accommodate an expanded weight training, cardio, and hydrotherapy facility for studentathletes.

Site 5G | Sutherland Drive Site

The intention of this development is to convert the present road to a pedestrian walkway while maintaining limited vehicular access for building services and event traffic and shuttles. This site was formerly identified as E.9 on the 2003 IMP.

Site 5H | Salk Annex Redevelopment

If the School of Dentistry is moved to a new location, the Salk Annex will become a prime candidate for redevelopment. The current building has outlived its useful life and is not the highest and best use of the site. Site 5H is an ideal location for the School of Pharmacy to expand and for other shared health sciences functions. While Salk Hall is a designated historic landmark, the three-story Annex addition does not have a historic designation.

Site 51 | Sutherland Hall Expansion

A potential expansion of Sutherland Hall may replace the existing Fraternity Complex, which is not the highest and best use of the land. Such a development would likely be residential in nature, and should be contextual to the height and form of Sutherland Hall. This site was formerly identified as E.6 on the 2003 IMP.



Site 5J | U Lot Site

In the long-term, it may be desirable to convert the existing U Lot into additional program space for recreation, athletics, or structured parking. This project will require cooperation from the VA Hospital. This site was formerly identified as E.10 on the 2003

Site 5K | Transmission Tower Site

This University owned site is currently home to the 700 foot WQED transmission tower. If a suitable replacement for the facility is located elsewhere in Pittsburgh, then future redevelopment of the site for academic or athletics/recreation use could take place. This project may require cooperation from the adjacent VA Hospital. This site was formerly identified as E.11 on the 2003 IMP.



6 | LOWER CAMPUS DISTRICT



7 | LOWER HILLSIDE DISTRICT

Site 6A | Litchfield Towers Plaza Improvements

Litchfield Towers is a unique part of Pitt's physical environment. The three cylindrical towers stand tall above Forbes and Fifth Avenues and currently provide first-year housing as well as some upper-level housing. The lower levels house Pitt's largest dining facility and a number of student-centered spaces. The Campus Master Plan proposes additional program added to the base of the tower, mainly by enclosing the open hardscaped plaza to provide additional student spaces. In addition, pedestrian movements could be facilitated with the incorporation of an atrium.

Site 6B | Academic Success Center

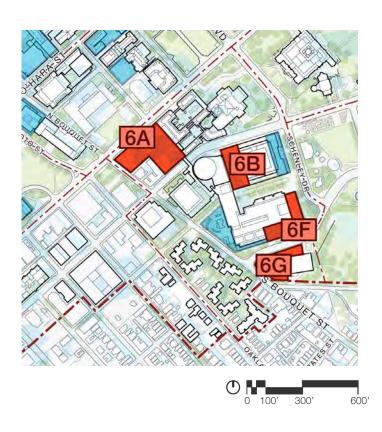
The Academic Success Center (ASC), located between David Lawrence Hall and Hillman Library, is envisioned as a one-stop location for academic support programs in writing, health science advising, and creativity. The ASC may also provide expanded student study space, collaborative space, and dining space. This project requires extensive site work including chilled water line replacement and a tunnel to replace the library loading dock

Site 6F | Wesley W. Posvar Hall East Expansion

A long-term major expansion to Posvar Hall may include development along the west and south facades facing Schenley Plaza and Schenley Park. This site was formerly identified as E.2 on the 2010 IMP.

Site 6G | Mervis Hall Expansion

Mervis Hall is currently home to Pitt's Katz Graduate School of Business. If additional program space is required an expansion of the building to the west along S. Bouquet Street and to the east along Roberto Clemente Drive may be appropriate.



Site 7D | SRCC Redevelopment

The existing Space Research and Coordination Center (SRCC), is in poor condition and features a small, inefficient footprint. A future facility on the site could provide more space for the Physics, Astronomy, Geology, and Planetary Science disciplines which are all currently located in older facilities. A new facility on this site could take full advantage of the site's boundaries with a more efficient footprint to allow for larger, more diverse space types. Development on this site must comply with the Residential Compatibility Standards of Chapter 916 of the Zoning Code.

Site 7E | Chevron Science Center Expansion

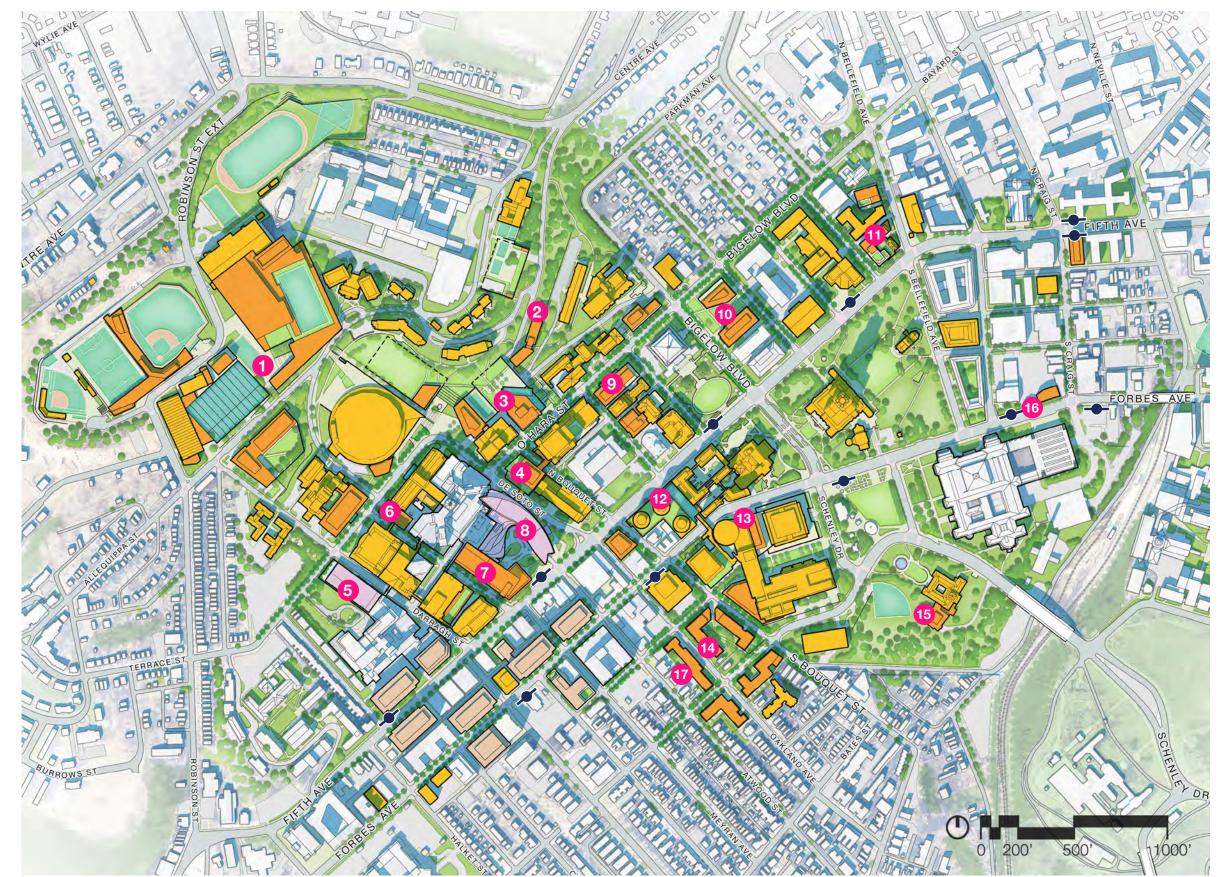
Additional program space for the Chemistry Department may be accommodated in an expansion to the Chevron Science Center, located to the north of the existing building. This site is adjacent to the Schenley Farms neighborhood and must comply with the Residential Compatibility Standards of Chapter 916 of the Zoning Code. This site was formerly identified as E.5 on the 2008 IMP.



CAMPUS MASTER PLAN

The following plans and renderings, borrowed from the Campus Master Plan, illustrate how the University's Pittsburgh campus can evolve over time in a way that supports academic excellence, the student experience, and connection to community. This buildout scenario may not depict all proposed IMP development sites, and is provided for illustrative purposes only.

- 1 Athletics Complex
- 2 Lower Hillside Housing
- Recreation and Wellness Center
- 4 Crabtree Hall Redevelopment
- **6** UPMC Garage Expansion
- 6 Scaife Hall Expansion
- 7 Integrated Health Sciences Complex
- 8 UPMC Heart and Transplant Hospital
- 9 O'Hara Student Center/GSCC Redevelopment
- ne Bigelow
- 1 RA Lot Site
- Litchfield Towers Plaza Improvements
- 13 Academic Success Center
- Bouquet Gardens Redevelopment
- Frick Fine Arts Expansion
- 16 Forbes-Craig Redevelopment
- 7 Oakland Avenue Redevelopment



Existing Pitt Buildings

Proposed Projects on Existing Pitt Properties

4.0 | LONG TERM VISION AND GROWTH

CAMPUS MASTER PLAN

- 1 Athletics Complex
- 2 Lower Hillside Housing
- Recreation and Wellness Center
- 4 Crabtree Hall Redevelopment
- 6 UPMC Garage Expansion
- 6 Scaife Hall Expansion
- 7 Integrated Health Sciences Complex
- 8 UPMC Heart and Transplant Hospital
- O'Hara Student Center/ GSCC Redevelopment
- One Bigelow
- RA Lot Site
- Litchfield Towers Plaza Improvements
- 13 BK Lot Site
- Academic Success Center
- 15 Bouquet Gardens Redevelopment
- 6 Frick Fine Arts Expansion
- Forbes-Craig Redevelopment
- Oakland Avenue Redevelopment

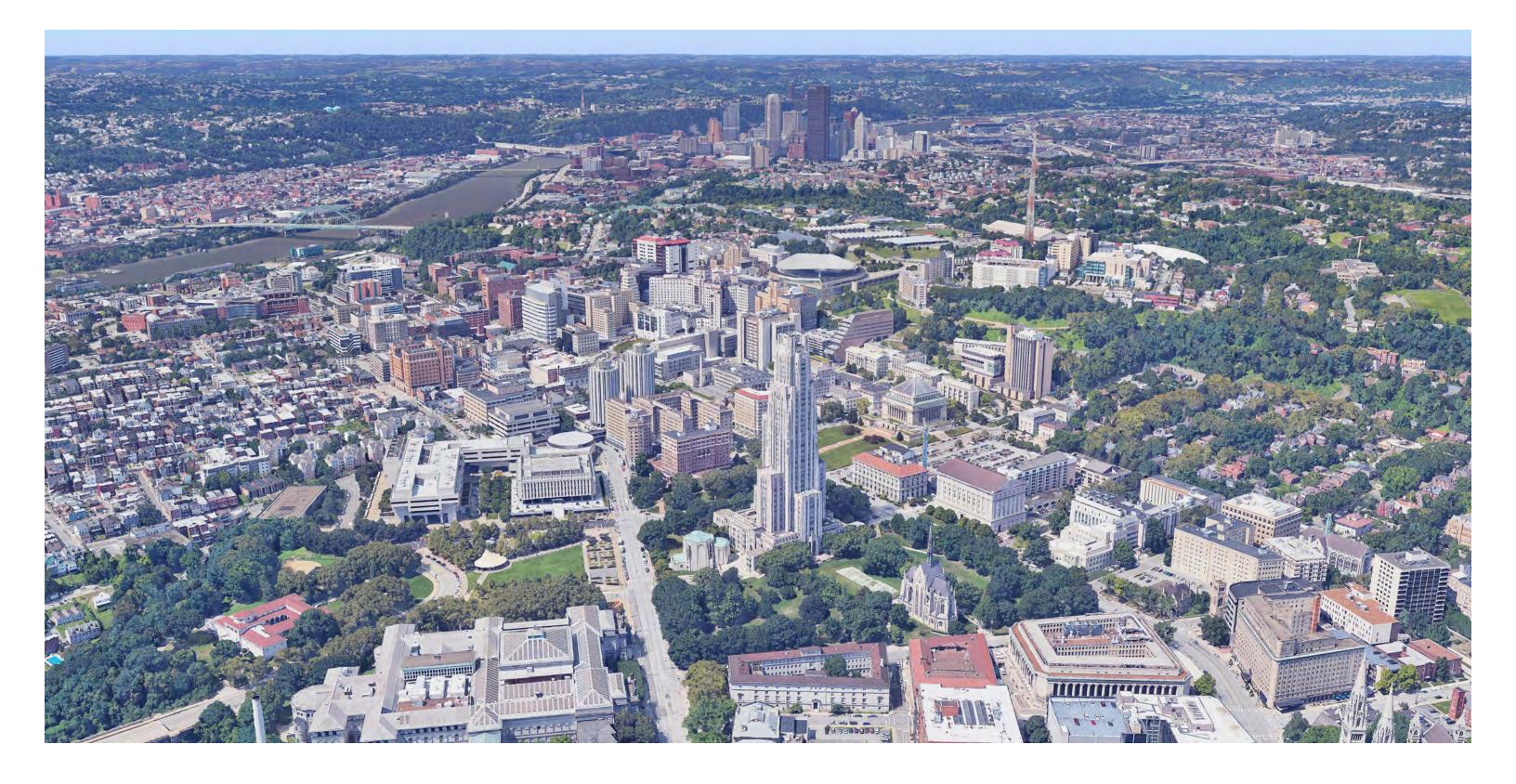


Proposed Projects on Existing Pitt Properties Renovations to Existing Buildings Renovations to Partially Owned Facilities UPMC Development

- Proposed BRT Station

Innovation District Potential Opportunities

EXISTING VIEW LOOKING WEST TOWARD DOWNTOWN



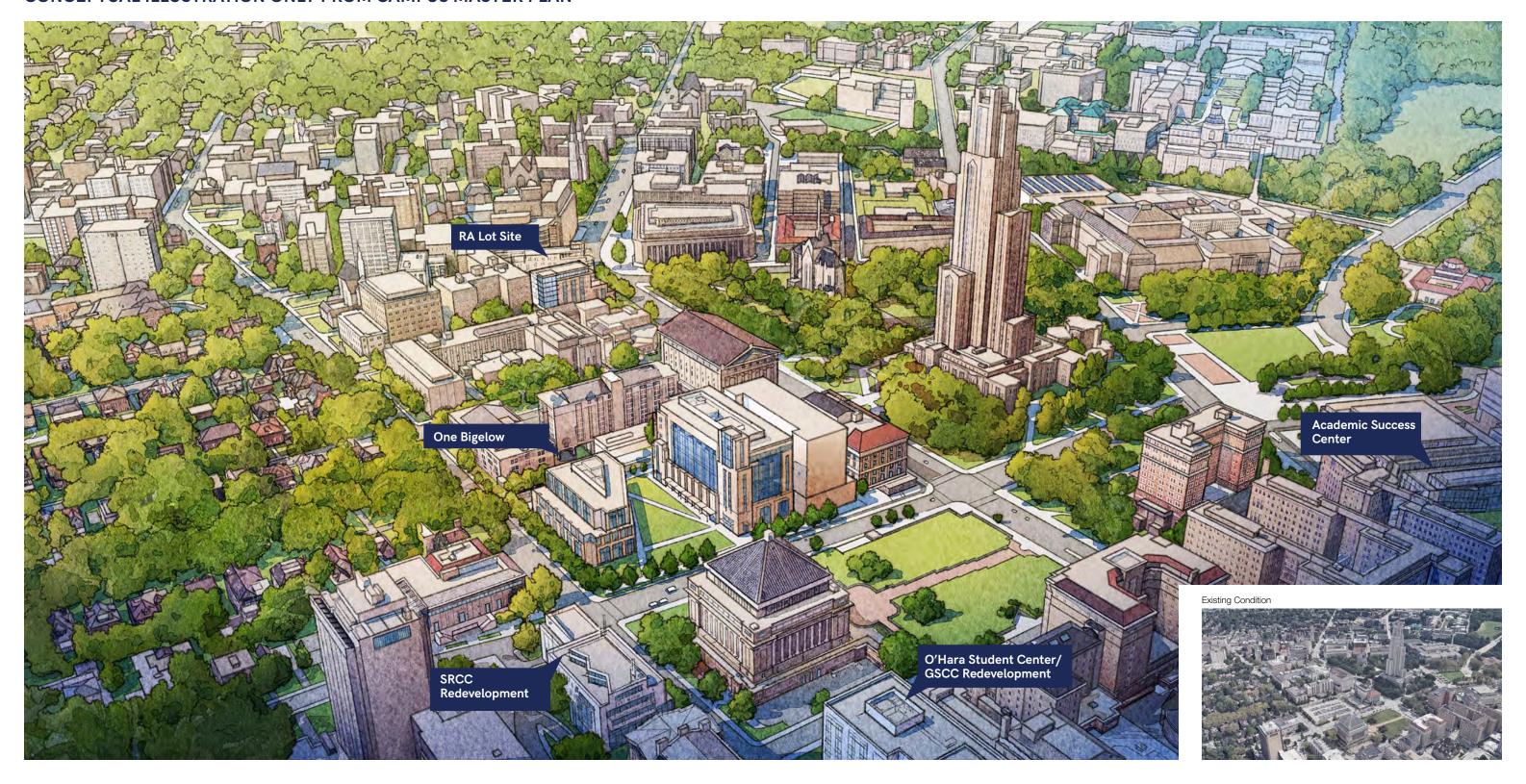
CAMPUS MASTER PLAN: PROPOSED VIEW LOOKING WEST TOWARD DOWNTOWN CONCEPTUAL ILLUSTRATION ONLY FROM CAMPUS MASTER PLAN



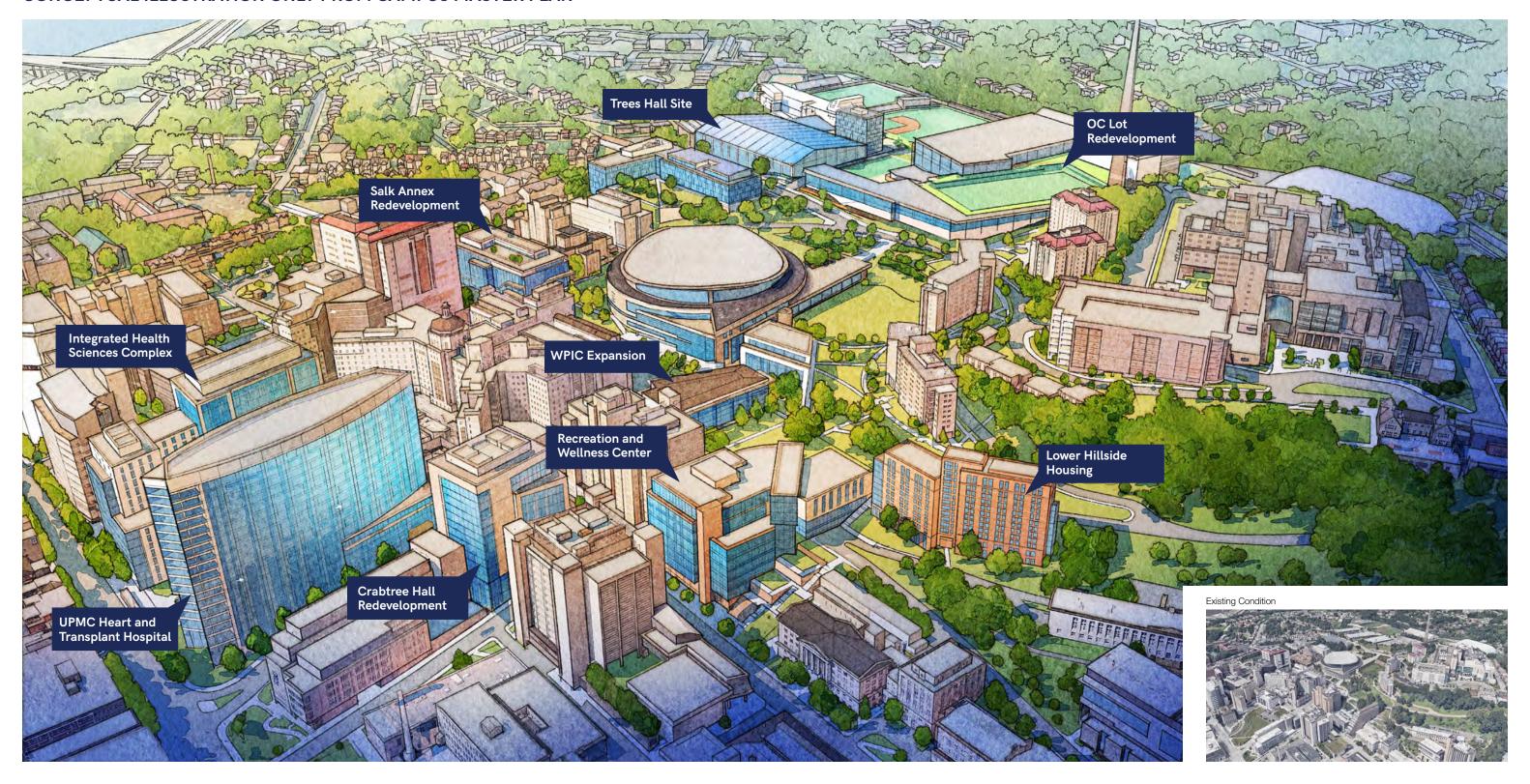
CAMPUS MASTER PLAN: PROPOSED VIEW LOOKING NORTH TOWARD UPPER CAMPUS CONCEPTUAL ILLUSTRATION ONLY FROM CAMPUS MASTER PLAN



CAMPUS MASTER PLAN: PROPOSED VIEW LOOKING EAST TOWARD CATHEDRAL OF LEARNING CONCEPTUAL ILLUSTRATION ONLY FROM CAMPUS MASTER PLAN



CAMPUS MASTER PLAN: PROPOSED VIEW LOOKING WEST TOWARD ATHLETICS COMPLEX CONCEPTUAL ILLUSTRATION ONLY FROM CAMPUS MASTER PLAN



CAMPUS MASTER PLAN: PROPOSED VIEW LOOKING EAST ALONG O'HARA STREET - CRABTREE HALL REDEVELOPMENT CONCEPTUAL ILLUSTRATION ONLY FROM CAMPUS MASTER PLAN





5.0 TEN-YEAR DEVELOPMENT ENVELOPE

- 5.1 Proposed Development
- 5.2 Implementation Plan
- 5.3 Urban Design Guidelines

5.1 Proposed Development

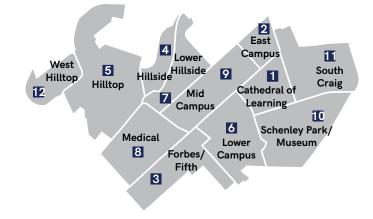
ZONING CODE REFERENCE

905.03.D.4 (e) Ten-Year Development Envelope

The Institutional Master Plan shall include a description of the envelope within which development will occur in a ten-year time frame. The development envelope is the maximum amount of development proposed by an institution, which can be supported through impact studies. The intent of this provision is to provide the institution with flexibility regarding the future development potential of its campus, while addressing the potential impacts of that development on the surrounding neighborhoods.

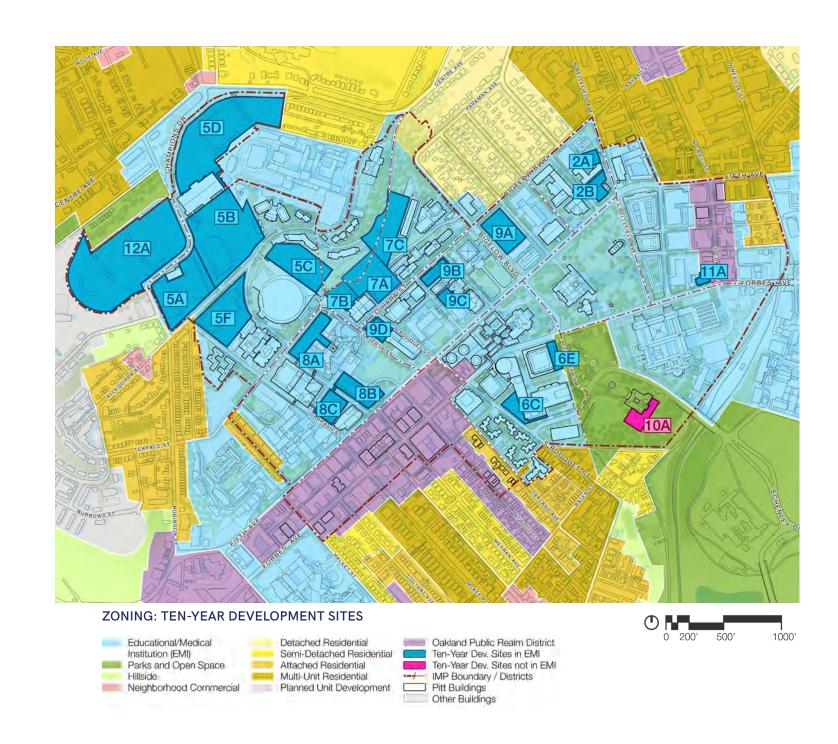
The development envelope shall include the following;

- (1) Location of each potential development site;
- (2) Maximum Floor Area of structures for each potential development site:
- (3) Total Maximum Floor Area for Institutional Master Plan structures;
- (4) Height of possible structures;
- (5) Required setbacks on each parcel;
- (6) Other factors which may affect the size and form of buildings; and
- (7) Total number and location of parking spaces which will occur within a ten-year period.



Institutional Master Plan Districts:

- 1. Cathedral of Learning District
- 2. East Campus District
- 3. Forbes / Fifth District
- 4. Hillside District
- 5. Hilltop District
- 6. Lower Campus District
- 7. Lower Hillside District
- 8. Medical District
- 9. Mid Campus District
- 10. Schenley Park / Museum District
- 11. South Craig District
- 12. West Hilltop District

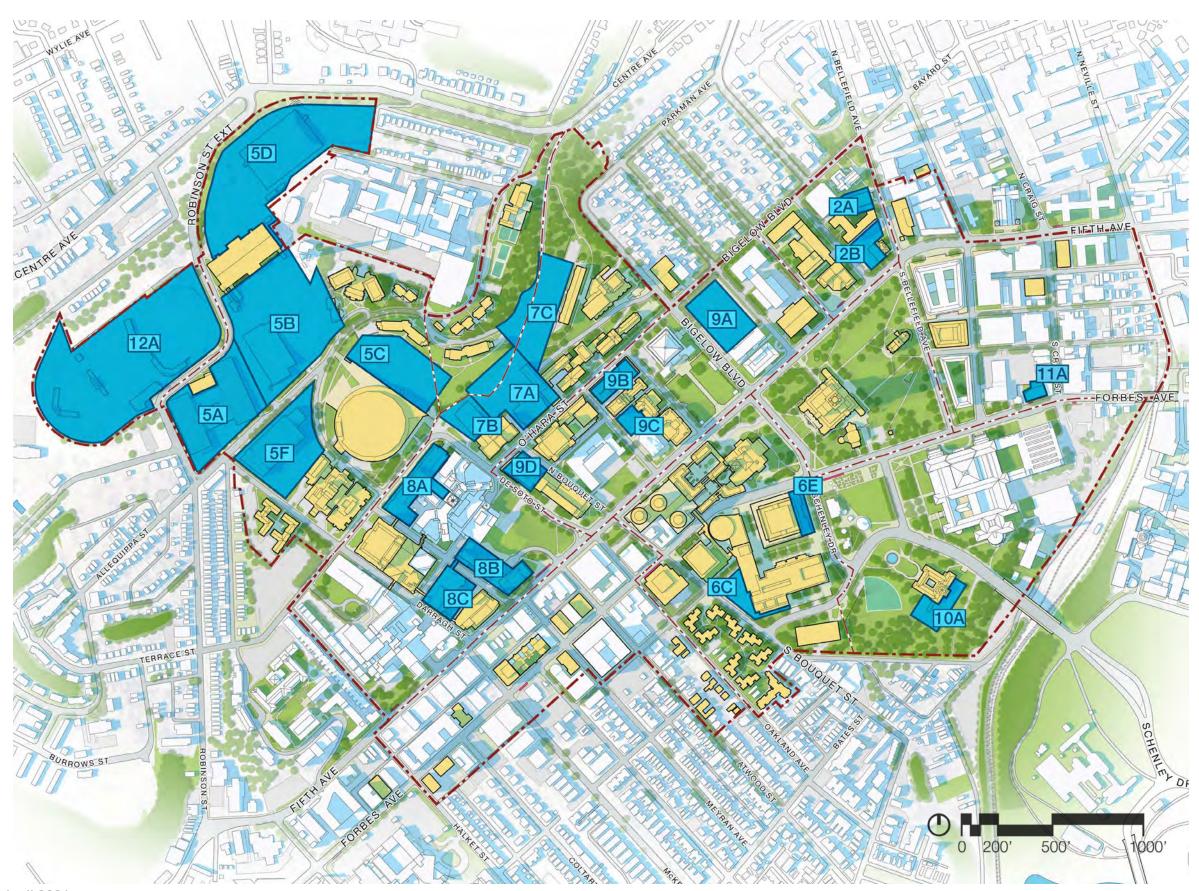


5.1.2 Ten-Year Development Sites

The IMP identifies sites, spaces, and buildings that are candidates for potential renovation, development, or redevelopment. Building conditions, functionality, and adjacencies—as well as a clear understanding of programmatic needs—are all important factors that shape opportunities for renewal and new development. The University's Capital Plan has also informed development opportunities. In addition to providing improved or expanded programmatic space, many development sites intend to improve the public realm which will benefit the surrounding neighborhoods as well as the University. The development identified in the Ten-Year Envelope may not occur within the ten-year period. However, the University is committed to a comprehensive and cohesive development plan that will provide flexibility in phasing while ensuring that growth supports the University's mission and positively impacts the community.

TEN-YEAR DEVELOPMENT SITES

- 2A Information Sciences Redevelopment
- 2B RA Lot Site
- 3A REMOVED
- 3B REMOVED
- 5A Trees Hall Site
- 5B OC Lot Redevelopment
- 5C Petersen Bowl Infill
- 5D Playing Field Site
- 5F Fitzgerald Field House Redevelopment
- 6C Wesley W. Posvar Hall Expansion
- 6D REMOVED
- 6E Hillman Library Expansion
- 7A Recreation and Wellness Center
- 7B WPIC Expansion
- 7C Lower Hillside Housing
- 8A Scaife Hall Expansion
- 8B Integrated Health Sciences Complex
- 8C Victoria Hall Redevelopment
- 9A One Bigelow
- 9B O'Hara Student Center / GSCC Redevelopment
- 9C University Club Expansion
- 9D Crabtree Hall Redevelopment
- 10A Frick Fine Arts Expansion
- 11A Forbes-Craig Redevelopment
- 12A Petersen Sports Complex Expansion





	Maximum Gross Floor Area	Maximum Height
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1. CATHEDRAL OF LEARNING

2. EAST	CAMPUS				
2A	Information Sciences Redevelopment	Area bounded by N Bellefield Avenue and adjoining Ruskin Hall and properties zoned EMI. Site presently occupied by the Information Sciences Building.	200,000 GSF	105 ft, measured from N. Bellefield Ave.	
2B	RA Lot Site	Area bounded by Fifth Avenue, Ruskin Avenue, and N Bellefield Avenue and adjoining Ruskin Hall.	300,000 GSF	105 ft, measured from Fifth Ave	

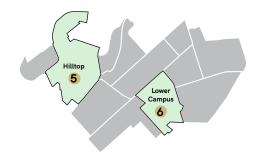
3. FORBES/FIFTH			
3A	REMOVED		
3B	REMOVED		

4. HILLSIDE

5. HILLT	ОР			
5A	Trees Hall Site	Area bounded by Allequippa Street and Champions Drive, and adjoining OC Lot/Garage. Site presently occupied by Trees Hall.	550,000 GSF	130 ft, measured from Allequippa St Subject to applicable Residential Compatibility Standards
5B	OC Lot Redevelopment	Area bounded by Allequippa Street and Champions Drive, and adjoining Charles L. Cost Sports Center, Trees Hall, Sutherland Hall, and properties zoned EMI. Site presently occupied by OC Lot/Garage and Fraternity Complex.	950,000 GSF	130 ft, measured from Allequippa St

Allowable Uses (Land Use Broad Category)	Setbacks	Step Backs	Maximum Parking
Residential, Education, Office, Technology/Service, Healthcare	N Bellefield Avenue, 25 ft (complies with Residential Compatibility height and setback standards) Portions adjoining EMI designation, 0 ft (contextual to existing parking plinth)	None	
Residential, Education, Food Sales and Service, Retail, Entertainment/Public Assembly, Office, Technology/Service, Parking	Fifth Avenue, 25 ft (to align with the existing Music Building Annex) Ruskin Avenue, 15 ft (to align with Ruskin Hall) N Bellefield Ave, 25 ft (to align with Ruskin Hall) Portions adjoining EMI designation, 0 ft.	None	Accessory Use Parking not to exceed 5 spaces and ADA Parking

	Allequippa Street, 10 ft (contextual to existing conditions)		
Residential, Entertainment/Public Assembly, Recreation, Education, Office, Parking	Champions Drive, 0 ft	Complies with applicable Residential Compatibility height	Accessory Use Parking
	Portions adjoining OC Lot/Garage, 0 ft	and setback standards for portions adjoining Hillside: 100 ft step back from residential property line at 50 feet height	not to exceed 10 spaces and ADA Parking
	Subject to applicable Residential Compatibility Standards		
	Allequippa Street, 10 ft (contextual to existing conditions)		
Entertainment/Public Assembly, Recreation, Retail, Food Sales	Champions Drive, 0 ft	None	700 00000
and Service, Education, Office, Residential, Parking	Portions adjoining Cost Sports Center, Trees Hall, and properties zoned EMI, 0 ft	None	700 spaces
	Sutherland Hall, 30 ft		



Site Location		Maximum Height	
	Area		

5. HILLT	ОР			
5C	Petersen Bowl Infill	Area bounded by Terrace Street and Allequippa Street, and adjoining Petersen Events Center, Panther Hall, K. Leroy Irvis Hall, and WPIC Garage.	300,000 GSF	75 ft, measured from Allequippa St
5D	Playing Fields Site	Area bounded by Champions Drive and Harold Street, and adjoining Charles L. Cost Sports Center and parcels zoned EMI. Site presently occupied by Pitt Sports Dome.	200,000 GSF	100 ft at chiller plant, 150 ft at playing fields, 15' adcacent to Cost Sports Center per diagram, measured from existing curbcut from Robinson St Ext Subject to applicable Residential Compatibility Standards
5F	Fitzgerald Field House Redevelopment	Area bounded by Allequippa Street, Darragh St, and Sutherland Drive, and adjoining properties zoned EMI. Site presently occupied by Fitzgerald Field House.	450,000 GSF	110 ft, measured from Allequippa Street

6. LOW	ER CAMPUS			
6C	Wesley W. Posvar Hall Expansion	Area bounded by S Bouquet Street, Roberto Clemente Drive, and Schenley Drive, and adjoining Wesley W. Posvar Hall.	250,000 GSF	120 ft, measured from S. Bouquet St.
6D	REMOVED			
6E	Hillman Library Expansion	Area bounded by Forbes Avenue and Schenley Drive, and adjoining and Hillman Library.	120,000 GSF	60 ft, measured from Schenley Dr

Allowable Uses (Land Use Broad Category) Setbacks	Step Backs	Maximum Parking
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Entertainment/Public Assembly, Recreation, Retail, Food Sales and Service, Education, Office, Parking	0 ft at existing rights of way 0 ft at Petersen Events Center eastern wall 30' from Panther Hall 0 ft at south	None	150 spaces
Entertainment/Public Assembly, Recreation, Education, Office, Utility Plant, Residential, Parking	Robinson Street Extended, 0 ft Harold Street, 30 ft (Complies with applicable Residential Compatibility height and setback standards) Portions adjoining EMI, (0-40 ft (some areas will need more setback due to steep slopes at edges of property)	Complies with applicable Residential Compatibility height and setback standards for portions adjoining R2-L: 100 ft step back from residential property line at 50 feet height	Accessory Use Parking not to exceed 10 spaces and ADA Parking
Entertainment/Public Assembly, Recreation, Education, Office, Residential, Healthcare, Parking	Allequippa Street: 10 ft (contextual to existing conditions) Darragh Street: 10 ft Sutherland Drive: 0 ft Portions adjoining EMI designated properties: 0 ft	Comply with Residential Compatibility height and setback standards: Height shall not exceed 40 ft when located within 50 ft of property zoned R1A-VH, height shall not exceed 50 ft when located 51 to 100 ft of property zoned R1A-VH.	400 Spaces

n, Office, Residential, gy/Service	South Bouquet Street, setback to achieve 20' sidewalk, 0' setback permitted for upper floors Northwest site boundary, 0 ft (maintain existing open space and connection) Oft at existing wall along Wesley W. Posvar Hall first floor	None	
n, Retail, Public v, Office, Retail, Food d Service	Forbes Avenue, 0 ft Schenley Drive, 0 ft Southern site boundary, 0 ft (contextual to match existing Hillman Library plinth). 0 ft at existing wall of first floor of Hillman Library	None	



Site Location	Maximum Gross Floor Area	Maximum Height	
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Allowable Uses (Land Use

7. LO	WER HILLSIDE			
7A	Recreation and Wellness Center	Area bounded by O'Hara Street and University Drive, and Allen Hall, Van de Graff Building, and Thomas Detre Hall. Site presently occupied by O'Hara Garage and LRDC.	400,000 GSF	190 ft, measured from O'Hara St.
7B	WPIC Expansion	Area bounded by DeSoto Street and University Drive, and adjoining Thomas Detre Hall. Site presently occupied by WPIC Garage.	350,000 GSF	220 ft, measured from De Soto St.
7C	Lower Hillside Housing	Area bounded by University Drive and adjoining LRDC and Eberly Hall.	300,000 GSF	200 ft, measured from northern boundary line of site (currently University Dr, subject to name change)

8. MEDI	CAL			
8A	Scaife Hall Expansion	Area bounded by Terrace Street, Lothrop Street, and DeSoto Street, and adjoining properties zoned EMI. Site presently occupied by Scaife Hall and its lecture hall wing.	200,000 GSF	110 ft, measured from western most corner of site
8B	Integrated Health Sciences Complex	Area bounded by Fifth Avenue, Lothrop Street, and Victoria Street, and adjoining properties zoned EMI. Site presently occupied by Lothrop Hall and Falk Clinic.	900,000 GSF	280 ft, measured from Fifth Avenue
8C	Victoria Hall Redevelopment	Area bounded by Victoria Street, Darragh Street, and Lothrop Street, and adjoining Biomedical Science Tower 3. Site presently occupied by Victoria Hall.	700,000 GSF	260 ft, measured from Victoria St.

9. MID	CAMPUS			
9A	One Bigelow	Area bounded by Bigelow Boulevard (north/south and east/west segments), Lytton Avenue, and the Oaklander Hotel.	400,000 GSF	130 ft, measured from northern Bigelow Blvd frontage
9B	O'Hara Student Center / GSCC Redevelopment	Area bounded by O'Hara Street, Thackeray Avenue, and University Place, and adjoining Thackeray Hall. Site presently occupied by Gardner Steel Conference Center and O'Hara University Center.	250,000 GSF	95 ft, measured from O'Hara St.

	Stop Basile	TVIAXIITIAITIT AITIIII
O'Hara Street, 10 ft (contextual to match existing street wall of Thomas Detre Hall and Allen Hall) From WPIC, WPIC Garage, and Van de Graaff Building 0 ft	50 ft max. height aligned with existing alley per Site Plan diagram	450 spaces
De Soto Street, 0 ft Northern and eastern property lines, 0 ft 0 ft along northern wall of Thomas Detre Hall	None	810 spaces (includes 225 existing spaces)
From University Drive, 0 ft From Site 7A boundary, 0 ft	None	400 Spaces
	wall of Thomas Detre Hall and Allen Hall) From WPIC, WPIC Garage, and Van de Graaff Building 0 ft De Soto Street, 0 ft Northern and eastern property lines, 0 ft 0 ft along northern wall of Thomas Detre Hall From University Drive, 0 ft	O'Hara Street, 10 ft (contextual to match existing street wall of Thomas Detre Hall and Allen Hall) From WPIC, WPIC Garage, and Van de Graaff Building 0 ft De Soto Street, 0 ft Northern and eastern property lines, 0 ft 0 ft along northern wall of Thomas Detre Hall From University Drive, 0 ft

Healthcare, Education, Technology/Service, Office	Terrace Street, 0 ft Lothrop Street, 0 ft	None	
Healthcare, Education, Technology/Service, Office, Residential, Retail, Food Sales and Service, Parking	Fifth Avenue, 15 ft (contextual to existing conditions and to provide spacing for Bus Rapid Transit (BRT) station Lothrop St, setback to achieve 20' sidewalk, 0' setback permitted for upper floors Victoria St, 0ft From UPMC Presbyterian and future UPMC Heart and Transplant Hospital, 0 ft	None	250 spaces
Education, Healthcare, Office, Residential, Technology/Service, Food Sales and Service	Victoria Street, 0 ft Darragh Street, 0 ft Lothrop Street, 0 ft From BST-3, 0 ft	None	

Education, Office, Technology/ Service, Retail, Food Sales and Service, Parking	Bigelow Boulevard (east/west), 20 ft (contextual to University Center, exceeds 15 ft requirement of Residential Compatibility Standards) Lytton Street, 20 ft (contextual to the Oaklander Hotel) Bigelow Boulevard (north/south), 15 ft (contextual to the Oaklander Hotel) The Oaklander Hotel, 0 ft	From north property line (east/west portion of Bigelow Boulevard): 50 ft height or 4-stories 51-100 ft from residential zone (Complies with Residential Compatibility Standards), 80 ft height within 120' of north property line (exceeds Residential Compatibility Standards)	250 spaces
Education, Office, Technology/ Service, Entertainment/Public Assembly	O'Hara Street, 10 ft (contextual to Benedum Hall) Thackeray Ave, 5 ft (contextual to Thackeray Hall) University Place, 10 ft (contextual to University Club) Site boundary at Thackeray Hall, 0 ft	From Bigelow Boulevard (east/west): 25 ft step back at 65 ft height (Contextual to Benedum Hall)	



Site Location	Maximum Gross Floor Area	Maximum Height
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9. MID	CAMPUS			
9C	University Club Expansion	Area bounded by Thackeray Avenue and University Place, and adjoining Thackeray Hall, Bellefield Presbyterian Church, and Nordenberg Hall. Site is contiguous with the existing University Club.	300,000 GSF	90 ft, measured from Thackeray Ave.
9D	Crabtree Hall Redevelopment	Area bounded by O'Hara Street, DeSoto St, Fifth Avenue, and Benedum Hall (N Bouquet Street is part of lot). Site is occupied by Crabtree Hall and is contiguous with Graduate School of Public Health.	500,000 GSF	190 ft, measured from O'Hara St.

10. SCHENLEY PARK / MUSEUM				
10A	Frick Fine Arts Expansion	Area bounded by Schenley Drive and Mazeroski Field. Site is contiguous with Frick Fine Arts Building.	120,000 GSF	40 ft (maximum allowable height in P Zoning District measured per Zoning Regulations)

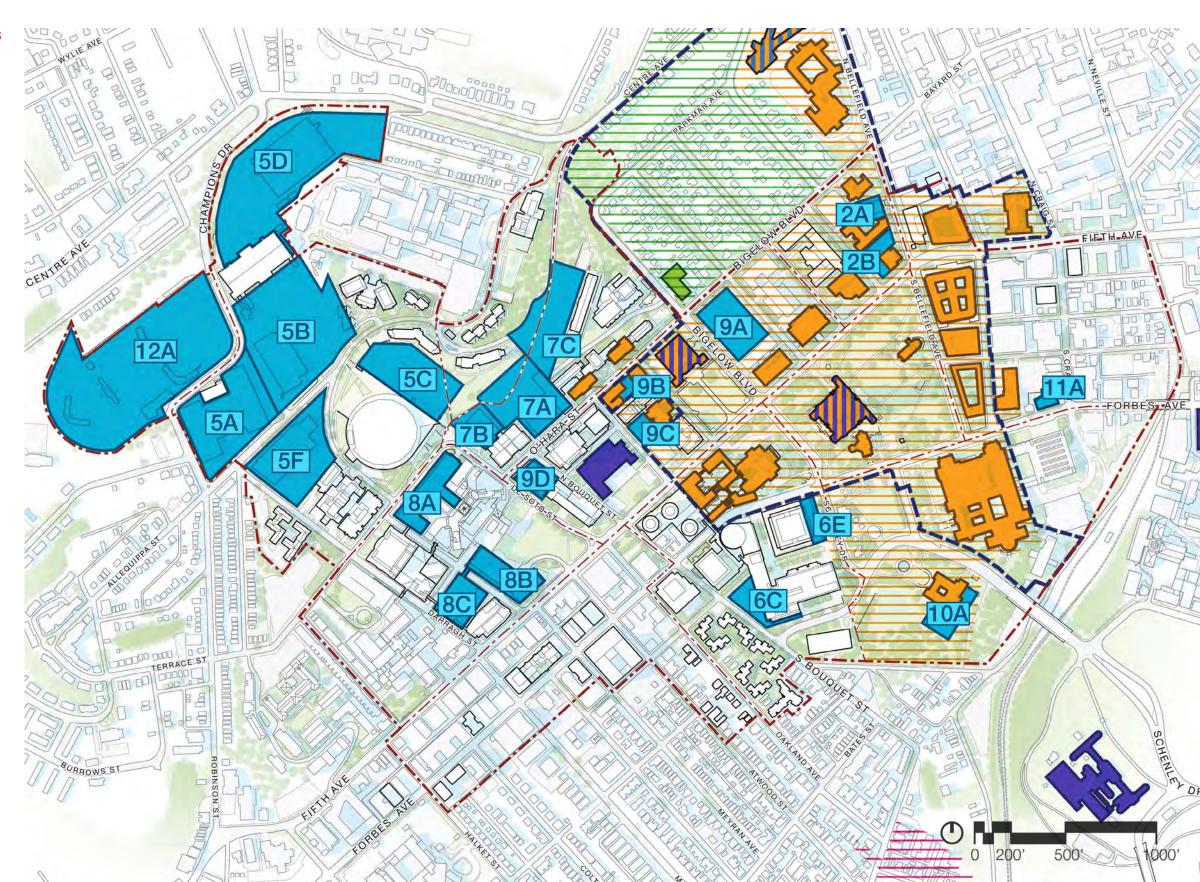
11. SOUTH CRAIG				
11A	Forbes-Craig Redevelopment	Area bounded by Forbes Avenue and adjoining properties zoned EMI and OPR-B. Site presently occupied by Forbes-Craig Apartments.	60,000 GSF	60 ft, measured from Forbes Ave.

12. WEST HILLTOP		T HILLTOP			
	12A	Petersen Sports Complex Expansion	Area bounded by Champions Drive and Whitney Terrace, and adjoining properties zoned RP (Planned Unit Development) and P (Parks). Site presently occupied by Petersen Sports Complex.	150,000 GSF	60 ft, measured from corner of Robinson St Ext and Champions Drive

Note: Table 4 is intended as a summary of all Ten-Year Development sites. In the event of inconsistencies, the site specific diagrams, text, and tabulations found in section 5.3.4 District Guidelines shall apply.

Allowable Uses (Land Use Broad Category)	Setbacks	Step Backs	Maximum Parking
Education, Retail, Hospitality, Residential, Food Sales and Service	Thackeray Ave, 5 ft (contextual to Thackeray Hall) University Club, 0 ft; Site boundary at Thackeray Hall, 0 ft. (maintain existing pedestrian connection) Bellefield Presbyterian Church, 20 ft	None	Accessory Use Parking not to exceed 5 spaces and ADA Parking
Education, Office, Retail, Food Sales and Service, Technology/ Service, Healthcare, Parking	O'Hara Street, 10 ft (contextual to Benedum Hall) De Soto Street, 10 ft (contextual to WPIC Thomas Detre Hall) N Bouquet Street, 30 ft (contextual to GSPC, property line is located east of N Bouquet St) 0 ft north wall of Graduate School of Public Health	None	150 spaces
Education, Office, Entertainment/ Public Assembly, Technology/ Service	Complies with P (Parks) Setback Regulations Schenley Drive, 20 ft (Do not impact existing Spanish-American War Memorial) 75 ft from front (northwest) face of existing Frick Fine Arts Building 0 ft southwest and southeast faces of existing Frick Fine Arts Building	None	Accessory Use Parking not to exceed 5 spaces and ADA Parking
Residential, Retail, Hospitality, Education, Retail, Food Sales/ Service	Forbes Avenue, 10 ft (matches existing conditions) Adjoining OPR-B properties, 0 ft Lutheran University Center, Match existing driveway to ensure parking and loading access	None	
Entertainment/Public Assembly, Education, Retail, Food Sales and Service	Robinson Street Extended, 0 ft Champions Drive, 0 ft Whitney Terrace, 0 ft Portions adjoining RP and P, 15 ft (contextual to allow for driveway access, topographical conditions, and existing retaining walls)	None	

5.1.2A IMP Historic Districts and Properties



Historic Properties

National Register of Historic Places

Oakland Civic Center

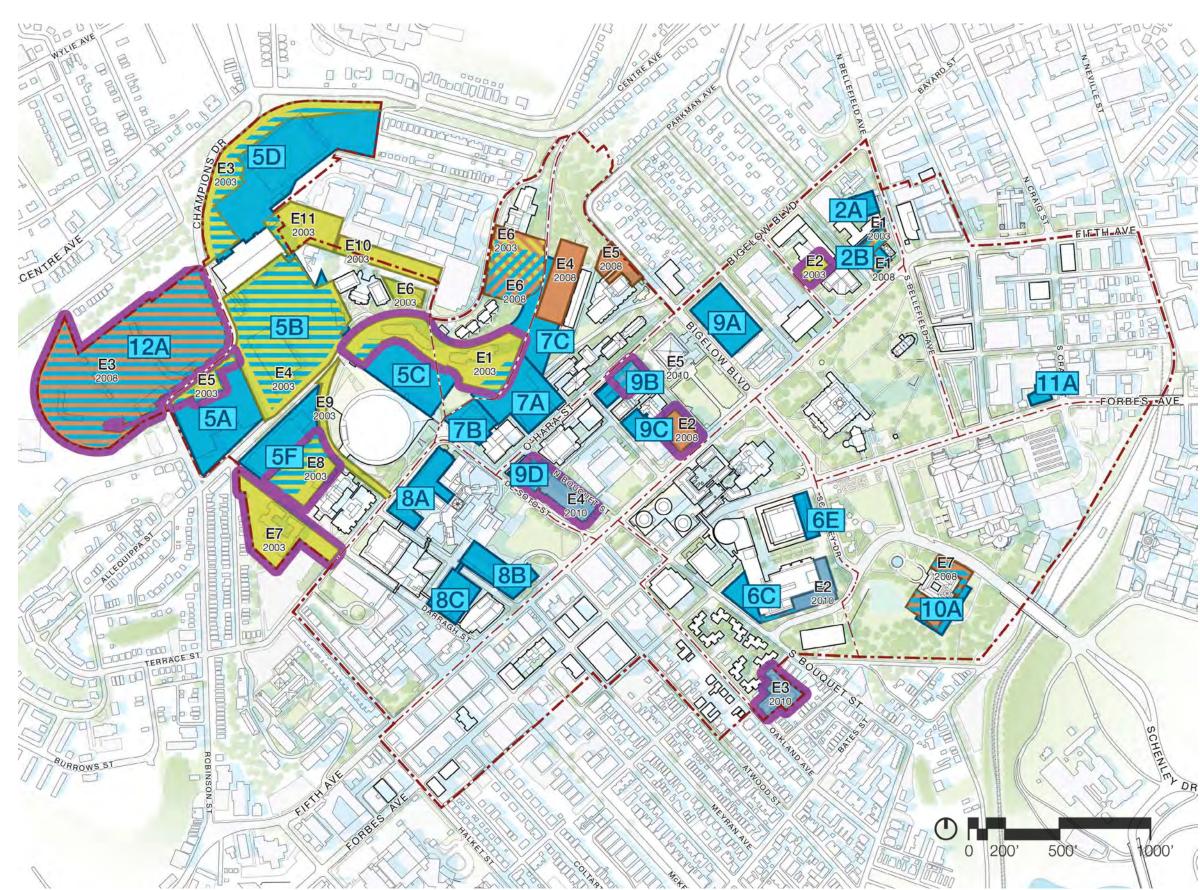
HISTORIC DISTRICTS AND PROPERTIES

Oakland Square Historic District
Schenley Farms Historic District
(National Register)

Other Buildings

5.1.2B Current and Previous IMP **Development Sites**

University of Pittsburgh Institutional Master Plan



2003 IMP Sites 2008 IMP Sites 2010 IMP Sites 10-Year Development Sites Pitt Buildings Other Buildings

BUILDING USES* Residential Education

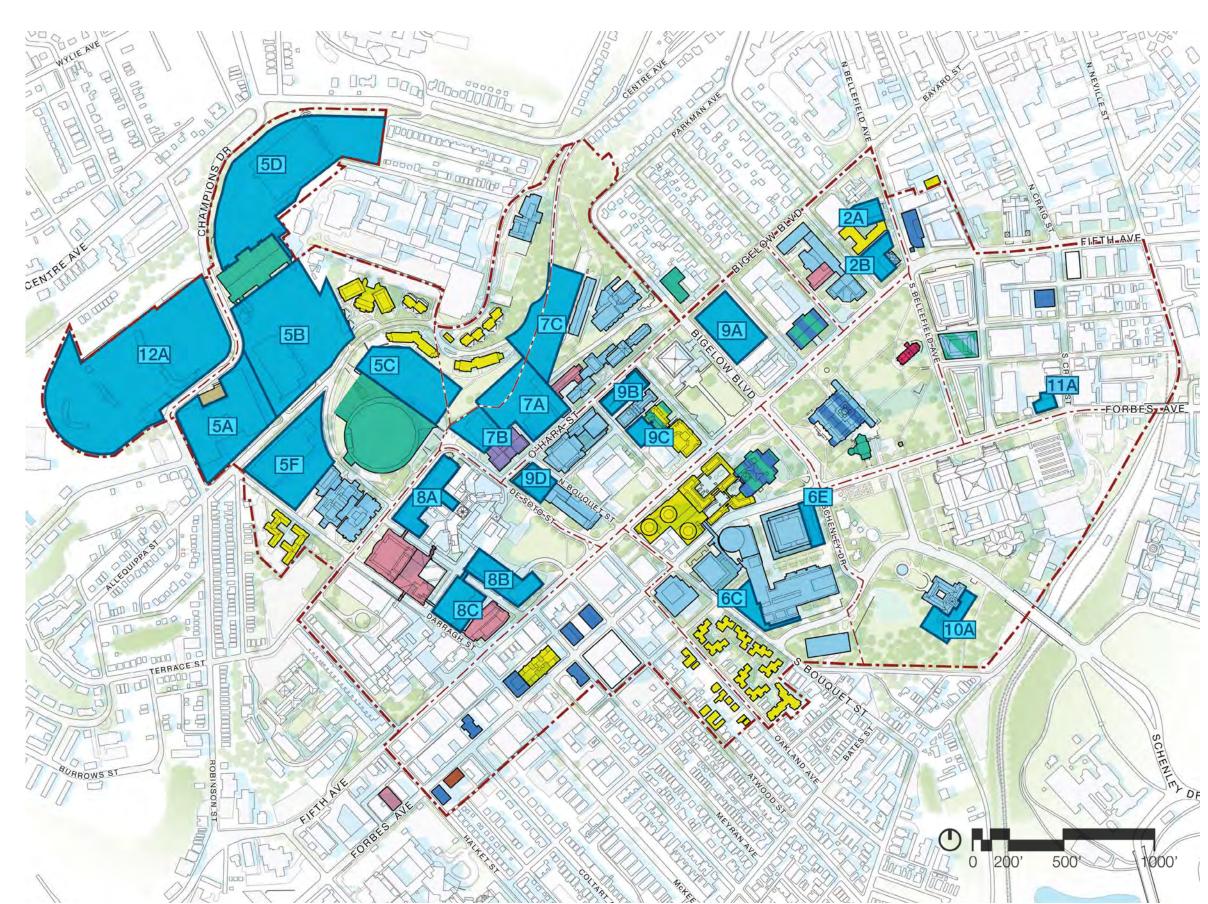
Healthcare Office Parking Services Religious Retail

Pitt Buildings Other Buildings

■ Entertainment/Public Assembly

Technology/Serivce
Utility
Ten-Year Development Sites
IMP Boundary / Districts

University of Pittsburgh Institutional Master Plan



*Per IMP Best Practices Guide Table 2: Uses Categories for IMP.

ENERGY USES Dormitory

Education Library

Office

Stadium Police Station Worship Facility

Clínic Utility

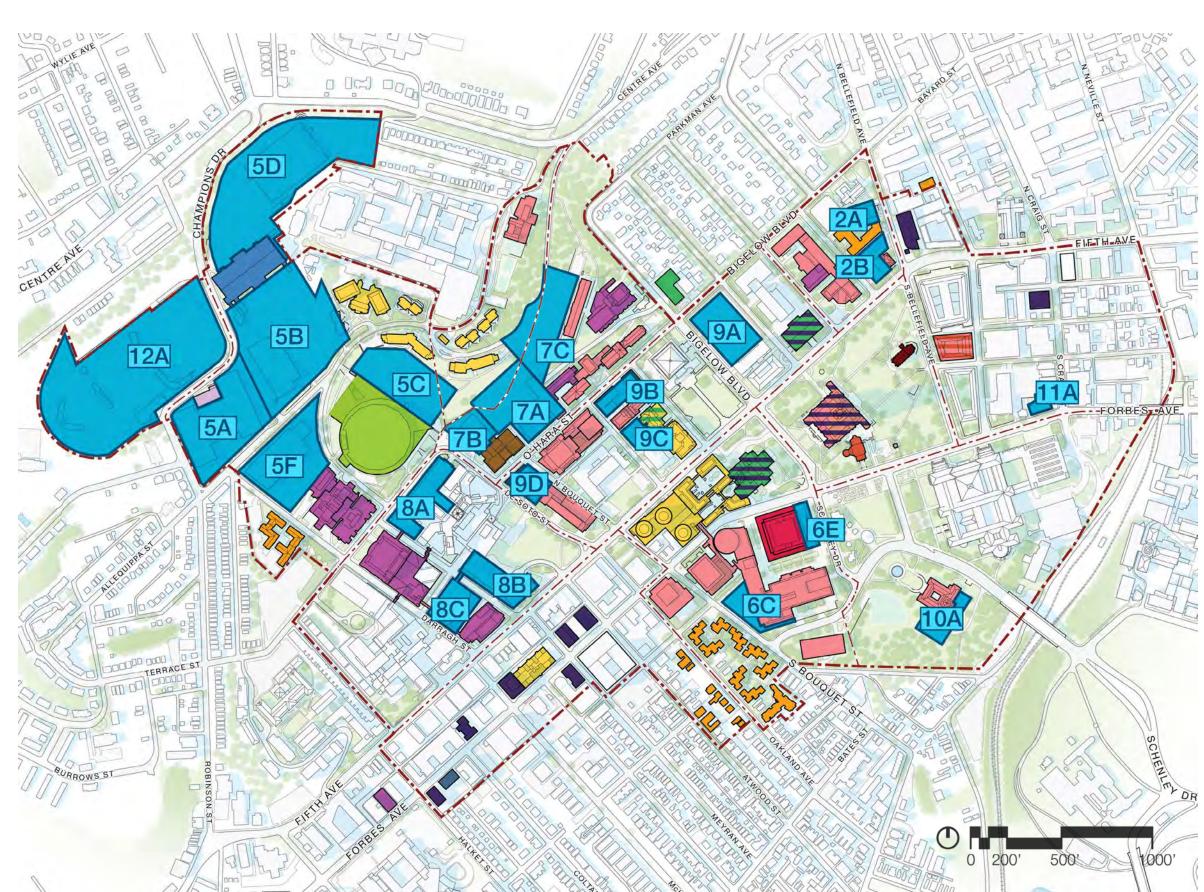
Multifamily Housing

Energy/Power Station
Laboratory

Performing Arts Recreation Social/Meeting Hall

Ten-Year Development Sites
IMP Boundary / Districts
Pitt Buildings

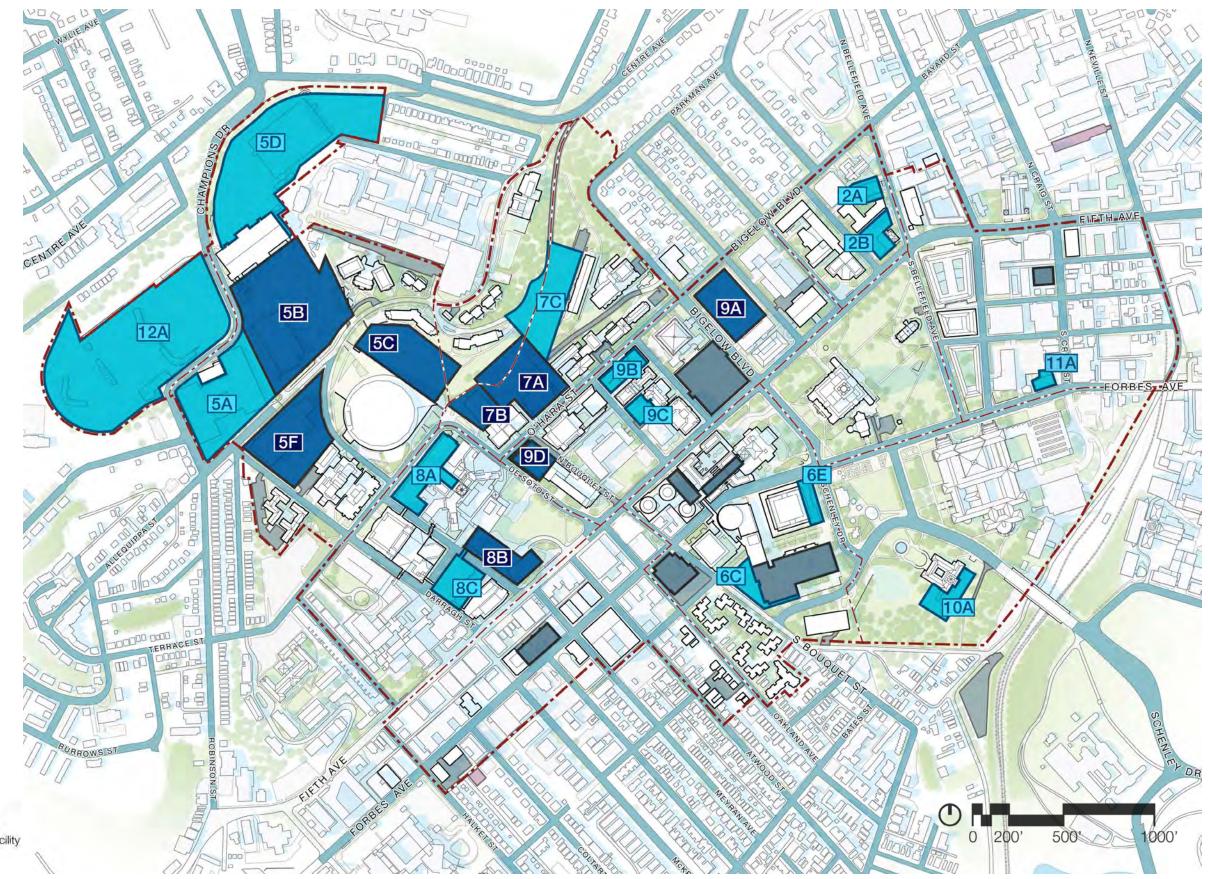
University of Pittsburgh Institutional Master Plan



5.0 | TEN-YEAR DEVELOPMENT ENVELOPE

5.1.5 IMP Parking Facilities

IMP SITE	PROJECT NAME	PARKING* (spaces)
2A	Information Sciences Redevelopment	
2B	RA Lot Site	
ЗА	REMOVED	
3B	REMOVED	
5A	Trees Hall Site	
5B	OC Lot Redevelopment	700
5C	Petersen Bowl Infill	150
5D	Playing Fields Site	
5F	Fitzgerald Field House Redevelopment	400
6C	Wesley W. Posvar Hall Expansion	
6D	REMOVED	
6E	Hillman Library Expansion	
7A	Recreation and Wellness Center	450
7B	WPIC Expansion	250
7C	Lower Hillside Housing	400
8A	Scaife Hall Expansion	
8B	Integrated Health Sciences Complex	250
8C	Victoria Hall Redevelopment	
9A	One Bigelow	250
9B	O'Hara Student Center / GSCC Redevelopment	
9C	University Club Expansion	
9D	Crabtree Hall Redevelopment	150
10A	Frick Fine Arts Expansion	
11A	Forbes-Craig Redevelopment	
12A	Petersen Sports Complex Expansion	



Lot Leased by Pitt On-Street Parking



5.2 Implementation Plan



5.2.1 Strategies for Implementation

To implement the projects identified in the IMP, the University of Pittsburgh is compiling a 10-Year financial look ahead of projects, estimated costs, cash flows, and proposed funding sources. An executive leadership committee consisting of representatives from the CFO's Office, Facilities Management Department, Provost's Office, Health Sciences and School of Medicine, Housing and Food Service, and Athletics will identify 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.

5.2.2 Capacity and Drivers for Investment

The sites included in the Ten-Year Development Envelope identify more building capacity than needed to meet the anticipated space needs of the University. Understanding the responsible capacity of the campus ensures that long-term building sites are reserved to accommodate future campus investment. Over the life of the IMP, new building construction and renovation will be supported by enhancements to campus open spaces, streetscape, and transportation systems.

Five drivers of investment are anticipated.

1. Supporting strategic initiatives

- Holistic and individualized approach to learning inside and outside the classroom
- Collaborative and multidisciplinary research, increasing innovation, and entrepreneurship activities
- Enriching the student experience
- Changes in enrollment, both University wide and by college and program

2. Modernizing and renovating poor condition space

- Accommodate active learning in classrooms and labs
- Modernize offices and workplaces
- Improve student space
- Create more high performing buildings

3. Alleviating current space shortages as identified in the 2018 Space Needs Assessment

- General classrooms
- Academic space, most acutely in the health sciences schools, the Swanson School of Engineering, and the Dietrich School of Arts and Sciences
- School of Computing and Information
- Multidisciplinary research centers
- Student space
- Recreation
- Meeting and conference
- Athletics
- Transition some of leased space

4. Future opportunities not anticipated today

5. Aligning housing inventory with market demand

- Align residential beds with demand
- Diversify offerings for undergraduates different unit types, more amenities, address deferred maintenance
- Decompress certain residence halls
- Provide affordable student housing

5.2.3 Adapting to Change

Predicting the campus of the future is challenging and decisions about physical space will be shaped by multiple factors:

- Enrollment change
- Student demographics and academic market demand
- Housing typology demand
- Fluctuating research dollars and emphasis
- Community priorities
- Emerging industries
- Changes in technology
- Changes in University leadership
- Athletics program commitments
- Student life amenity and dining trends
- Political tides; local and state government priorities
- Real estate availability
- Potential donors
- Business cycles

For Pitt to deliver on its educational mission and its community and economic development potential, the plan as well as University Administrators need to be nimble. Flexibility in financing, visioning, and organizational strategies will be key drivers in the execution of the plan. The vision established by the 2019 Campus Master Plan will shape the University's future Capital Plan which will outline the specific projects the University will invest in over the next ten years. The Capital Plan will be developed closely with University stakeholders and revisited periodically over subsequent 5-year planning horizons.

The IMP provides a planning and regulatory framework for the development of prioritized projects included in the Capital Plan. The IMP also documents the University's commitment to, and process for, engagement with the community as the Campus Master Plan is implemented within the IMP framework.

5.3 Urban Design Guidelines

ZONING CODE REFERENCE

905.03.D.4 (j) Urban Design Guidelines

The Institutional Master Plan shall include design guidelines and objectives for new and renovated buildings and structures to assure their compatibility with supporting neighborhoods and districts and to minimize potential adverse impacts on historic structures and historic districts. Urban design guidelines shall include listings of appropriate materials, height, bulk, massing, and colors that will be used to guide the course of proposed and future development.

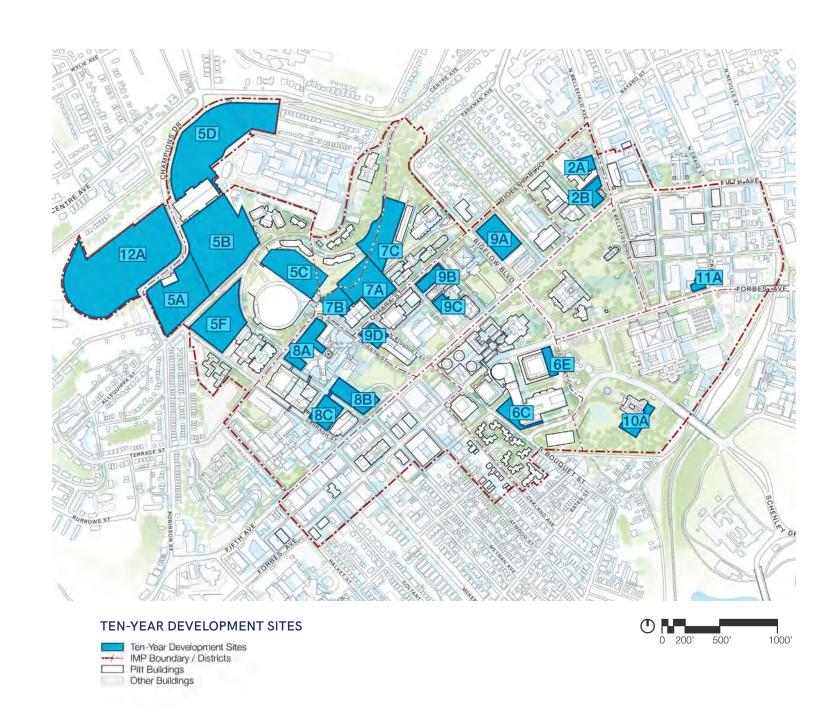


5.3.1 Goals of the Urban Design Guidelines

The Urban Design Guidelines apply to both building and landscape projects identified in the Ten-Year Development Envelope. The Guidelines are intended to create an enhanced campus environment that is compatible with the surrounding neighborhoods and districts. The Guidelines are not meant to limit creativity or be prescriptive, but rather to establish a set of criteria that will foster design that is compatible with the existing campus as well as the urban context. The Urban Design Guidelines are intended to:

- Enhance campus vitality and diversity of visual characteristics and use group classifications
- Consider the scale of the urban context
- Reinforce the Cathedral of Learning as a focal point that remains the most prominent physical presence in the built environment.
- Align with the Guiding Principles of Envisioning the Future - Pittsburgh Campus Master Plan 2019.
- Enhance the pedestrian experience of campus and the urban context through sidewalk improvements, ground floor activation and transparency
- Establish a network of barrier-free routes, pathways, and facilities for use by all members of the campus community
- Promote open spaces for both the campus community and the surrounding neighborhoods.
- Guide the use of material palettes and architectural details that contribute to an innovative contextual and integrated aesthetic environment
- Promote public art.

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.

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.

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

5.3.1A Development Criteria

The Guidelines outline criteria for building use, building form, architectural elements, landscape, and streetscape characteristics for each site identified in the Ten-Year Development Envelope. Development on each site may occur in phases as required to align with the University's programmatic needs and priorities. The aggregate of all phases for each development site is represented in the Guidelines. In addition to compliance with the Urban Design Guidelines, all development must comply with the requirements of the Pittsburgh Zoning Code as well as with applicable building codes, laws, acts, accessibility guidelines, and environmental regulations.

BUILDING USES

Allowable uses are those uses that might be major use or uses of the proposed developments as its primary function(s). Other, minor uses may not be defined (for example a coffee shop in a proposed development may not list "Food Service" in the proposed development uses, a lecture hall, or conference room in an Education" use may be used for Public Assembly, etc. de minimis parking may be used for Public Assembly, etc.). Building use categories identified in the IMP are based on the IMP Best Practices Guide Table 2: Uses Categories for IMP.

Broad Categories	Zoning Use Category	Energy Use Category (CBECS)
Residential	Dormitory	Dormitory
	Single-Unit Detached Residential	Single Family Home
	Single-Unit Attached Residential	
	Multi-Unit Residential	Multifamily Housing
	Two-Unit Residential	
	Three-Unit Residential	
	Fraternity/Sorority	
		Other - Residential
Education	Library	Library
	Educational Classroom Space	
		Pre-school/Daycare
		Other - Education
Entertainment/Public Assembly	Public Assembly	Social/Meeting Hall
	Cultural Service	Museum
	Recreation and Entertainment,	Convention Center
	Indoor	Movie Theater
		Performing Arts
		Stadium
		Other - Recreation
	Recreation and Entertainment, Outdoor	Stadium
	Amusement Arcade	
	Art or Music Studio	
		Other - Entertainment/Public Assembly
Food Sales and Service	Restaurant	Restaurant
	Restaurant, Fast-Food	Restaurant, Fast-Food
	Grocery Store	Supermarket/Grocery Store
		Convenience Store
		Wholesale Club/Supercenter
	Sidewalk Café	
		Other – Food Sales & Services

Broad Categories	Zoning Use Category	Energy Use Category (CBECS)
Healthcare	Medical Office/Clinic	Medical Office
		Clinic
		Outpatient Rehabilitation/Physica Therapy
		Ambulatory Surgical Center
		Residential Care Facility
		Urgent Care/Clinic/Other Outpation
	Animal Care	
	Hospital	Hospital
Office	Office	Office
Parking	Parking Structure	Parking
Services	Safety Service	Fire Station
		Police Station
	Transit Facility	Transportation Terminal/Station
	Laundry Services	
		Mailing Center/Post Office
		Other - Services
Religious	Religious Assembly	Worship Facility
Retail	Retail Sales and Services	Convenience Store
		Mall
	Outdoor Retail Sales and Services	Strip Mall
Technology/Service	Laboratory/Research Services	Laboratory
		Data Center
		Other - Technology/Science
Banking	Bank or Financial Institution	Bank Branch
		Financial Office
Utility	Utility	Drinking Water Treatment & Distribution
		Energy/Power Station
		Wastewater Treatment Plant
	Recycling Collection Station	
	Salvage Yard	
		Other - Utility

IMP BEST PRACTICES GUIDE TABLE 2: USES CATEGORIES FOR IMP



ACTIVE USES

Many development sites designate suggested areas on the ground floor level of a building as "Active Use." Active Uses as defined by this Institutional Master Plan shall mean that the following types of uses are encouraged: residential, education, entertainment/public assembly, food sales and service, retail, office, lobbies, building amenities (such as gyms, study areas, common areas, and management offices), and bike facilities.

BUILDING AREA

The Maximum Gross Floor Area (GSF) listed for each development site defines the maximum development density appropriate for each site based on the surrounding context. The maximum GSF does not include garage areas or below grade space. On development sites where an existing structure will remain, the GSF listed in the IMP represents the maximum additional area. On development sites where an existing structure is removed, its area may be replaced and shall be in addition to the listed GSF.

BUILDING FORM

Building Envelope

The Guidelines identify a maximum building envelope for each development site based on contextual heights, massing, alignments, setbacks, and step backs. The building envelope does not represent the proposed massing or building location, but instead defines the three dimensional limits of development. Allowable square footage, open space requirements, and context will guide the design of each project within the envelope.

Height

Building heights are intended to maximize development on each project site based on building type and location. Most new development will be contextual with the heights of surrounding or adjacent buildings. The height of new buildings should be sensitive to immediately adjacent buildings and spaces while creating or reinforcing the desired campus character. The maximum height for each development site is defined by the Urban Design Guidelines. Changes and variety in height along a building façade are encouraged for both functional and aesthetic purposes, as well as to limit any specific negative impacts on adjacent buildings, streets, or open spaces.

Building heights listed in these Guidelines are based on the City of Pittsburgh Zoning Code, Article IX Chapter 925 Measurements, Section 925.07 Height. Rooftop equipment stair access, elevator machine rooms, and other unoccupied penthouse spaces, regardless of roof coverage, may extend above building heights listed in the Ten-Year Development Envelope

Massing

Massing is the combination of a building's three-dimensional form and size. For most new buildings on campus, massing should relate to and reflect the building functions and interior program. Relationships and impacts of proposed new buildings on adjacent buildings, streets, open spaces, and views should be explored and considered thoroughly throughout the design process. Massing can be mediated through horizontal articulation defining the base, middle, and/or top of the building. Vertical articulation utilizing recesses and projections can also mitigate large volumes, reduce the impact of long facades, and express programmatic elements.

Alignments, Setbacks and Step Backs

Appropriate alignments and setbacks of building facades are crucial for establishing the desired character of streetscapes and open spaces. Building step backs are used to maintain view corridors and ensure appropriate scale within the existing context. Key alignments are established by existing street walls and prominent adjacent buildings. An important goal of the Urban Design Guidelines is to activate and beautify key urban

In general, new buildings along main city streets should maintain a consistent street wall, though purposeful nonconformance is acceptable for plazas, courts, expanded outdoor seating zones, or other activating landscape design features. Where appropriate, in order to accommodate additional sidewalk width, building design shall consider overhangs with minimal to no structural impediments (i.e., avoid colonnades) to extend the public realm from the sidewalk to the building by setting back the first level of the structure.

5.3.1B Historic Preservation

The University of Pittsburgh falls within, or is adjacent to, historic districts that have shaped the character of University development and complemented the historic fabric of Oakland. Two historic districts recognized by the City of Pittsburgh: the Oakland Civic Center Historic District, which includes a portion of the Pitt campus, and the Schenley Farms Historic District, which is primarily residential, comprise a district listed on the National Register of Historic Places.

University of Pittsburgh Institutional Master Plan

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. It will address:

- Inventory of structures. Understand each building's contribution to the full portfolio and that Pitt's identity is defined as much by the broad portfolio as it is by individual iconic buildings.
- Benchmark universities in urban areas and how they manage campus development with a portfolio of historic structures and the need to address programmatic needs, energy performance, and other campus development forces.
- 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, 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.
- 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. As stated in the City's Historic Review Commission's Design Guidelines: Oakland Civic Center Historic District considerations for demolition of a structure in the historic district include:

- a. The historic or architectural significance of the structure;
- b. The contribution of the structure to the character of the district:
- c. The structural condition of the building;
- d. The feasibility of renovation and continued use of the building;
- e. The character of the new construction proposed to replace the demolished structure;
- f. The ability of the owner to obtain a reasonable economic return from the use of all or part of the building (if a profitmaking venture) or the marketability of the building to another individual or organization;
- g. 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.

When feasible, the University intends to preserve the architectural heritage within the Oakland Civic Center Historic District while promoting innovative and contextual buildings 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 Schenley 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 Jonas Salk, Thomas Starzl, and Madame Curie. As such, Pittsburgh History and Landmark 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. Buildings within historic districts are subject to the applicable Oakland Civic Center Historic District Guidelines. Exterior 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.

The University recognizes that all older buildings are not historic, and those that are will need to change and adapt to meet the University's needs. As stated in the Guiding Principles of the 2018-2013 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.



5.3.2 Architectural Guidelines

ARCHITECTURAL CHARACTER

The campus architecture is both the functional and the symbolic embodiment of a state-related, public university. The University intends to maintain the existing high-quality design and construction that is fundamental to the campus. The Guidelines encourage innovative, contemporary design. Unless the goal is a preservation project, material palettes and architectural details should be a reflection of their time rather than a continuation of the historic fabric. New development should contribute to a contextual and integrated aesthetic with an objective to design fifty-year buildings.

The architectural character of each project should contribute to the creation of an identifiable presence for each area of the campus that is distinct based on its geographic location. The architectural character of the University can be categorized into four distinct areas of campus:

- Oakland Civic Center
- Residential Areas and Recreational Facilities
- East Campus Development Area
- West Campus Development Area



OAKLAND CIVIC CENTER:

Mid Campus, Lower Campus, Cathedral of Learning, Schenley Park/Museum

The Oakland Civic Center area is characterized by buildings in the Gothic Revival style including the Cathedral of Learning, Heinz Chapel, and Stephen Foster Memorial all designed by Charles Klauder as well as Clapp Hall designed by Trautwein & Howard. This area also includes the Greek Revival style as represented by Alumni Hall and Eberly Hall and the Italianate style as represented by Bellefield Hall.

Buildings in the Oakland Civic Center maintain lofty design principles and include features not apparent in other areas of the campus: cornices, crenellation along parapets, entablatures, mansards, moldings, pediments, and other detailing in a subtle contrasting color. Windows are predominantly uniform, rectangular modules with fixed, single, or double hung units.

New construction within the Oakland Civic Center should be executed to respond contextually with the existing exterior architecture in design and craftsmanship as represented by original campus buildings. However, new construction should not replicate the historic fabric. Building facades should have offsets and articulation to reflect interior floor plans. Building roofs may be flat with articulated parapets. Mansard roofs and bell towers may be used for "landmark" buildings and to emphasize main entries or focal points.

The Cathedral of Learning is a signature landmark building within the Oakland Civic Center. It is a physical representation of the University brand, the axis-mundi, and a campus icon.



It serves as a way finding element on campus and a beacon of the University, visible from a distance beyond the campus boundary. Therefore, development should reinforce the Cathedral of Learning as a focal point building that remains the most prominent focus in the built environment.

RESIDENTIAL AREAS/ATHLETIC FACILITIES:

West Hilltop, Hillside, Lower Hillside

The location, style, and scale of residential buildings at Pitt is diverse. Nordenberg Hall provides a large-scale urban experience in the heart of Oakland. Recently constructed residential buildings in the Hillside and Hilltop Districts reflect current trends in student housing. Litchfield Towers, designed by Deeter & Ritchey in 1963, represents a mid-century move toward a dynamic, transformative architectural style. Renovated historic apartments, such as Schenley Quad and Ruskin Hall, capitalize on the historic fabric of Oakland. Recreation facilities are equally diverse and typically reflect the period in which they were constructed.

New residential and recreational buildings should exemplify strong, clean lines, and contemporary design. Offsets and articulated massing should be incorporated to reduce the scale of larger buildings. Building roofs may be sloped or flat with articulated parapets and corner elements to accent significant focal points or entries. Residential buildings should possess a finer-grain, using smaller building footprints and proportional building heights that support livability, intimacy, and outdoor gathering spaces.



EAST CAMPUS DEVELOPMENT AREAS:

East Campus, South Craig

Development in east campus areas should maintain the simplified architectural styles utilized in the existing buildings. New buildings may have simple, bold forms articulated with offsets and interesting volumes.

Residential buildings in the east campus should be of a finergrain, using smaller building footprints and proportional building heights that support livability, intimacy and outdoor gathering spaces. Building roofs may be sloped or flat. Gable and or hip roof conditions and corner towers are acceptable for "landmark" buildings.

WEST CAMPUS DEVELOPMENT AREAS:

Medical, Forbes/Fifth, Lower Campus

Development in west campus areas should maintain the highquality design and construction of the campus architecture. New construction should emphasize design that has strong, clean contemporary lines that does not replicate the historic fabric found in the Oakland Civic Center.

Existing buildings should be updated and refurbished to create a meaningful expression along major public corridors to enhance and support non-traditional, professional and community-oriented learning.

ARCHITECTURAL PRECEDENTS













Top to bottom from left to right: University of Pittsburgh buildings - Schenley Quadrangle; Benedum Hall addition; Old Engineering Building and Allen Hall; Petersen Events Center; Panther Hall, and The Graduate School of Public Health.

ARCHITECTURAL ELEMENTS

Facades

The University's environment is an eclectic mix of architectural styles: Art Deco, Beaux Art, Brutalist, Neoclassical, Greek Revival, Italianate, Modernist, Post-modernist, Neo-Gothic, and Richardsonian Romanesque. These varied styles, scales, and materials stem from campus expansions as well as acquisitions of former civic institutions, office buildings, hotels, and apartment buildings. The predominant palette of existing buildings includes tan brick, limestone cladding, limestone or pre-cast trim/accents. Cast-in-place concrete and precast concrete panels are used on a number of contemporary buildings.

Materials and color help create a cohesive campus character. While the stylistic expression and form of new buildings can vary, they should generally extend the existing palette. High quality, durable materials should be used for all projects. Areas of glass curtainwall can express important interior spaces, highlight active ground floors, terminate vistas, and create aesthetic variety. Glazing should support energy performance goals. Unless otherwise approved by the University, materials for all new construction must comply with the requirements of Pitt's Facilities Management Professional Design Manual.

Encouraged and preferred primary materials for new buildings:

- Brick modular
- Terracotta flamed, honed, and water-jet
- Limestone smooth, bush-hammer
- Pre-cast concrete
- Architectural Concrete formed, polished, panelized, scored, and textured
- Glass high performance, transparent, translucent, fritted, tinted, laminated, impact resistant, and fireproof

Encouraged and preferred accent or secondary materials for new buildings:

- All materials listed as encouraged primary materials
- Metal: aluminum, zinc, copper, painted
- Stone: natural and cast stone

Material colors:

- Select primary materials to complement material palette of existing buildings
- Secondary materials and accent colors are

encouraged to highlight design elements and changes in plane.

Additional high quality materials and color variations not listed above may be selected and approved during the design review process.

Discouraged Materials:

The following materials do not contribute to the sense of quality, permanence, and aesthetic beauty on campus and are therefore discouraged:

- Jumbo/oversized brick
- Mirrored, highly-tinted, or highly-reflective glass
- Fiber cement panels
- Split face block
- Synthetic stucco/EIFS
- Vinyl or aluminum siding
- Concrete block
- Exposed aggregate concrete wall panels
- T-111 or other composite plywood siding

Texture

Buildings should activate the streets and spaces around them and entice people to approach them and interact with them. Façade treatment techniques that utilize lighting, shadow, patterns, and material textures can enrich facades and special parts of buildings.

- Lighting: Consider interior and exterior lighting that highlights important or special parts of buildings. Use lighting to add visual interest to rooftop or skyline features at key focal points, and along prominent facades. Balance these and any other lighting features with sustainability goals for campus.
- Shadow: Create depth to facades by utilizing shadows and shadow lines. Utilize projecting eaves, cornices, bays, louvers, balconies, and other building elements to cast shadows and add dynamism to facades.
- Pattern: Utilize balanced repetition and alternation of elements such as window framing, spandrel panels, accent colors, material changes, and textured screens to add a sense of layers, rhythm, and movement to a building façade.

ARCHITECTURAL PRECEDENTS













Top to bottom from left to right: The George Washington University - Milken School of Public Health; Johns Hopkins Medical Institute; Minnesota State University - Mankato New Student Dining; University of Pikeville - Health Professions Education Building; University of Delaware - Harker Interdisciplinary Science and Engineering Laboratory; Clemson University - Douthit Hills Housing Development.

 Textured Materials: Use a range of material textures (smooth to course, fat to formed) to add dimension or emphasis to façade elements.

Glazing/Fenestration

Windows and window patterns play a large role in activating building façades and creating the sense of vibrancy and safety.

- Ground floors along primary streets, sidewalks, plazas, or other publicly accessible open spaces as indicated on development site diagrams should be highly transparent to create a visual connection between interior and exterior spaces. In circumstances where compliance with the transparency standard cannot be achieved, the University shall be permitted to provide an alternative compliance plan which incorporates the use or arrangement of building materials that simulate transparency and/or provides enhanced architectural amenities or the use of Art.
- The percentage of glazing and window sizes for upper floors should optimize interior daylighting needs and programmatic requirements.
- Large, blank facades should be avoided unless required for specific functional purposes. Interior programs that result in such facades should be located to eliminate or minimize their negative impact on primary streets or spaces.
- Where appropriate, important interior spaces (common areas, collaboration spaces, etc.) should be highly transparent and expressed as an architectural feature in the design of the façade.
- Bird safe glazing techniques should be considered on new construction and major redevelopment projects depending on location and wildlife risk profiles. Windows that pose the highest risk for bird collisions are typically the first 60 feet of glazing particularly areas adjacent to trees and landscaped areas as well as the first 15 feet above a green roof.

Dark Skies

Light pollution is caused by excessive 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.

 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.
- 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.

Screening: Structured Parking & Mechanical Equipment

Structured parking, trash/refuse areas, and mechanical equipment shall be screened from view. Screens shall provide visual separation from the public way through the use of landscaping, fences, walls, grade change, adjacent buildings, or physical separation combined with other acceptable methods. Alternative screening methods may be acceptable provided adequate visual separation is achieved.

Mechanical equipment and other utilities serving project specific or campus wide needs may be located on any development site, thus utility is understood to be an allowable use on all development sites. Rooftop equipment, stair access, elevator machine rooms, and other unoccupied penthouse spaces, regardless of roof coverage, may extend above building heights listed in the Ten-Year Development Envelope

Appropriate techniques for minimizing impacts of building mechanical equipment include:

- Rooftop or penthouse screens and scrim walls that appear to dissipate into the sky.
- Ventilation screens and louvers that are integrated into the overall façade design.
- Expressing unique forms or elements of equipment or equipment spaces as an architectural design element.
 This is typically most appropriate for certain lab, research, or healthcare buildings.







Top: View of Cathedral of Learning from Petersen Events Center Center: View of Cathedral of Learning from Forbes Avenue Bottom: De Soto Street terminating at Petersen Events Center

5.3.3 Site Development, Civic Realm and Streetscapes

CAMPUS VIEWS AND VISTAS

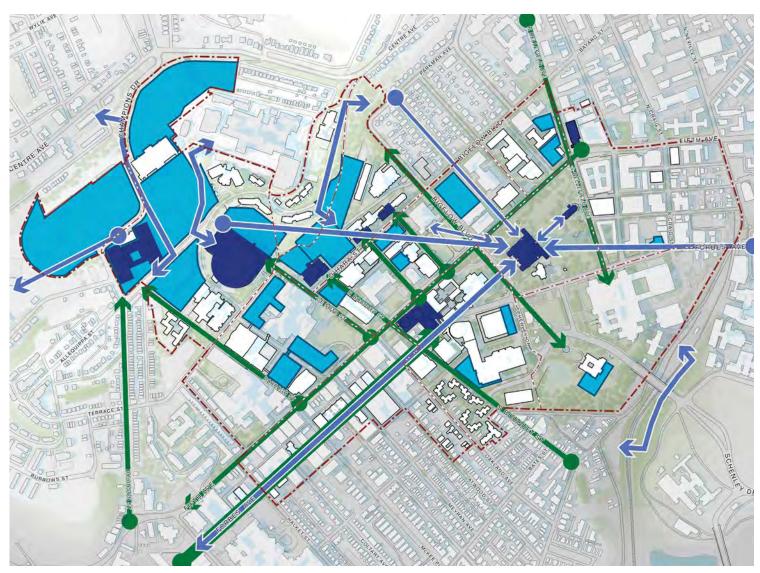
Pittsburgh's complex topography affects views within and beyond the campus built environment and makes a visual impression from the surrounding Oakland neighborhood. The Cathedral of Learning is the central visual landmark and organizing element on the Pitt Campus. The Cathedral is also a symbolic marker of Pitt's presence and is visible throughout Oakland and many portions of the City, including Downtown.

Important views include:

- The Cathedral and campus from University Drive and from the upper terrace of Petersen Events Center
- The formal relationship between buildings adjacent to Cathedral of Learning and Soldiers and Sailors Memorial Hall
- The Cathedral as a focal point looking east or west along Forbes Avenue
- Looking northwest from Schenley Park toward campus
- Looking from the hilltop toward Downtown Pittsburgh

Important street corridors and vistas include:

- The high-density street walls of Forbes and Fifth Avenues
- Thackeray Avenue and University Place terminating into Greek revival campus buildings
- The high-density street walls and grade change of Darragh and Lothrop Streets
- De Soto Street's termination, with significant grade change, into the Petersen Events Center entry
- Bellefield Avenue views of the Cathedral of Learning terminated by the Carnegie Museum



EXISTING CAMPUS VIEWS & VISTAS











Top: Forbes Avenue - example of low/difficult public realm quality Bottom: Schenley Plaza - example of high public realm quality

CIVIC REALM AND STREETSCAPES

The University's 2019 Campus Master Plan assessed and categorized Pitt's public realm for general attractiveness and pedestrian comfort. High-quality public realm spaces provide a generous landscape that has a high-level of greenery, attractive and natural plantings, and tree canopy; adequate pedestrian and bicycle access; pedestrian amenities; and a generally flat (or gently sloping) environment. Low-quality public realm spaces typically have inadequate pedestrian routes, a lack of green space, an abundance of hardscaped surfaces, and steep slopes.

The following public realm deficiencies are noted in the Campus Master Plan and are opportunities for improvement in conjunction with projects identified in the Ten-Year Development Envelope:

- Forbes and Fifth Avenues are the main east-west axes through Oakland and suffer from mixed-quality, poor sidewalk condition, and limited vegetation.
- Narrow sidewalks on main streets contribute to congestion and uncomfortable pedestrian environments.
- Contiguous high-quality public realm exists at Schenley Plaza, Cathedral, William Pitt Union, Soldiers and Sailors Memorial, and along O'Hara Street.
- High-quality open spaces exist along the Bigelow Boulevard/O'Hara Street east/west corridor but reduce in quality moving west.
- High-quality open spaces along the hillside are difficult to access.
- Moderate-quality open spaces on the hilltop lack formality.
- Moderate-quality open spaces on south campus are primarily hardscaped spaces.
- Mixed-quality spaces exist within Central Oakland and the Craig Street corridor.
- Providing multi-modal access for vehicles, bicycles and pedestrians within a limited infrastructure prompts concern for workable solutions.



PUBLIC REALM





Streetscapes

Streets are a key component of the open space framework, creating campus edges and links to the adjacent community. Streets also provide a strong sense of place and contribute to the campus and neighborhood identity.

Streetscape improvements to provide safer pedestrian circulation, street trees, green streets, and street section modifications should be considered with all Ten-Year Development Sites. Street trees, benches, and pedestrian scale lighting all contribute to the character of these streets. Development sites that require new or relocated curb cuts will consider the relationship of the curb cut to bike lanes, bus stops, and street parking.

Campus streets intersecting core campus spaces should have an emphasis on pedestrian circulation while accommodating vehicles. Bump-outs at pedestrian crosswalks allow for narrower crossings and have the added benefit of slowing traffic due to the narrower travel lanes. Campus streets can support raised, tabletop crossings that prioritize pedestrians. Changes in the pavement material at these crossings add a visual cue for drivers that they are entering a pedestrian zone. Consistently addressing crosswalks in this manner throughout campus has the added benefit of delineating campus within the larger city context. The University will work with DOMI to identify crosswalk locations and design during the design and review process for each development project.

Streets at the perimeter of campus can create a defined edge by implementing consistent materials, plantings, banners, and signage. Expanding the campus landscape material palette to these edges will help identify the Pitt campus within the city. These streets provide an opportunity to add banners, signage, and gateways marking the campus threshold and should be designed in conjunction with campus gateways.

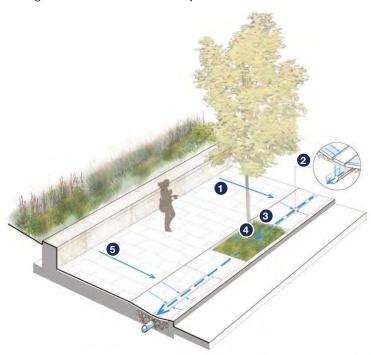
Street Trees

Landscaping and screening are required by the City of Pittsburgh zoning ordinance Chapter 918. Urban forestry is also a concern for major project development due to its impact and effect on the environment. Street trees have beneficial environmental aspects including reducing heat gain in an urban setting but just as importantly, trees have perceived safety impacts for pedestrians. There is an added sense of security from the simple addition of

a traditional tree lawn. Trees planted between the pedestrian sidewalk and the edge of curb provide a much appreciated separation between pedestrians and vehicles. Healthy and well established canopy trees provide a beautiful setting for the pedestrian and driver alike. There are several methods that help establish healthy street trees. The foremost of these is providing adequate soil volume for the mature growth of the tree. The larger the soil volume, the greater growth the tree will achieve. In cases where there is limited real estate to provide adequate soil, the addition of structured cells that allow for root growth under adjacent sidewalks and hardscape is suggested.

Green Streets

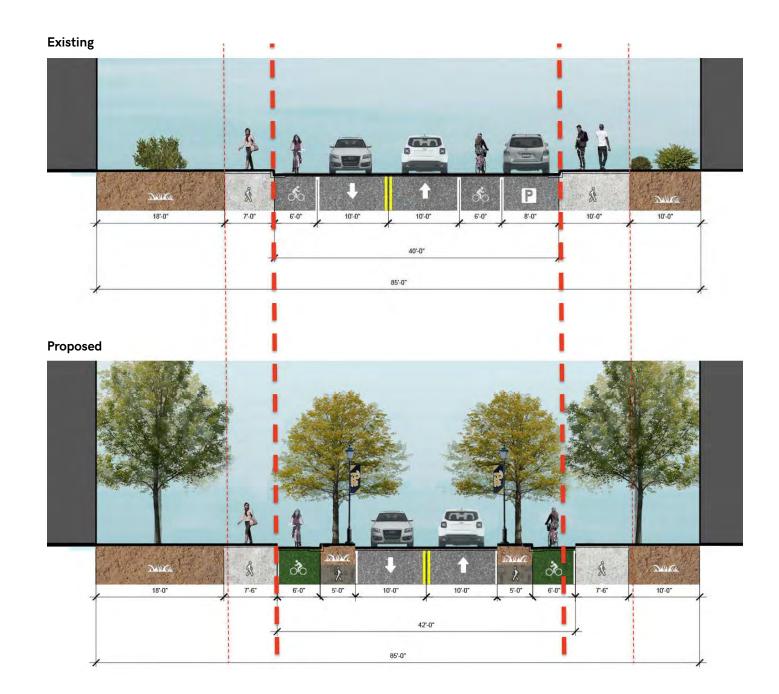
Green Streets integrate best management practices for stormwater management and safely accommodate the mobility needs of all users. Planting strips and tree pits are opportunities to capture run-off from the adjacent streets and/or sidewalks and return the runoff into the groundwater immediately. Green Streets are designed to provide percolation of the run-off into the groundwater system as opposed to the run-off being directed straight to the stormwater sewer system.



- 1. Runoff gets collected to runnel
- 2. Runoff falls into underground water pipe
- 3. Overflow flows gets treated in a tree planter
- 4. Water distributed to tree
- 5. Process repeats

Section through O'Hara Street

Along O'Hara Street, a flexible and typical setback from curb to building facade should be 17'-6" to 25'-6" to allow for a 10'-18' planting and amenity zone along the building, a 7'-6" sidewalk, a 6' bike lane and a 5' planting strip separating bike lanes from vehicular traffic.





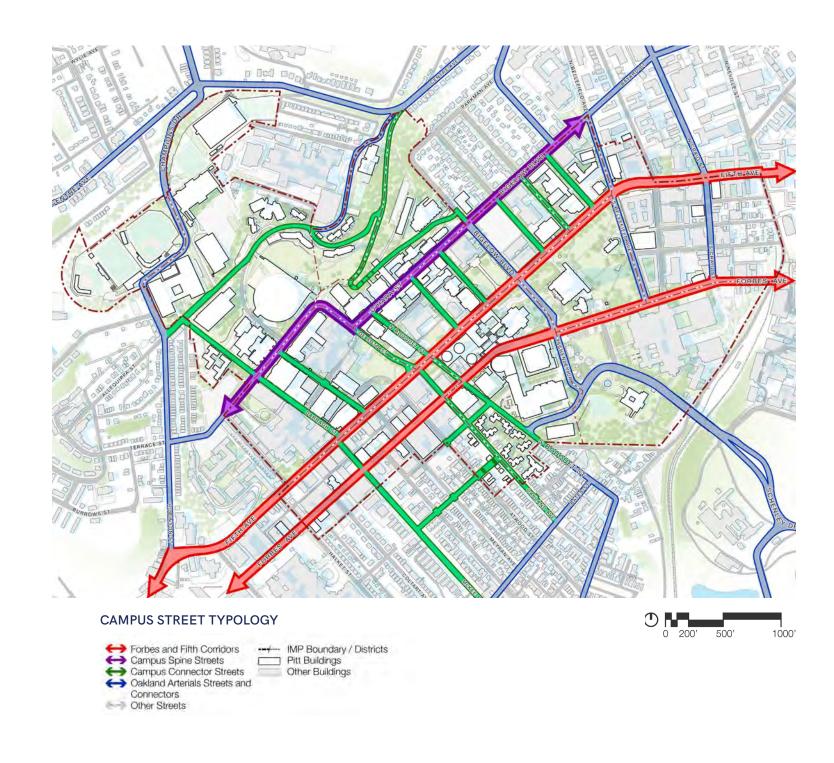


Top: Existing view of Bigelow Boulevard Bottom: Proposed view of Bigelow Boulevard

Streetscape Improvements

Because Pitt is in an urban context, streets are the primary way pedestrians navigate the campus. Three street types are identified in the Campus Master Plan: campus spine streets, connector streets, and arterial corridors. The Guidelines outline the approach to each street type and include opportunities for sidewalk, stormwater, landscape, and branding improvements.

- Campus Spine: The campus spine streets are defined as the areas of O'Hara and Terrace Streets that have University property on both sides. Currently these streets are car dominant, lack identity, and have few trees. Development sites along this corridor should strive to achieve a collegiate character and greater pedestrian focus. Improvement such as removing parallel parking, adding a planted area to buffer pedestrians from vehicles and capture stormwater runoff, adding street trees, improving sidewalks, and integrating branded University elements such as banners, should be considered.
- Connector Streets: A series of connector streets intersects with the campus spine corridor. To improve their character, development along these streets should include additional planting areas and trees. These interventions will also improve pedestrian safety and advance the University's sustainability goals.
- Arterial Streets: The Forbes and Fifth Corridor is the most challenging area to improve. These streets are major arterials for the city, have narrow sidewalks with limited building setbacks, and are important retail centers.
 They are also important to the campus experience.
 Improvements should include adding street trees, enhancing pedestrian safety at intersections, creating building setbacks where possible to widen the sidewalks, additional bump outs at intersections, and adding technology and signage to improve wayfinding and the retail experience. Any improvements in this area require a partnership between Pitt and key stakeholders from the community, city, and organizations in the area.









Top: City of Pittsburgh - Schenley Plaza Middle: University of Pittsburgh - Schenley Quadrangle Bottom: University of Pittsburgh - Petersen Sports Complex

5.3.4 Landscape and Open Spaces

Existing Open Spaces

There are three formal open spaces that are iconic to Oakland and/or the University of Pittsburgh. Schenley Plaza, the Cathedral of Learning, and the forecourt of the Soldiers and Sailors Memorial Hall are all high-quality and popular landscaped spaces. These spaces are connected by a network of wide sidewalks and a continuous tree canopy. Schenley Plaza, while not part of the University, is a favorite destination for Pitt students and the greater community. The Cathedral of Learning open space includes the Cathedral, the Stephen Foster Memorial, and Heinz Chapel. The forecourt of Soldiers and Sailor's Memorial Hall and Museum, while not part of the University (though Pitt does own the parking garage below), features a large lawn fronting Fifth Avenue. A popular relaxation spot for the broader Oakland community as well as Pitt students, Soldiers and Sailors has a master plan to improve this space in the near future.

Secondary open spaces on campus are typically hardscaped plazas fronting major buildings. Petersen Event Center Bowl offers visual relief between the upper campus residence halls and the public arena. This open space hosts student activities for orientation and graduation.

Petersen Sports Complex is home to dedicated athletics space. In addition, there are intramural fields on Trees Field and indoor athletics spaces in the Charles L. Cost Center and Pitt Sports Dome.

Open Space Goals

Projects identified as within the Ten-Year Development Envelope should strive to strengthen Pitt's identity, support accessibility, and enhance sustainability through the following strategies:

- Create additional open spaces and meaningful gathering places throughout campus.
- Increase tree cover and transition 15% of lawn area to indigenous and adapted plants.
- Create pedestrian and bicycle focused "campus oriented" streets that improve safety and accessibility.
- Enhance a series of campus arrival points that announce Pitt's presence and improve Wayfinding.
- Reduce impervious surface area and divert stormwater from impervious surfaces to reuse, detention, and/or landscaped stormwater solutions.



PITT OPEN SPACE CONCEPT

Existing Facilities

- Oakland Civic Center Cathedral Grounds
- 2 Schenley Quadrangle Open Space
- 3 Petersen Events Center Upper Plaza
- 4 Posvar Hall Courtyard

Proposed Facilities

- 1 Bigelow Boulevard Streetscape Improvements
- 2 One Bigelow Development Open Space
- 3 Recreation and Wellness Center Open Space
- 4 Lower Hillside Housing Open Space
- 5 Athletics Complex Central Open Space



University of Pittsburgh Institutional Master Plan



Top: University of Pittsburgh - Accessibility landscape In Schenley Quad Bottom: Sustainable Landscape at the University of Delaware - Harker Interdisciplinary Science and Engineering Laboratory

Accessible Landscapes

Pitt is located in hilly terrain, with almost 400 feet of elevation change between the highest and lowest points on campus. North of Fifth Avenue, steep slopes are common, making connectivity and accessibility a challenge on campus. Pedestrians on De Soto, Darragh, and North Bouquet Streets (north of Fifth Avenue) must navigate a 5 to 10 per-cent slope without stairs. North of O'Hara and Terrace Streets, pedestrians must navigate a 15 to 25 percent slope with the assistance of stairs. These slopes present an accessibility challenge, reduce the viability of alternative modes of transportation such as bicycles, and increase the need for accessible connections across campus. Projects included in the Ten-Year Development Envelope should strive to increase accessibility throughout campus with both interior and exterior improvements. In these slope challenged areas, areas of respite shall be considered to alleviate the difficulty.

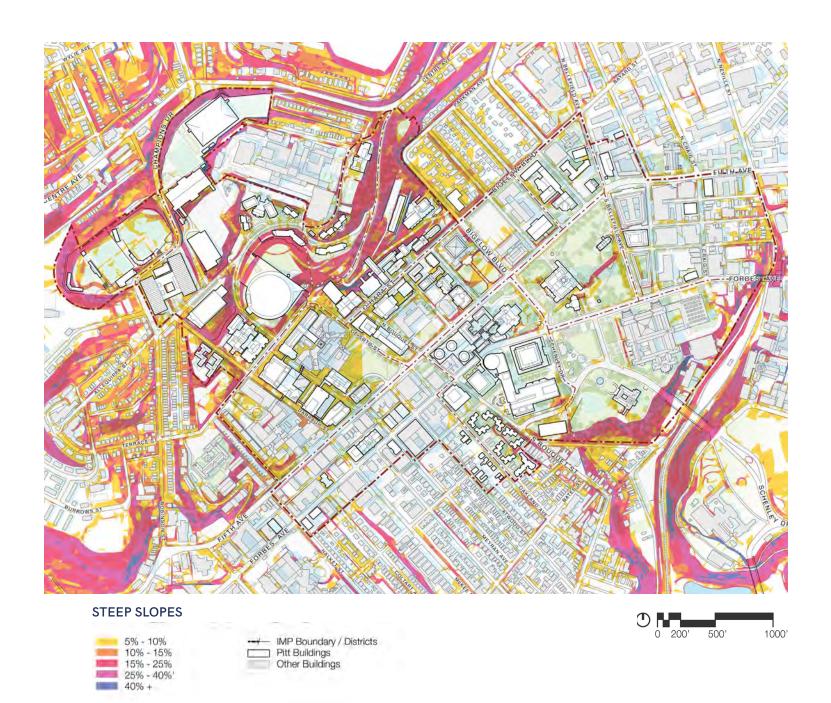
Sustainable Landscapes and Habitat Restoration

In the 2018 Pitt Sustainability Plan, Pitt committed to care for both the built and the natural environment to ensure responsible and efficient resource management and to continually strive to minimize the environmental impact of their operations. This commitment, under the heading of Landscape and Ecology, states that Pitt will cultivate sustainable landscapes that increase biodiversity and enrich all ecosystems services, which are vital to environmental and human health and well-being.

The Goals and Aspirations referenced in the Plan include the following:

- Adhere to Pitt's Sustainable Landscape Design Guidelines in all new landscape designs
- Increase tree canopy and replace 15% of lawn area with indigenous and adapted plants by 2030 (from 2017 baseline)
- Maintain at least 75% landscaped areas in accordance with the Northeast Organic Farming Association

The University acknowledges that there are emerging ideas to address healthy buildings and intends to explore new certifications to be considered on major new building projects.







University of Pittsburgh - Light Up Sculpture



Howard Community College - Signage and Wayfinding

ART ON CAMPUS

Public art installations on campus beautify the campus and are a means of expressing the activities and values of the institution, not only to the campus community, but also to the surrounding neighborhoods. Art shapes space and is part of the informal education to be discovered on campus. The development of a visual vocabulary is a minimum end result. Public art opportunities should be evaluated with each project and should be included in open spaces wherever appropriate. Creating a public art committee and a design review process for selection or approval of donated pieces will allow Pitt to have experts in the field evaluate, and potentially help site each new acquisition. 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, as well as public realm opportunities. Interface will include the City's Public Art Office and adjacent community entities such as OBID where appropriate.

WAYFINDING

Gateways, Campus Arrival Points, and Campus Identity

One of Pitt's strongest assets is its urban context. The campus and city blend together creating a distinctive experience. While this relationship between the city and the University should be maintained, there are several key campus arrival points that need to be improved. The Campus Master Plan identifies a series of key intersections for enhancing wayfinding, pedestrian safety, and the sense of place. Improvements include signage, public art, and enhancements to streets, sidewalks, and green space. Since these intersections are also arrival points for adjacent neighborhoods and institutions, any improvements will need

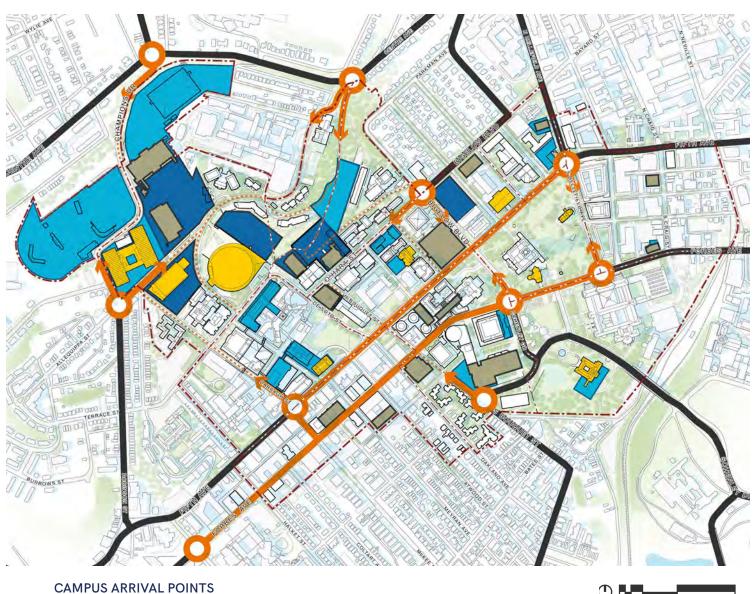
adjacent stakeholder input. Addressing these arrival points will improve the overall campus as well as the Oakland experience. A porous campus with the City of Pittsburgh is a desirable, unique characteristic to potential students and should be maintained. However, enhancing Pitt's identity internally via wayfinding, ground plane strategies, vertical graphics, and sensitive gateway signage is a University planning goal. Pitt will work with community stakeholders and the City to ensure a sensitive and practical plan is developed and implemented.

Pedestrian Wayfinding and Building Identification

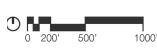
The wayfinding system proposed by the City of Pittsburgh will facilitate navigation to a wide variety of destinations in a decreasing order of geographic scale:

- Neighborhoods
- Districts
- Individual Attractions

While this relationship between the City and the University should be maintained, the University needs an identity and the community needs an identity. Opportunities exist for independent and combined signage to improve both. Campus signage provides much-needed wayfinding clarity on campus while also welcoming individuals to the campus. Signage is primarily intended for first-time or infrequent visitors and is divided into two hierarchies: vehicular signage and pedestrian signage. Vehicular signage provides a guide to parking and key destinations, while pedestrian signage provides orientation and directions to destinations when traveling on foot. The system of signs and messages reinforces the institutional brand while delivering clear and simple navigational guidance. The University will coordinate with other community-based entities such as the OBID to ensure wayfinding logic interfaces effectively.

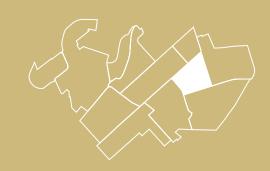






University of Pittsburgh Institutional Master Plan





1 | CATHEDRAL OF LEARNING DISTRICT



Cathedral of Learning District Description

The Cathedral of Learning District, within the Oakland Civic Center, includes the Cathedral of Learning, the Stephen Foster Memorial, Heinz Memorial Chapel, and the Log Cabin. The open space around the Cathedral is one of three main open spaces that are iconic to Oakland and the University. At a height of 535', the Cathedral is the central visual landmark and organizing element on the Pitt campus. The Cathedral is also a symbolic marker of Pitt's presence and is visible throughout Oakland and from many areas of the city, including downtown.





Cathedral of Learning District Architectural Inventory

With the exception of the Log Cabin that was moved to the site in 1987, all of the buildings within the District were designed by Charles Klauder in the Gothic Revival style. They were built between 1937 and 1940. The Cathedral District is part of the Oakland Civic Center Historic District and all but the Log Cabin are contributing structures to the Schenley Farms National Historic District.

	BUILDING NAME	GSF	STORIES	APPROX. HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	Cathedral of Learning	631,816	42	535'	1937		Charles Klauder	Gothic Revival	Indiana limestone	А	Education
2	Heinz Chapel	19,110	1	200'	1939		Charles Klauder	Gothic Revival	Indiana limestone	А	Religious Assembly
3	Stephen Foster Memorial	32,980	2	75'	1937		Charles Klauder	Gothic Revival	Indiana limestone	А	Entertainment/ Public Assembly
4	Log Cabin	2,819	1	20'	1987			n/a	Wood	В	Storage

- A Oakland Civic Center Historic District, Contributing Property to the Schenley Farms National Register Historic District
- B Oakland Civic Center Historic District, Schenley Farms National Register Historic District



University Owned Buildings

Cathedral of Learning

The Gothic Revival skyscraper, commissioned by Pitt Chancellor John G. Bowman in 1921, inspired local industries to donate steel, cement, elevators, glass, plumbing, and heating elements. In addition to its magnificent three-story Commons Room at ground level, the 42-story Cathedral houses classrooms (including the internationally renowned Nationality Classrooms), academic and administrative offices, libraries, computer labs, a theater, and a food court. A landmark listed in the National Register of Historic Places, the Cathedral is the fourth tallest educational building in the world.



Heinz Memorial Chapel

Like the Cathedral of Learning, the Heinz Memorial Chapel was designed by architect Charles Klauder. It is in the Gothic Revival style with a modified cruciform structure. The chapel's 23 exquisitely detailed stained-glass windows, designed by Charles J. Connick, depict 391 sacred and secular figures representing religion, history, medicine, science, and the arts. The 73-foot transept windows are among the tallest in the world and depict an equal number of women and men. All of the visible wood in the chapel, including its two 800-pound entrance doors, is oak. All of the wrought iron work, including lanterns, door fittings, stair railings, candlesticks, and alter cross were created by Samuel Yellin, who also designed the metal work in the Cathedral of Learning. Open to campus religious groups of all denominations as well as the public, the Heinz Memorial Chapel is a popular site for religious and memorial services, concerts, guided tours, and weddings.



Log Cabin

The log cabin located near the Cathedral of Learning is a symbolic gesture to Pitt's origins as a frontier academy of higher learning. Estimated to date from the 1820s or 1830s, the cabin was relocated from a rural area outside of Pittsburgh and reconstructed on campus for the University's bicentennial in 1987. The Log Cabin is currently used for storage.



Stephen Foster Memorial

Designed by Charles Klauder to complement his Cathedral of Learning, the Foster Memorial is a tribute to Pittsburgh native Stephen Collins Foster (1826-1864), America's first professional songwriter. It was dedicated in 1937.

The Stephen Foster Memorial is home to most mainstage productions of the University's Department of Theatre Arts. The facility's 478-seat Charity Randall Theatre replicates features of the original Foster auditorium but is equipped with state-of-the-art technical, sound, and lighting capabilities for the University of Pittsburgh Repertory Theatre (a.k.a., Pitt Rep) and guest companies. Downstairs, the 151-seat Henry Heymann Theatre provides a more intimate setting. The Stephen Foster Memorial Museum houses an exhibit on Foster's life; adjacent to it is Pitt's Center for American Music, a special collections library that contains one of the nation's most significant collections of 19th-century American music.

Civic Realm Inventory

The open space around the Cathedral is characterized by lush landscaping, minimal topography and a mature tree canopy. It provides a welcome park like environment for the campus community as well as the surrounding neighborhoods.

The District is bounded by two major arterials - Fifth Avenue to the north and Forbes Avenue to the south. Existing symmetrical stone signs mark the corner gateways along S. Bellefield.

Perimeter curb sidewalks vary in width from 10' to 15'. An iron rail and stone bollards provide pedestrian protection from contra-flow bus traffic but the remaining sidewalks provide no separation from vehicular travel lanes. A hedge forms the boundary between the sidewalk and the open space preventing entry into the District except at designated paths. Pedestrian scale lanterns with Pitt branded banners line Bigelow Boulevard and Forbes Avenue and continue along interior paths. Street lights provide the only perimeter lighting along Fifth Avenue and S. Bellefield. Designated bike lanes have been created along Forbes Avenue and Bigelow Boulevard.

The western edge of the District along Bigelow Boulevard is identified in the Campus Master Plan as a Low/Difficult Public Realm. Existing bus stop/shelters at Fifth Avenue and Bigelow Boulevard, perimeter parking, and a bike lane create challenges for pedestrian movement. Proposed improvements illustrated in the Campus Master Plan include a landscape separation between pedestrian and vehicular circulation, a planted median, and a raised mid-block crosswalk.

Three of the four intersections that form the boundaries of the Cathedral District are identified as campus arrival points in the Campus Master Plan:

- Fifth Avenue and S. Bellefield Avenue
- S. Bellefield Avenue and Forbes Avenue
- Forbes Avenue and Bigelow Boulevard

Improvements at these intersections should be based on recommendations identified in the General IMP Guidelines

Urban Design Guidelines

The open space surrounding the Cathedral should be maintained as a major green space on campus. There are no Ten-Year Development Sites within the Cathedral of Learning District.





2 | EAST CAMPUS DISTRICT

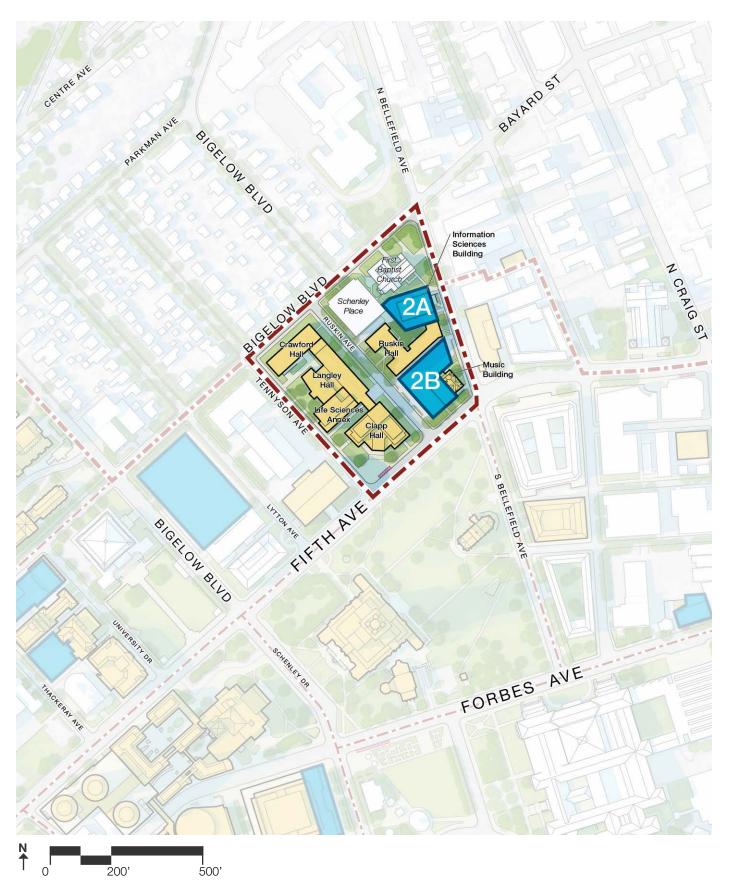


East Campus District Description

The East Campus district includes seven buildings owned by the University, six of which are classified as academic use and one is a student residence hall. The First Baptist Church of Pittsburgh and Schenley Place, the only non-University owned buildings within the district, occupy the north east corner along Bayard Street between Ruskin and N. Bellefield Avenues. The District's proximity to the Mid Campus District and the Cathedral of Learning make it important to the University's academic mission. The Departments of Psychology, Biological Sciences, and Neurosciences as well as the Music Building and the School of Library and Information Sciences are housed within the District.

The 2008 IMP provided guidelines for one development site on the surface parking lot north and west of the Music Building. The current IMP maintains this development site and identifies the site of the existing School of Information Sciences as a second development site within the District.

While the University is committed to a community engagement strategy through the City's Project Development process for all development sites, Pitt recognizes certain sites may require additional dialogue given their proximity to adjacent neighborhoods. In this district, the University anticipates sites 2A and 2B will generate additional dialogue and engagement through the development approval process.





East Campus District Architectural Inventory

The entire East Campus District falls within the Oakland Civic Center Historic District and the Schenley Farms National Register Historic District, but only the Music Building and Ruskin Hall are identified as contributing properties. A variety of historical architectural styles is represented within the District including Neo-classical, Romanesque, and Gothic Revival. The District also includes several mid-century modern buildings as well as the Life Science Annex completed in 2007. Materials most common within the district include Indiana limestone, tan brick and pre-cast concrete panels. With the exception of the Music Building, the First Baptist church, and the roof top greenhouses, roofs within the district are all flat. The scale of the buildings varies significantly with heights ranging from approximately 45' to 100' in response to programmatic requirements.

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	Clapp Hall	92,539	6	54'	1957		Trautwein & Howard	Gothic Revival	Indiana limestone	А	Educational Classroom Space
2	Langley Hall	103,503	6	87'	1961		Altenhof and Brown	International	Indiana limestone	В	Educational Classroom Space
3	Crawford Hall	87,672	4	64'	1968		Kuhn, Newcomer and Valentour	International	Indiana limestone	В	Educational Classroom Space
4	Ruskin Hall	165,417	8	100'	1930		H. L. Stevens & Company	Neo-classical	Tan brick, limestone	А	Multi-Unit Residential
5	Music Building	27,874	3	45'	1884	1920	Longfellow, Alden & Harlow	Romanesque	Sandstone	А	Educational Classroom Space
6	Information Sciences	113,976	8	90'	1965	2013	Tasso Katselas	Brutalist	Concrete, glass	В	Educational Classroom Space
7	Life Sciences Annex	62,940	4	90'	2007		Burt Hill	Neo-Gothic	Indiana limestone	В	Educational Classroom Space

- A Oakland Civic Center Historic District, Contributing Property to the Schenley Farms National Register Historic District
- B Oakland Civic Center Historic District, Schenley Farms National Register Historic District



University Owned Buildings

Life Science Annex, Clapp, Langley and Crawford Halls

The Clapp/Langley/Crawford complex, comprised of three interconnected buildings, and the Life Science Annex house Pitt's Departments of Biological Sciences and Neuroscience. The complex is part of the Oakland Civic Center Historic District and the Schenley Farms National Historic District to which Clapp Hall is a contributing structure. Clapp, Langley and Crawford were constructed between 1957 and 1968; the Life Sciences Annex was completed in 2007. The buildings range from four to six stories and are clad with Indiana limestone.



Information Sciences Center

Designed by Tasso Katselas in the brutalist architectural style, the Information Sciences Center was constructed in 1965 and purchased by Pitt in 1968. It houses the School of Computing and Information (SCI) classrooms, offices, a 70,000-volume library, and the Elizabeth Nesbitt Room. The building is in poor condition and will be evaluated to determine whether it can be renovated to meet the University's programmatic needs.



Ruskin Hall

Ruskin Hall was constructed as an apartment building in 1922, with an annex added in 1926. The University purchased the building in 1958, and in 2008 converted it to an undergraduate apartment style residence hall with 416 beds. The neo-classical 8-story building has a limestone base with tan brick above.



Music Building

This Romanesque sandstone building was designed by Longfellow, Alden & Harlow in 1884 as the residence for the pastor of Bellefield Presbyterian Church which once stood across the corner at Bellefield and Fifth Avenues. A Romanesque addition, also of sandstone but with a flat roof, was completed in 1920. The building currently houses the Dietrich School of Arts and Sciences, Department of Music labs, offices, library, and classrooms. The first home of WQED-TV, the first educational television station in the United States, it was the original site for the production of Mister Rogers' Neighborhood. The building is a contributing structure to the Schenley Farms Historic District.

Civic Realm Inventory

The streets that bound the District; Tennyson, Fifth, and N. Bellefield Avenues, Bigelow Boulevard and Bayard Street, are characterized by narrow sidewalks at the curb and landscaped setbacks of varying dimensions. Above grade utilities detract from the streetscape along N. Bellefield Avenue. As in the adjacent Mid Campus District, buildings seem to float within their site rather than create an urban edge. There is no ground floor retail within the District. N. Bellefield Avenue offers an axial street wall/vista terminating at the Carnegie Museum.

Urban Design Guidelines

New development within the East Campus District should be compliant with the General Urban Design Guidelines and should be compatible with the character and scale of the existing buildings. The entire East Campus District is included in the Oakland Civic Center Historic District as well as the Schenley Farms National Historic District. New construction within the historic district should not replicate the historic fabric but should incorporate materials and details that are compatible with the existing 19th and 20th century buildings. Development within the Oakland Civic Center Historic District shall comply with the applicable Design Guidelines governing the district.

The intersection of N. Bellefield and Fifth Avenues has been identified as a campus arrival point. As such, development in this district should follow the General Design Guidelines for improvements at this intersection. Development within this district should also include moving above ground utilities on the west side of N. Bellefield Avenue below grade. Large landscaped setbacks within this district should be considered for public art.



Site 2A | Information Sciences Redevelopment

The Information Sciences Center is a brutalist style building, currently occupied by the School of Computing and Information (SCI). The building is in poor condition and should be evaluated to determine whether it can be renovated to meet the University's programmatic requirements. The Campus Master Plan identified the site for redevelopment.

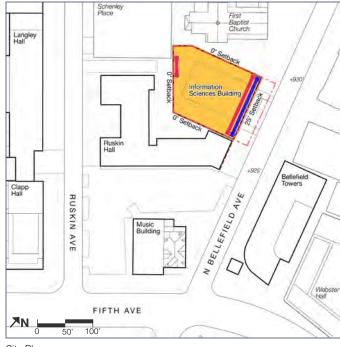


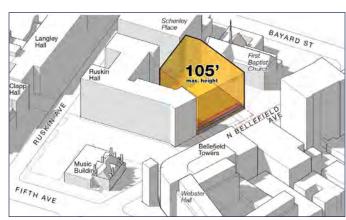
Information Sciences Building - Existing

SITE LOCATION	Area bounded by N Bellefield Avenue and adjoining Ruskin Hall and properties zoned EMI; site presently occupied by the Information Sciences Building
ALLOWABLE USES	Residential, Education, Office, Technology/Service, Healthcare
MAXIMUM GROSS FLOOR AREA	200,000 GSF
SETBACKS	N Bellefield Avenue, 25 ft (complies with Residential Compatibility height and setback standards) Portions adjoining EMI designation, 0 ft (contextual to existing parking plinth)
MAXIMUM HEIGHT	105 ft, measured from N. Bellefield Ave.
STEP BACKS	None

SIDEWALKS	Existing*	Minimum Required	Comments
N Bellefield Ave	8'	10'	Potential for additional width with removal of on-street parking

^{*}Existing sidewalk widths are approximate





Building Envelope



Open Space: The 25 ft setback along N Bellefield Ave should accommodate a landscape buffer. A paved pedestrian entry plaza may be provided within the setback.

Circulation and Access: Main building entries should be accommodated along N. Bellefield Avenue. Service access is preferred to be from Ruskin Ave between Ruskin Hall and Schenley Place. If access from Ruskin Ave is unachievable, then access shall be from N. Bellefield as shown. Additional pedestrian entries may be possible facing Ruskin Hall if an interior court is created.

Height and Massing: The maximum height on this site is 105'.

Architectural Elements: The character, materials, and massing of new development on this site should be compatible with Ruskin Hall. 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 ground floor uses should be considered along N Bellefield Avenue.

Site 2B | RA Lot Site

New development will be constructed on the Ruskin Hall surface parking lot. The Campus Master Plan identifies this site as residential use. Building setbacks along Ruskin Avenue and N. Bellefield Ave will align with Ruskin Hall. Setbacks along Fifth Avenue will align with Clapp Hall. The maximum height will match Ruskin Hall at the north boundary of the site. The original historic house, a contributing property to the Schenley Farms Historic District, will be retained and the new construction should consider architectural harmony with the historic structure as reviewed by the HRC.

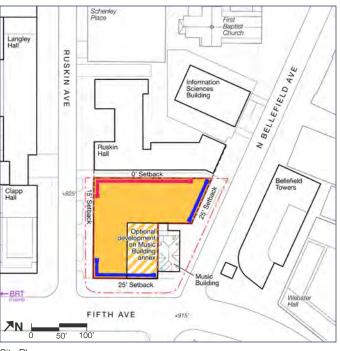


Music Building - Existing

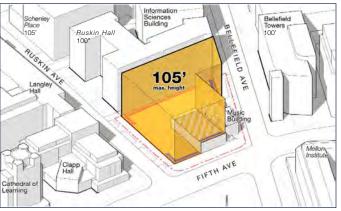
SITE LOCATION	Area bounded by Fifth Avenue, Ruskin Avenue, and N Bellefield Avenue and adjoining Ruskin Hall					
ALLOWABLE USES	Residential, Education, Food Sales and Service, Retail, Entertainment/Public Assembly, Office, Technology/Service, Parking					
MAXIMUM GROSS FLOOR AREA	300,000 GSF					
SURFACE PARKING	Accessory Use Parking not to exceed 5 spaces and ADA Parking					
	Fifth Avenue, 25 ft (to align with the existing Music Building Annex)					
SETBACKS	Ruskin Avenue, 15 ft (to align with Ruskin Hall)					
	N Bellefield Ave, 25 ft (to align with Ruskin Hall)					
	Portions adjoining EMI designation, 0 ft.					
MAXIMUM HEIGHT	105 ft, measured from Fifth Ave					
STEP BACKS	None					

SIDEWALKS	Existing*	Minimum Required	Comments
Ruskin Ave.	6'	10'	N/A
Fifth Ave. S & E	8'	20'	N/A
N. Bellefield Ave.	8'	10'	Potential for additional width with removal of on-street parking

^{*}Existing sidewalk widths are approximate



Site Plan



Building Envelope



Open Space: The setbacks present on this site should accommodate landscape buffers, similar to conditions adjacent to Ruskin Hall, Langley Hall, and Clapp Hall. A paved pedestrian entry plaza may be provided within the setback.

Circulation and Access: Main building entries should address pedestrian circulation on Fifth Avenue and N Bellefield Avenue. A service area should be accommodated on the north edge of the site, and accessed from Ruskin Avenue. Internal circulation should may be connected to the existing Music Building.

Height and Massing: The maximum height on this site is 105'.

Architectural Elements: The existing Music Building, a contributing property to the Schenley Farms Historic District, should be maintained. Development on the site of the annex building may be considered. The proposed design should consider retaining the facade and other character defining features. The overall intention of new development on this site is to harmonize with the adjacent Music Building, Clapp Hall, and Ruskin Hall, therefore compatible materials should be considered.

Ground Floor Use: Active ground floor uses should be considered along Fifth Avenue and N Bellefield Avenue. Active frontage should be used to break down scale between Music Building and Ruskin Hall.

Architectural Compatibility - Site 2B

Preservation of Historic Character

The University is committed to maintaining the original Romanesque sandstone building constructed in 1884 and currently used as the Music Building. Development on the site of the 1920 annex building may be considered.

New construction on site 2B shall be respectful of the existing building and shall ensure that the architectural character of the historic building is preserved. The area identified for new development is adjacent to or behind the original structure, allowing the existing building to maintain a prominent presence on the corner. Neither the south nor the east façade should undergo significant modification.

Compatible but Differentiated

New construction should be visibly distinguishable from the historic building. Though the program for new development may exceed the size and scale of the existing structure, compatibility with the existing building may be achieved through rhythm, alignment, offsets, and variation in massing. Examples of successful development adjacent to similar scale historic structures are represented on the following page. In each case, the historic fabric has been retained and incorporated in the new development. Similar to site 2B, many of these projects are located within a dense urban core. The new construction is treated as a separate or infill building rather than an addition to minimize impact on the historic building and the district.

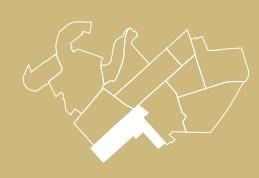








Top to bottom from left to right: Seona Reid Building, Glasgow School of Art (image credit - www.stevenholl.com); 7 St. Thomas (image credit - www. hariripontarini.com); Louviers Music School Rehabilitation and Extension (Image credit - www.archdaily.com); Duke University's West Campus Union (Image credit - www.dcid.sanford.duke.edu)



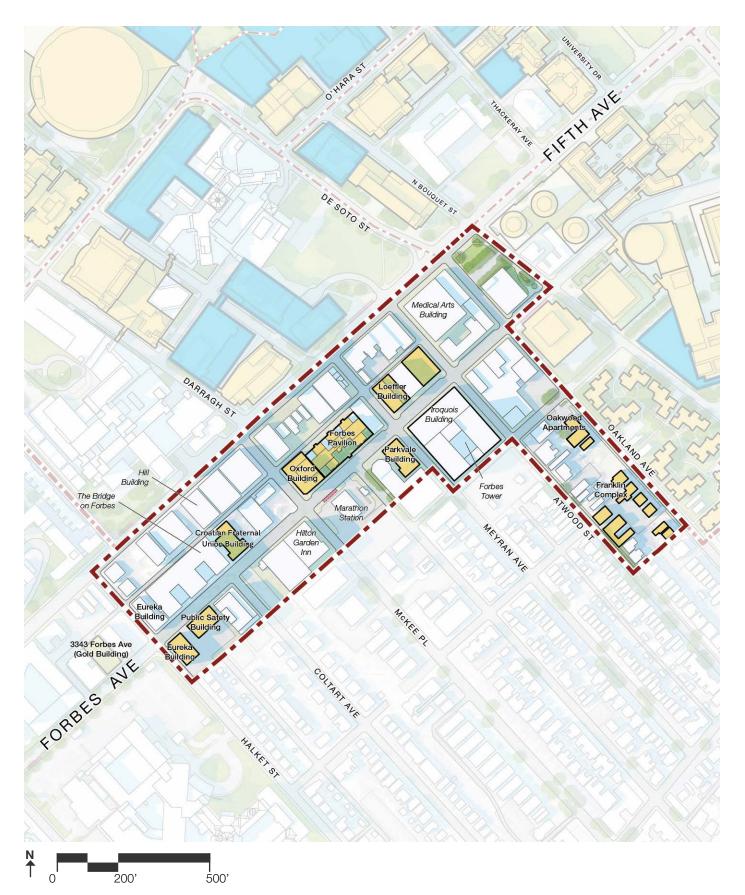
3 | FORBES/FIFTH **DISTRICT**



Forbes/Fifth District Description

The Forbes/Fifth District, the commercial and retail core of Oakland, provides important amenities for the Pitt community as well as the surrounding neighborhood. The Forbes and Fifth corridors also serve as the hub of Oakland's transportation network. Located on the fringes of the Pitt campus, this highdensity neighborhood houses a number of Pitt-owned buildings, as well as several buildings and spaces leased by Pitt and UPMC. There are 17 structures owned by the University, 11 of which are classified as Residential Use, four as Office, one as Technology/Service, and one as Services.

Prior IMPs have not provided guidelines for buildings or character in this district as it is currently zoned as OPR-C. However, Pitt, in concert with UPMC and other partners, is interested in improving the urban character of the Forbes and Fifth neighborhood through the development of an Innovation District. The vision for the Innovation District involves creating a cluster of multitenant buildings that can leverage the commercialization and corporate-sponsored activities of numerous centers, institutes, and initiatives.





Forbes/Fifth District Architectural Inventory

The Forbes/Fifth District features a dense urban character along its main arteries, Forbes Avenue and Fifth Avenue. In this area, there is a mix of highly diverse eclectic styles, as most buildings were erected in the first half of the 20th Century. Common materials within the District include curtain wall, limestone, brick, and terra cotta. The scale of the buildings varies significantly with heights ranging from approximately 30' to 150'. South of Sennott Street, the urban context changes to a predominately medium density residential character, consisting of small, two to three-story apartment buildings and attached single family houses (though many of these have been subdivided into apartment units for students). Brick is the primary building material in this area.

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	Eureka Building	36,606	4	70'	1924		,	Beaux Arts	Limestone, tan brick	'	Office
2	3343 Forbes	33,808	3	35'	1986			Post-modern	Tan and grey stucco		Technology/ Service
3	Parkvale Building	15,230	6	80'	1911		Frederick J. Osterling	Beaux Arts	Limestone, tan brick		Office
4	Forbes Pavilion	48,480	6	63'	1963			International	Concrete block/ precast concrete		Residential
5	Oakwood Apartments	19,848	3	36'	1945			Post-war	Tan brick, flat roof		Residential
6	Franklin Complex - 260 Oakland	2,834	3	33'	1936			Post-war	Red brick, flat roof		Residential
6	Franklin Complex - 261/263/265	7,560	3	33'	1934			Post-war	Red brick, flat roof		Residential
6	Franklin Complex - 262/264/266	4,644	3	33'	1936			Post-war	Red brick, flat roof		Residential
6	Franklin Complex - 268 Oakland	4,440	3	33'	1936			Post-war	Red brick, flat roof		Residential
6	Franklin Complex - 294/296/298	4,440	3	33'	1936			Post-war	Red brick, flat roof		Residential
6	Franklin Complex - 302/304/306	4,440	3	33'	1936			Post-war	Red brick, flat roof		Residential
6	Franklin Complex - 305 Oakland	19,092	3	33'	1934			Post-war	Red brick, flat roof		Residential
6	Franklin Complex - 310 Oakland	4,575	3	33'	1913			Post-war	Red brick, flat roof		Residential
6	Franklin Complex - 318 Oakland	3,168	3	33'	1913			Post-war	Red brick, flat roof		Residential
7	Loeffler Building	29,544	4	50'	2007			Post-modern	Granite base, tan block base, red brick		Office
8	Oxford Building	105,581	8	116'	1992			Post-modern	Dark tinted curtain wall, gray granite		Office
9	University Public Safety Building	29,339	4	55'	2007		Strada, LLC	Post-modern	Tan brick		Services
10	Croatian Fraternal Union Building	20,200	3	45'	1929		Pierre A. Liesch	Gothic Revival	Tan terra cotta tile		Vacant



University Owned Buildings

Eureka Building

Built in 1924 and acquired in 1993, the tan brick and limestone Eureka Building is currently home to Pitt's Facilities Management department.



3343 Forbes Ave (Gold Building)

Also known as the Gold Building, 3343 Forbes was built in the late 1980s and was acquired by the University in 2000. It currently houses several research labs and is home to several departments, such as Health Sciences Core Research Facilities (HSCRF) and University Center for Social & Urban Research (UCSUR).



Forbes Pavilion

Forbes Pavilion is a six-story University residence hall located four blocks west of Litchfield Towers on Forbes Avenue. It houses 232 primarily first-year students. It also houses the Department of Parking, Transportation and Services as well as a student mail and print center. The building consists of two masses, a lower plinth with storefront offices and an upper portion consisting of three volumes connected by an enclosed walkway. Built in 1964, Forbes Pavilion was originally built as a nursing home. The University acquired and renovated the property in 1978. The building is inefficient, past its useful life, and underdeveloped.



Oakwood Apartments

Conveniently located close to the academic center of campus and central Oakland, the three story Oakwood Apartments features 20 furnished double and triple bedroom units. Built in 1945 as a privately owned apartment building, it was purchased by the University in 1971. The building is inefficient, past its useful life.



Franklin Complex

The Franklin Complex refers to the collection of six small brick apartment buildings built in the 1930s, and three detached rowhouses (converted to apartments) built in 1913. Like the Oakwood Apartments, the University purchased these buildings in 1971. Most buildings in the Franklin Complex are of low material condition and will require replacement in the coming years. The building is inefficient, past its useful life.



Oxford Building

Sometimes referred to as the "Darth Vader Building" due to its use of black marble and its aggressive black glazing, the eight story Oxford Building was built by the University in 1992. It houses the offices of the Department of Psychiatry.



Public Safety Building

The University's Public Safety Building located along Forbes Avenue serves as a gateway to the University. Opened in 2007, the four-story tan brick and sandstone building houses Pitt's Environmental Health and Safety Department and Pitt's police department, which is the third largest in Allegheny County.



Loeffler Building

The Loeffler Building was purchased by the University in 2003, and renovated shortly thereafter. The three-story red brick building, provides retail space on the ground floor and houses the offices of the Department of Psychiatry.



Parkvale Building

Built in 1911, the Parkvale Building is one of the latest additions to the Pitt campus, having been purchased by the University in 2018. The five-story Beaux-Arts Arts building once known as the Flannery Building, was home to a large radium refinery on its top floor. The facility was so well known that Marie and Pierre Curie visited the building in 1921 when touring the U.S. Residual radioactivity on the upper floors lingered on for decades until the building was fully decontaminated in the early 2000's.



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.

Civic Realm Inventory

The Forbes/Fifth District is a mixture of neighborhood and University-oriented shops, restaurants, residential and office buildings. The storefronts along this corridor are mostly within the acceptable to very good condition category. There is some indication that the University and the surrounding community could support additional commercial space in this area. Over the past two decades, the University and UPMC have expanded their footprint along Forbes Avenue and Fifth Avenue. The Medical Center's 250,000 square foot addition to the Iroquois Building, the construction of Sennott Square by the University, and the purchase of the Loeffler Building and the Parkvale Building have significantly increased the institutional presence along Forbes Avenue.

There has been additional development along the Forbes Avenue corridor in recent years, namely the development of apartment blocks that cater primarily to students. Other recently completed buildings include a hotel and an office building. The character of the district's supporting retail has been improved and diversified in recent years. However, the Central Oakland community has voiced concern about the lack of a full-service grocery store, as well as other neighborhood services that cater to the non-student population.

Central Oakland below Forbes Avenue is primarily composed of single-family residential buildings and small apartment buildings. Many of these buildings have been converted to apartments, which are leased mostly to students. There are also some office and retail uses just south of Forbes Avenue that are built at the same scale as the residential neighborhood.

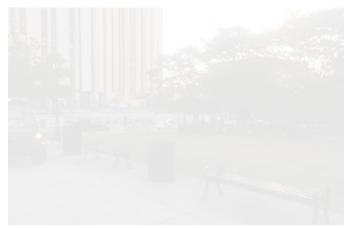
Urban Design Guidelines

The Forbes/Fifth Corridor is characterized by its mixed land use. Nowhere else in Oakland is the interaction between University, medical, residential and commercial uses more apparent. University and community uses must visibly interact along Forbes and Fifth Avenue. As such, the University image must be present, but must also coexist with its commercial and residential neighbors. However, there are no Ten-Year Development Sites identified within the Forbes/Fifth District.

Site 3A | REMOVED

Currently Zoned OPR-C

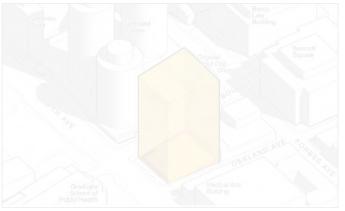
The BK Lot is a prominent site consisting of open space and surface parking along Fifth Avenue between Oakland Avenue and Bouquet Street with a smaller adjacent parcel along Bouquet Street. Although its size and location make it a challenging site for academic or research space, it is an ideal site for student life functions, housing, offices, or innovation space. Development of the BK Lot Site will dramatically improve the public realm along Fifth Avenue across from the School of Public Health.



BK Lot - Existing



Site Pla



Building Envelope

Allowable Building Envelope
Suggested Active Uses
Suggested Service/Parking Access

Open Space: The existing open space should be maintained on the southern parcel. If desired, a small open space or plaza may be accommodated as part of the development on the northern parcel.

Circulation and Access: Main building entries should address the pedestrian circulation on Fifth Avenue. Entries for a service area should be located along the southern edge of the site along Oakland Ave and/or S Bouquet St to minimize impact on pedestrian circulation and building entries.

Height and Massing: The height of the building should be contextual with Litchfield Towers

Architectural Elements: The building should create a dialogue with the Graduate School of Public Health, located across Fifth Avenue, to create a gateway for pedestrians traveling east into the 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 should be oriented along Fifth Avenue.

Site 3B | REMOVED

Currently Zoned OPR-A and R1A-H

The University intends to leverage the existing Pitt-owned Oakwood Apartments and the Franklin Apartment Complex to satisfy additional housing demand for upperclassmen and potentially graduate students. In concert with the redevelopment of Bouquet Gardens defined in site 6D, development on this site 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. Many of these amenities will also serve the surrounding neighborhood. This residential redevelopment will enhance street presence, facing outward to the community to provide a transition zone to Central Oakland.

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.

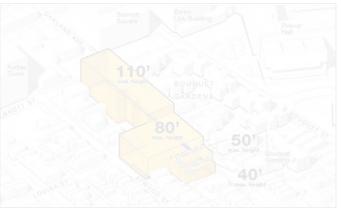
Site 3B is currently zoned as OPR-A and R1A-H but the University seeks to rezone the site to EMI.



Franklin Apartment Compley - Evicting



Site Plan



Buildina Envelor



Open Space: The development should include a mid-block open space aligned with Louisa Street and connecting Atwood Street and Oakland Avenue. The space should provide places for people to gather and allow pedestrian circulation though the site. 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.

Circulation and Access: In conjunction with development on site 6D Bouquet Gardens Redevelopment, a new pedestrian connection shall 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 shall be screened or incorporated into the building to minimize impact on the pedestrian environment. If required, vehicular and/or emergency access mather incorporated in the design of the pedestrian connection.

Height and Massing: The building shall comply with applicable Residential Compatibility height and setback standards. The building's scalability and architectural articulation shall be contextual with the adjacent built environment.

Architectural Elements: 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 to serve the student population as well as a wider community audience, should be oriented along the public streets and open spaces. The University will work with the community to determine feasible uses. The ground floors of the building should be highly transparent to create a visual connection between interior and exterior spaces.



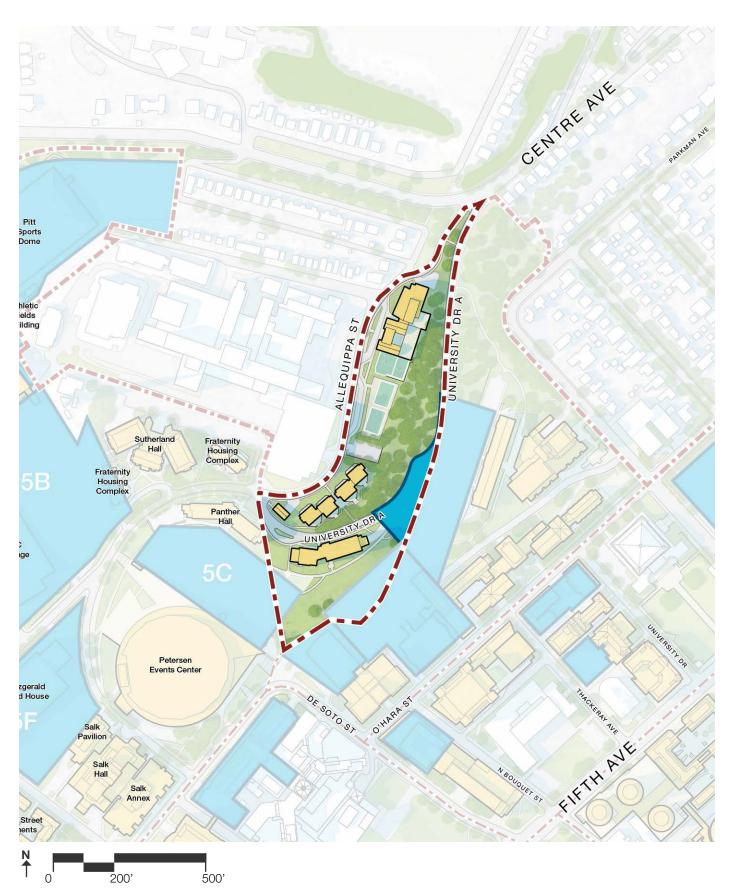
4 | HILLSIDE DISTRICT



Hillside District Description

The Hillside District is the steepest topographic area of the campus. K. Leroy Irvis Hall (formerly Pennsylvania Hall) and the Fraternity Complex occupy the western area of the District. The Falk School, a K-6 laboratory school affiliated with Pitt's School of Education, occupies the eastern edge of the District. The addition to the Falk School has been completed since the 2008

The 2008 IMP provided guidelines for a development site on the surface parking lot between the Fraternity Complex and the Falk School. The current Ten-Year Development Envelope maintains this development site and the approved uses, area, height and setbacks. The current IMP also identifies the existing Fraternity House Complex as a Ten-Year Development Site.





Hillside District Architectural Inventory

The Hillside District is comprised of buildings representing a variety of architectural styles. There is little uniformity in materials although light natural colors dominate as seen in the stone, block and brick masonry. With the exception of the historic Falk School, the roofs within the district are flat.

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	Falk School & Addition	91,767	5	40'	1932	2009	Janssen and Cocken, Perkins Eastman (Addition)	Tudor	Indiana limestone		Education
2	Fraternity Complex Hillside	36,800	3	30'	1983			Contemporary	Tan split face block, metal panels		Residential
3	K. Leroy Irvis Hall	128,788	9	90'	2004		Perkins Eastman	Contemporary	Tan brick, cream block base, metal panels		Residential



University Owned Buildings

Falk School + Addition

Fanny Edel Falk Elementary is a K-8 tuition-based campus laboratory school affiliated with Pitt's School of Education. The original building is a 2-story grey stone tudor building designed by Janssen and Cocken and completed in 1932. An addition designed by Perkins Eastman was completed in 2009. The front facade of the new addition is designed to match the stone finish of the original building while the back of the building is more contemporary. As part of the school's green design renovation, a green roof was installed to collect and recycle rainfall, lessening the amount of storm water draining into the city's sewer system.



Fraternity Complex Hillside

The Fraternity Complex Hillside, completed in 1984, is comprised of four low rise units that each house 25 students. A newer, single unit building, sometimes known as Building 5, was constructed in the 1990s.



K. Leroy Irvis Hall (formerly known as Pennsylvania Hall)

K. Leroy Irvis Hall is a 9-story suite style 420-bed student residence hall. Designed by Perkins Eastman and completed in 2004, it has a light block base, tan brick body and grey horizontal metal panels cladding the top floor. A central vertical glass element marks the entry.

Civic Realm Inventory

Buildings within the Hillside District are set back from the street with a landscaped area of varying width between the sidewalk and the curb. Topography at the Fraternity Complex creates a significant drop from the sidewalk to the building entry. The majority of Allequippa Street is characterized by narrow curb sidewalks with lay-by lanes at the Falk School and the tennis courts. A narrow mow strip separates the sidewalk from the curb along University Drive in front of Irvis Hall. Steep topography prevents a sidewalk on the upper side of University Drive which is lined with parking. A series of sidewalks and stairs navigate the change in topography from Allequippa Street through the district and down to the lower campus. An educational nature trail listed as a National Wildlife Federation Certified Habitat has been established in the area adjacent to Falk School.

Urban Design Guidelines

There are no Ten-Year Development Sites within the Hillside District.



5 | HILLTOP DISTRICT

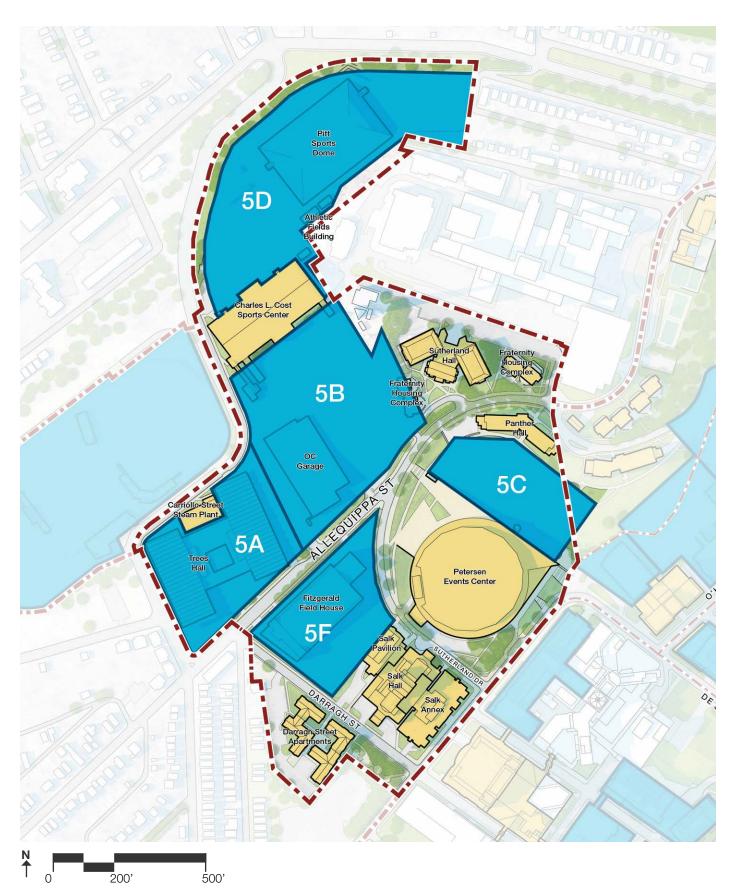


Hilltop District Description

The University's athletics and recreation precinct has been located on the hilltop since the original Pitt Stadium opened in 1925. Because of its relative inaccessibility and difficulty for traditional campus and urban development, the hilltop has become a natural location for Pitt's athletics and recreation fields, as well as dedicated athletics buildings such as the Cost Center, Trees Hall, and Fitzgerald Field House. Venues are available for faculty, staff and neighborhood events. Most of the remaining buildings in the area above Terrace Street and University Drive are student residences.

The Hilltop provides opportunities for public access to sweeping views of the lower campus and the City of Pittsburgh. This District has considerable land available for development, which should provide public access to views from both interior and exterior spaces where feasible. There is great opportunity for short-, mid- and long-term development.

While the University is committed to a community engagement strategy through the City's Project Development process for all development sites, Pitt recognizes certain sites may require additional dialogue given their proximity to adjacent neighborhoods. In this district, the University anticipates site 5D will generate additional dialogue and engagement through the development approval process.





Hilltop District Architectural Inventory

The majority of buildings within the Hilltop District are for athletics and recreation. The District has a variety of architectural styles and materials.

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	Sutherland Hall	236,841	8-10	100'	1992			Post-modern	Split face cream block, red metal hipped roof		Residential
2	Fitzgerald Field House	105,045	3	60'	1951			International	Tan brick		Entertainment/ Public Assembly
3	Trees Hall	262,794	4	60'	1961		Deeter & Ritchey	International	Tan brick, con frame, corruga concrete roof		Entertainment/ Public Assembly
4	Athletic Fields Building	1,312	1-3	41'	1969						Entertainment/ Public Assembly
5	Fraternity Complex Hilltop	36,800	3	30'	1983			Contemporary	Tan split face block, metal panels		Residential
6	Charles L. Cost Sports Center	82,977	1	60'	1990		Celli, Flynn, and Associates	Post-modern	Vertical metal siding		Entertainment/ Public Assembly
7	Petersen Events Center	642,552	4	120'	2002		Apostolou Associates, Rosser International	Contemporary	Tan brick, con and large expa of glass		Entertainment/ Public Assembly
8	Panther Hall	161,317	10	100'	2006		Perkins Eastman	Contemporary	Tan split face block, metal panels		Residential
9	Carrillo Street Steam Plant	23,500	1	30	2005		JSA	Contemporary	Tan split face block, metal panels		Utility
10	Darragh Street Apartments	107,789	4	50'	2007		Renaissance 3 Architects	Post-modern	Tan split face horizontal sidil asphalt shingle	ng,	Residential
11	Pitt Sports Dome	105,608	1	80'	2016		CDM Smith	None	White translucent inflatable		Entertainment/ Public Assembly
12	Salk Hall	209,283	12	150'	1941		Richard Irving and Theodore Eicholz	Art Deco	Tan & brown brick	С	Technology/ Service
13	Salk Annex	128,767	3	45'	1967		Deeter, Ritchey, and Sippel	International	Tan & brown brick, bronze & clear glass		Technology/ Service
14	Salk Pavilion	70,913	5	85'	2015		Ballinger	Contemporary	Tan & grey terra cotta panels		Technology/ Service

C Historic landmark of both the Commonwealth of Pennsylvania and the Pittsburgh History and Landmarks Foundation



University Owned Buildings

Sutherland Hall

Named after Pitt's legendary football coach, Jock Sutherland, these postmodern towers were completed in 1992. Accommodating 739 students in a 10-story west wing and an eight-story east wing, the complex also features a low-rise dining hall that serves as the central facility for the upper campus residential community.



Fitzgerald Field House

Built in 1951, Fitzgerald Field House was once the home of the Pitt men's and women's basketball programs. Both teams moved to the Petersen Events Center in 2002, but the 4,122-seat Field House remains the competitive venue for Pitt's volleyball, gymnastics, and wrestling teams, as well as the primary indoor facility for the track and field team. The building is constructed of tan brick and has a barrel vaulted roof.



Trees Hall

Trees Hall, designed by Deeter & Ritchey, was constructed in two phases – the first completed in 1961, the second in 1965. The building is constructed of tan variegated brick and an exposed concrete frame. A giant order corrugated concrete roof provides an interior clear span. The two high bay athletic spaces are connected by a one-story infill structure that encloses an open courtyard. The building houses an Olympic sized pool, dance studio, weight room, racquetball and handball courts, five basketball/volleyball courts, a gymnastics area, climbing wall, golf practice area, and classrooms.



Athletic Fields Building

This building and a handful of small ancillary buildings support the Athletic Fields (also known as Trees Field) and provide storage for athletic and intramural equipment.



Fraternity Complex Hilltop

The Fraternity Complex Hilltop, completed in 1984, is comprised of four three story units in two buildings. Each unit houses 25 students.



Charles L. Cost Sports Center

The Cost Sports Center sits on top of the seven-story Tower View Parking garage. Designed by Celli, Flynn, and Associates and completed in 1990, the building has a low pitched roof and vertical metal siding. The Center contains a full size indoor football field that can be converted into three smaller soccer fields.



Petersen Events Center

Sited in the bowl of the former Pitt Stadium, the Petersen Events Center houses a 12,508-seat multi-purpose arena that serves as home court for the men's and women's basketball teams. Completed in 2002, it also hosts concerts and such Pitt ceremonies as the annual Commencement Convocation. A monumental entry stair and landscape area form the terminus of De Soto Street with a circulation spine that connects vertically to upper campus. The building is constructed of tan brick, concrete and large expanses of glass.



Panther Hall

Panther Hall is a 10-story residence hall designed by Perkins Eastman and opened in 2006. It houses 511 students in suite style units. Adjacent to Irvis Hall, it is constructed of similar materials with a light block base, tan brick body and grey horizontal metal panels cladding the top floor. A central vertical glass element marks the entry.



Carillo Street Steam Plant

Located between the wings of Trees Hall, The Carrillo Street Steam Plant is a significant part of the University's commitment to reducing its carbon footprint. The facility is one of the cleanest university heating plants in the United States, emitting relatively little exhaust or wastewater for a facility its size. The full use of this facility by Pitt/UPMC is expected to reduce annual carbon dioxide emissions by approximately 48,000 metric tons, nearly half of the baseline steam-related CO2 emissions.



Darragh Street Apartments

The Darragh Street Apartments, designed by Renaissance 3 Architects and completed in 2007, are 4-story garden style apartment units primarily serving medical school students. They have a tan concrete block base, horizontal residential scale siding and trim, and an asphalt shingle roof.



Pitt Sports Dome

The Pitt Sports Dome, built in 2016, is located within the Trees Field Complex. Three synthetic turf fields are located within the dome for recreational use.



Salk Hall/Salk Annex/Salk Pavilion

The School of Pharmacy and the School of Dental Medicine are housed in Salk Hall. The original Art Deco building was completed in 1941 as the Pittsburgh Municipal Hospital for Contagious Diseases. The building was renamed after Jonas Salk who conducted his research on the first polio vaccine in this building while a member of the Pitt faculty. The Salk Annex, designed by Deeter, Ritchey, and Sippel and located south of the original building, was completed in 1957 with later additions in the 1970s. Salk Pavilion, designed by Ballinger and completed in 2016 is located north of the original building and houses additional laboratory space.

Civic Realm Inventory

Though the hilltop provides a contiguous space for the University's athletic and recreation programs, significant topography, surface parking, and large-scale parking structures create challenges for a cohesive campus environment.

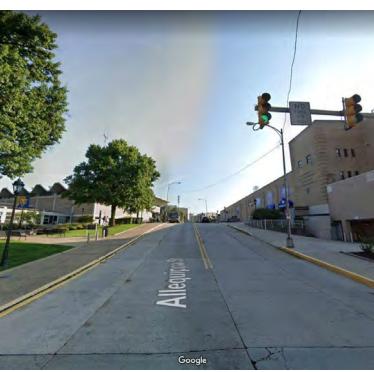


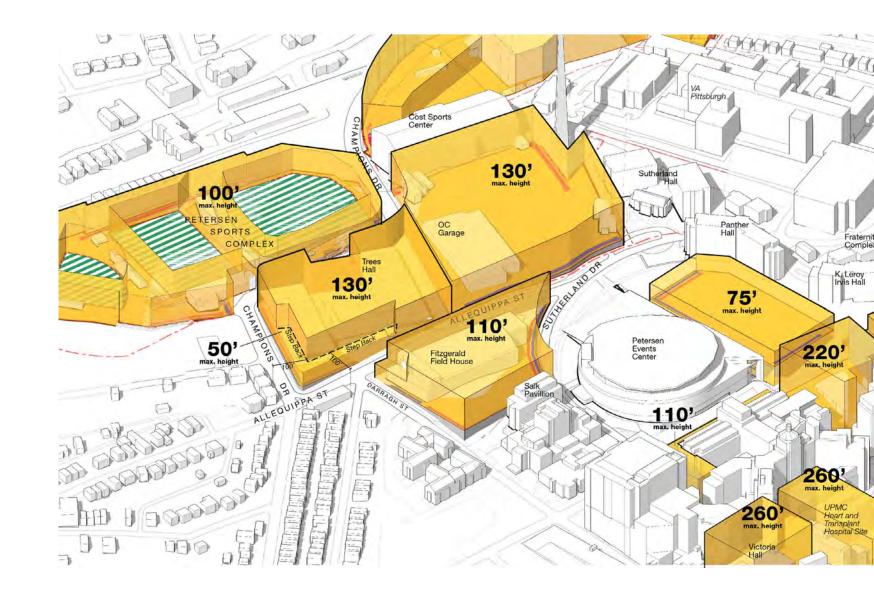
Image source: Google Maps Street View

Urban Design Guidelines

In 2018, Pitt completed its Athletics Master Plan, which creates a bold vision and sense of identity for the Hilltop District. A combination of expansions to existing facilities and construction of new facilities culminates in the creation of a vibrant athletics and recreation hill top neighborhood that will benefit student athletes as well as the Pitt community at large. The Athletics Master Plan emphasizes the creation and promotion of indoor and outdoor healthy spaces.

New development within the Hilltop District should be compliant with the General Urban Design Guidelines and should be compatible with the character and scale of the existing buildings within the District. The University intends to develop a Public Realm Plan for the Hilltop District. The Public Realm Plan will be required in conjunction with the Project Development Plan for the first project developed along Allequippa Street. The Public Realm Plan will provide a vision for the pedestrian experience and will establish guidelines for streetscape elements such as sidewalks, open space, landscaping, site furniture, site lighting, and wayfinding. Development sites within the District may occur independently of one another, or not at all allowing some existing buildings to remain. The Public Realm Plan will reflect this flexibility).

Allequippa Street is a public street identified as a connector street in the University's Campus Master Plan. The Public Realm Plan will ensure that development sites with frontage along Allequippa Street enhance the pedestrian experience, provide a collegiate character, improve pedestrian safety, and advance sustainability goals.



Site 5A | Trees Hall Site

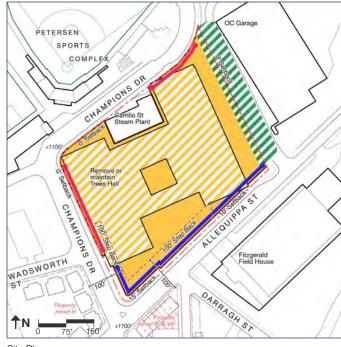
In the short term, an expansion to Trees Hall's pool facilities is planned specifically to accommodate a new diving well and bleachers that meet NCAA standards. A re-dredging of the existing main pool is also planned. In the long term, the Health and Physical Education Department and gymnastics training facilities, currently housed in Trees Hall, will be relocated due to completion of the Center for Athletic Performance and the expansion of Posvar Hall. At that time, the eastern portion of Trees Hall may be demolished to accommodate future athletics or recreation facilities. Development on site 5A will likely be implemented in multiple phases.

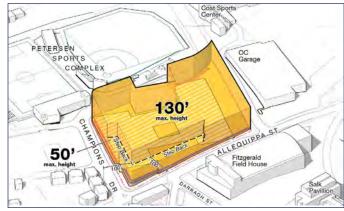


Trees Hall - Existing

SITE LOCATION	Area bounded by Allequippa Street and Champions Drive, and adjoining OC Lot/ Garage; site occupied by Trees Hall
ALLOWABLE USES	Residential, Entertainment/Public Assembly, Recreation, Education, Office, Parking
MAXIMUM GROSS FLOOR AREA	550,000 GSF
SURFACE PARKING	Accessory Use Parking not to exceed 10 spaces and ADA Parking
SETBACKS	Allequippa Street, 10 ft (contextual to existing conditions) Champions Drive, 0 ft Portions adjoining OC Lot/Garage, 0 ft Subject to applicable Residential Compatibility Standards
MAXIMUM HEIGHT	130 ft, measured from Allequippa St Subject to applicable Residential Compatibility Standards
STEP BACKS	Complies with applicable Residential Compatibility height and setback standards for portions adjoining Hillside: 100 ft step back from residential property line at 50 feet height

SIDEWALKS	Existing*	Minimum Required	Comments
Allequippa St.	10'	15'	Additional width may be provided pending Public Realm Study
Champions Dr. W	6'	10'	Potential for additional width with removal of on-street parking
Champions Dr. N	10'	10'	N/A





Building Envelope



Open Space: A linear open space should be considered between site 5A and the future development on site 5B OC Lot to enhance pedestrian circulation within the Hilltop District. Open space shall be accessible and visible from 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.

Circulation and Access: Primary building entries should address the street and the main athletic and recreation spaces. Service access should be from Champions Drive along the northwest edge of the site, as well as from Robinson Street to the west. A mid-block pedestrian connection should be provided to facilitate north-south movement between the Petersen Sports Complex and the Fitzgerald Field House.

Height and Massing: The maximum height on this site is 130'. Though the building should be similar in scale to athletic facilities on the hill, it should respect the adjacent neighborhood and comply with applicable Residential Compatibility height and setback standards. To accomplish this, additional height and density should be concentrated toward the interior of the campus away from the residential zone.

Architectural Elements: This development may maintain or remove all or part of the existing Trees Hall. The use of glass should be encouraged to provide natural light for athletic and recreation spaces. Materials and forms should be compatible with existing buildings within the District. Sculptural roof forms that provide required clear spans for athletic and recreation program elements are encouraged.

Ground Floor Use: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.

Site 5B | OC Lot Redevelopment

The Center for Athletic Performance (CAP) may be located on the OC Lot. This facility is planned to feature a re-configurable arena for volleyball, wrestling, and gymnastics; athletics flex space; and a centralized facility for training student-athletes. In addition, the CAP will feature practice spaces for wrestling, cheer, dance, and gymnastics. The facility will be sited to provide sweeping views of the Cathedral of Learning and the Pitt campus, and may have a flexible roof-top athletic field with a potential connection to the existing Cost Sports Center.

Development on this site may include an indoor 200m or 300m track that meets NCAA standards and provides an additional, shared flex field. This facility will be connected to the CAP, and will include athletics offices as well as cheerleading and marching band administration and practice.

These facilities will support recruiting efforts and function as the heart of a student athlete's day-to-day experience. Development on site 5B may be implemented in multiple phases.

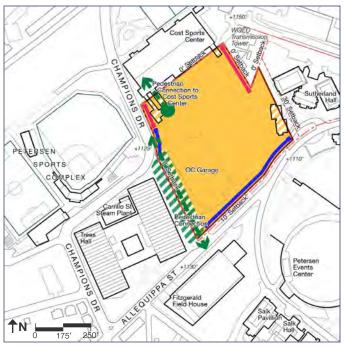


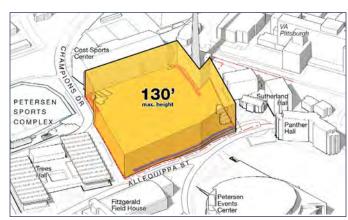
OC Lot Viewed from Allequippa Street - Existing

SITE LOCATION	Area bounded by Allequippa Street and Champions Drive, and adjoining Charles L. Cost Sports Center, Trees Hall, Sutherland Hall, and properties zoned EMI; site presently occupied by OC Lot/Garage and Fraternity Complex		
ALLOWABLE USES	Entertainment/Public Assembly, Recreation, Retail, Food Sales and Service, Education, Office, Residential, Parking		
MAXIMUM GROSS FLOOR AREA	950,000 GSF		
STRUCTURED PARKING	700 spaces		
	Allequippa Street, 10 ft (contextual to existing conditions)		
	Champions Drive, 0 ft		
SETBACKS	Portions adjoining Cost Sports Center, Trees Hall, and properties zoned EMI, 0 ft		
	Sutherland Hall, 30 ft		
MAXIMUM HEIGHT	130 ft, measured from Allequippa St.		
STEP BACKS	None		

SIDEWALKS	Existing*	Minimum Required	Comments
Allequippa St.	8'	15'	Additional width may be provided pending Public Realm Study

^{*}Existing sidewalk widths are approximate





Building Envelope



Open Space: A linear open space should be considered between site 5A Trees Hall and site 5B to enhance pedestrian circulation in the Hilltop District. In addition to several large interior athletics spaces, outdoor open spaces should be accommodated adjacent to the building and/or on rooftops. Open space shall be accessible and visible from 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.

Circulation and Access: Primary building entries should address the street and the main athletic and recreation spaces. Entries for an underground parking garage along Robinson Street Extension should minimize impact on pedestrian circulation and building entries. A service area is located along Lytton Avenue along the northwest edge of the site. A mid-block pedestrian connection should facilitate north-south movement between Petersen Sports Complex and Fitzgerald Field House.

Height and Massing: The maximum height on this site is 130'. Massing should be configured to maximize views to the Cathedral of Learning and create 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 athletic spaces as well as to provide users sweeping views of the Pitt campus. Materials and forms should be compatible with existing buildings within the District. Sculptural roof forms that provide required clear spans for athletic and recreation program elements are encouraged.

Ground Floor Use: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.

Site 5C | Petersen Bowl Infill

The bowl that remains from the demolition of Pitt Stadium is a natural location for development to complement the Petersen Events Center. Programmatic use of this site has not been determined but may include a multi-functional recreation or athletic facility. Site improvements in this area should be designed to improve management of stormwater.

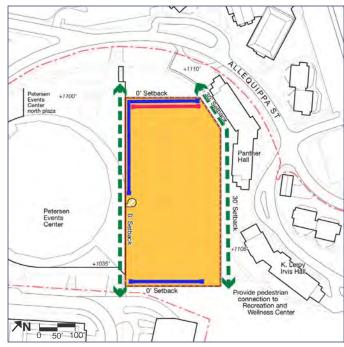


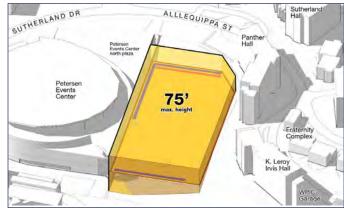
Pitt Stadium Bowl - Existing

SITE LOCATION	Area bounded by Terrace Street and Allequippa Street, and adjoining Petersen Events Center, Panther Hall, K. Leroy Irvis Hall, and WPIC Garage	
ALLOWABLE USES	Entertainment/Public Assembly, Recreation, Retail, Food Sales and Service, Education, Office, Parking	
MAXIMUM GROSS FLOOR AREA	300,000 GSF	
STRUCTURED PARKING	150 spaces	
SETBACKS	0 ft at existing rights of way 0 ft at Petersen Events Center eastern wall 30' from Panther Hall 0 ft at south	
MAXIMUM HEIGHT	75 ft, measured from Allequippa St.	
STEP BACKS	None	

SIDEWALKS	Existing*	Minimum Required	Comments
Allequippa St. at Arena Entry	12'	12'	Additional width may be provided pending Public Realm Study

^{*}Existing sidewalk widths are approximate





Building Envelope



Open Space: Open space should be provided within the site boundaries or at its perimeter. The building should provide a connection to the existing Petersen Events Center north plaza. Landscaped open space should be maintained along the western face of Panther Hall. 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.

Circulation and Access: Primary building entries should address the existing pedestrian network and the Petersen Events Center. The existing north/south pedestrian connection along Petersen Events Center should be maintained and a new connection between the Petersen Events Center north plaza and the future Recreation and Wellness Center should be developed. A parking entry/service area may be located parallel to Allequippa Street, in the same area as the existing Panther Hall service access.

Height and Massing: The maximum height on this site is 75'. The site drops approximately 55' from north to south. The apparent height at the south corner adjacent to the Petersen Events Center will be approximately 130'.

Architectural Elements: Development on this site should consider preserving the visual connection between the Petersen Events Center north plaza and the Cathedral of Learning. The use of glass is encouraged along the south façade to echo the style of the existing Petersen Events Center.

Ground Floor Use: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.

Site 5D | Playing Field Site

The Master Plan envisions a soccer field and 400-meter track to be placed where the current Pitt Sports Dome is located. The programs currently housed in the Pitt Sports Dome may be relocated to new development at sites 5A Trees Hall and/or 5B OC Lot. The University plans to construct a new chiller plant in the portion of the site adjacent to Cost Sports Center.

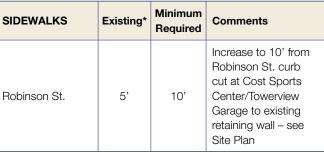


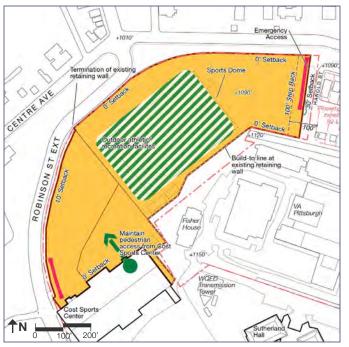
Pitt Sports Dome - Existing

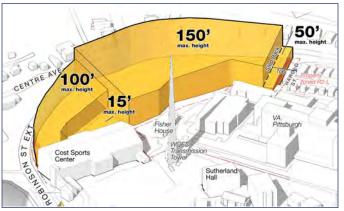
SITE LOCATION	Area bounded by Champions Drive and Harold Street, and adjoining Charles L. Cost Sports Center and parcels zoned EMI; site presently occupied by Pitt Sports Dome		
ALLOWABLE USES	Entertainment/Public Assembly, Recreation, Education, Office, Utility Plant**, Residential, Parking		
MAX. GROSS FLOOR AREA	200,000 GSF		
SURFACE PARKING	Accessory Use Parking not to exceed 10 spaces and ADA Parking		
SETBACKS	Robinson Street Extended, 0 ft Harold Street, 30 ft (Complies with applicable Residential Compatibility height and setback standards) Portions adjoining EMI, 0 ft		
MAXIMUM HEIGHT	100 ft at chiller plant, 150 ft at playing fields, 15' adcacent to Cost Sports Center per diagram, measured from existing curbcut from Robinson St Ext Subject to applicable Residential Compatibility Standards		
STEP BACKS	Complies with applicable Residential Compatibility height and setback standards for portions adjoining R2- L: 100 ft step back from residential property line at 50 feet height		

SIDEWALKS	Existing*	Minimum Required	Comments
Robinson St.	5'	10'	Increase to 10' from Robinson St. curb cut at Cost Sports Center/Towerview Garage to existing retaining wall – see Site Plan









Building Envelope



Open Space: The Master Plan vision of an NCAA soccer field and 400-meter track would create a significant open space on this site. If other program elements are prioritized on this site, the amount of open space may be reduced. The University will include street tree planting along the Robinson St. widened sidewalk (presuming no additional widening by removal of on-street parking).

Circulation and Access: Pedestrian access to this site will continue to be from the Cost Sports Center. Vehicular access will continue to be from the Robinson Street Extension and Harold Street (Emergency Access Only).

Height and Massing: The maximum height on the portion of the site planned for the chiller plant is 100'. The maximum height in the area east of the chiller plant portion of the site is 150'. Heights shall be measured from the existing curb cut from Robinson St. Ext.Development should respect the adjacent neighborhood and shalll comply with applicable Residential Compatibility height and setback standards.

Architectural Elements: Development on this site should be compatible in scale and materials with other facilities within the District.

Ground Floor Use: Significant grade change and retaining walls at site perimeter preclude access or pedestrian connectivity for majority of site frontage.

*Existing sidewalk widths are approximate

Site 5F | Fitzgerald Field House Redevelopment

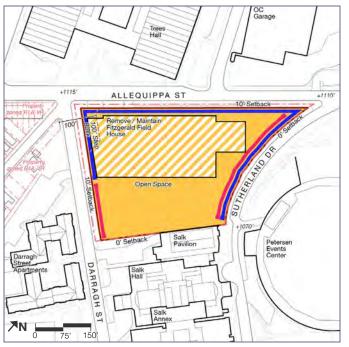
When the proposed athletic building projects are completed, the Fitzgerald Field House will no longer be needed for its current purpose. The site provides an opportunity for future academic programs, athletics programs, student housing, and parking.

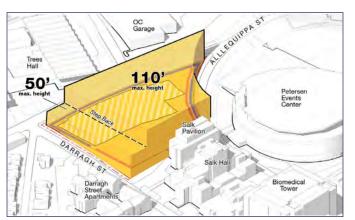


Fitzgerald Field House - Existing

SITE LOCATION	Area bounded by Allequippa Street, Darragh St, and Sutherland Drive, and adjoining properties zoned EM; site occupied by Fitzgerald Field House	
ALLOWABLE USES	Entertainment/Public Assembly, Recreation, Education, Office, Residential, Healthcare, Parking	
MAXIMUM GROSS FLOOR AREA	450,000 GSF	
STRUCTURED PARKING	400 Spaces	
SETBACKS	Allequippa Street: 10 ft (contextual to existing conditions) Darragh Street: 10 ft Sutherland Drive: 0 ft Portions adjoining EMI designated properties: 0 ft	
MAXIMUM HEIGHT	110 ft, measured from Allequippa Street Subject to applicable Residential Compatibility Standards	
STEP BACKS	Comply with Residential Compatibility height and setback standards: Height shall not exceed 40 ft when located within 50 ft of property zoned R1A-VH, height shall not exceed 50 ft when located 51 to 100 ft of property zoned R1A-VH.	

SIDEWALKS	Existing*	Minimum Required	Comments
Allequippa St.	10'	15'	Additional width may be provided pending Public Realm Study
Darragh St.	7'	10'	N/A
Sutherland Dr.	N/A	N/A	N/A





Building Envelope



Open Space: 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.

Circulation and Access: Main building entries should address the public street and create connections to open spaces. Entries for below grade parking should be located at the southern edge of the site to take advantage of the change in topography and avoid impacts to pedestrian circulation and building entries. Service and parking access may be from Darragh Street or Sutherland Drive.

Height and Massing: The maximum height on this site is110'. The building should be similar in scale to athletic facilities, respect the adjacent neighborhood, and provide a step back along Darragh Street.

Architectural Elements: If parking is provided on this site, it should be below a plinth level with Allequippa Street to take maximum advantage of site topography. 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: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of

6 | LOWER CAMPUS **DISTRICT**

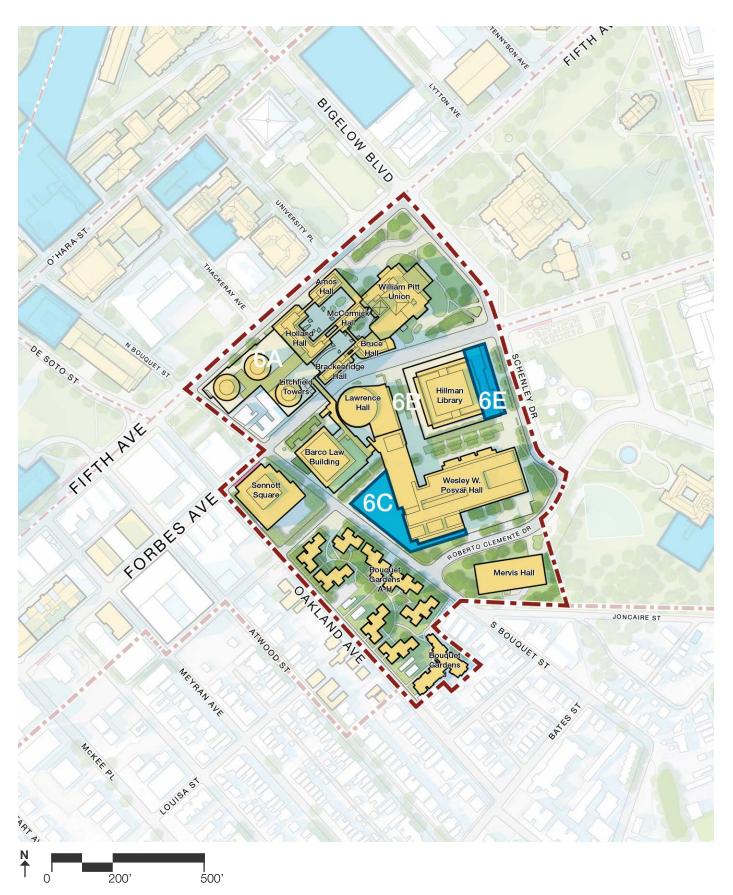


Lower Campus District Description

The Lower Campus District, together with the Cathedral District, is a hub of campus activity. It is an intensively developed, highly trafficked area. Buildings within this district are large in scale and are all University owned.

Most of the Lower Campus District is built-out and well utilized. There is an opportunity for future infill and redevelopment in key areas of the District. Development sites include expansion of the podium at Litchfield Towers, an infill project between Lawrence Hall and Hillman Library, an addition to Posvar Hall, and redevelopment of the existing low-rise housing at Bouquet Gardens. The latest project in the district, Bouquet Gardens J, listed in the 2010 IMP, has been completed.

While the University is committed to a community engagement strategy through the City's Project Development process for all development sites, Pitt recognizes certain sites may require additional dialogue given their proximity to adjacent neighborhoods.





Lower Campus District Architectural Inventory

The Lower Campus District includes a mixture of residential, dining, library, classroom and student activity space. Litchfield Towers and adjacent residence halls house almost 3,200 undergraduate students.

This District is home to the William Pitt Union, the primary student center on campus. This District also houses the primary undergraduate and law libraries, as well as Wesley Posvar Hall, Mervis Hall, Sennott Square and the group of residential buildings at Bouquet Gardens, bordering the South Oakland neighborhood.

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	David Lawrence Hall	80,115	3	50'	1968		Johnstone, McMillin & Associates	Brutalist	Cast in place concrete, concrete panels		Education
2	Barco Law	145,947	7	106'	1976		Johnstone, Newcomer & Valentour (now VEBH Architects, P.C.)	Brutalist	Precast concrete panels		Education
3	Mervis Hall	86,695	4	105'	1983		IKM/SGE		Concrete base, curtain wall		Education
4	Wesley W. Posvar Hall	732,921	8	120'	1978		Johnstone Newcomer & Valentour	Brutalist	Limestone		Education
5	Hillman Library	255,219	7	91'	1968		Celli-Flynn and Associates - coordinating architects, Kuhn, Newcomer & Valentour - associated architects, Harrison & Abramovitz - consulting architects	Modernist	Indiana limestone	Timeless Award for Enduring Design from the Pittsburgh chapter of the American Institute of Architects	Education
6	William Pitt Union	181,140	10	137'	1897		Rutan & Russell	Beaux Arts	Limestone and Brick		Entertainment/ Public Assembly
7	Amos Hall	114,279	13	121'	1923		Henry Hornbostel, Rutan & Russell and Eric Fisher Wood	Beaux Arts	"Limestone base; Tan brick on upper levels"		Residential
7	Brackenridge Hall	65,793	13	121'	1923		Henry Hornbostel, Rutan & Russell and Eric Fisher Wood	Beaux Arts	"Limestone base; Tan brick on upper levels"		Residential
7	Bruce Hall	92,445	12	121'	1923		Henry Hornbostel, Rutan & Russell and Eric Fisher Wood	Beaux Arts	"Limestone base; Tan brick on upper levels"		Residential
7	Holland Hall	177,134	13	121'	1923		Henry Hornbostel, Rutan & Russell and Eric Fisher Wood	Beaux Arts	"Limestone base; Tan brick on upper levels"		Residential
7	McCormick Hall	48,550	10	121'	1923		Henry Hornbostel, Rutan & Russell and Eric Fisher Wood	Beaux Arts	"Limestone base; Tan brick on upper levels"		Residential

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
8	Bouquet Gardens A	19,708	4	40'	1999		Renaissance 3 Architects, P.C.	Post-modern	Tan brick base, light horizontal siding, pitched roof		Residential
8	Bouquet Gardens B	19,708	4	40'	1999		Renaissance 3 Architects, P.C.	Post-modern	Tan brick base, light horizontal siding, pitched roof		Residential
8	Bouquet Gardens C	19,708	4	40'	1999		Renaissance 3 Architects, P.C.	Post-modern	Tan brick base, light horizontal siding, pitched roof		Residential
8	Bouquet Gardens D	19,708	4	40'	2000		Renaissance 3 Architects, P.C.	Post-modern	Tan brick base, light horizontal siding, pitched roof		Residential
8	Bouquet Gardens E	19,708	4	40'	2000		Renaissance 3 Architects, P.C.	Post-modern	Tan brick base, light horizontal siding, pitched roof		Residential
8	Bouquet Gardens F	14,781	4	40'	2000		Renaissance 3 Architects, P.C.	Post-modern	Tan brick base, light horizontal siding, pitched roof		Residential
8	Bouquet Gardens G	19,708	4	40'	2000		Renaissance 3 Architects, P.C.	Post-modern	Tan brick base, light horizontal siding, pitched roof		Residential
8	Bouquet Gardens H	19,708	4	40'	2000		Renaissance 3 Architects, P.C.	Post-modern	Tan brick base, light horizontal siding, pitched roof		Residential
9	Bouquet Gardens J	64,800	4	50'	2011		Perkins Eastman	Contemporary	Tan brick base, light horizontal siding, flat roof		Residential
10	Litchfield Tower A - C	487,731	16-22	235'	1964		Deeter & Ritchey	International	Precast concrete, steel		Residential
11	Sennott Square	247,497	6	111'	2002		JSA Inc.	International	Limestone, granite, precast concrete and brick		



University Owned Buildings

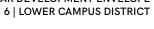
David Lawrence Hall

Designed by Johnstone, McMillin & Associates, Lawrence Hall was completed in 1968, when it was known as Common Facilities Building. A major renovation was completed in 2015. The building houses classrooms and lecture halls for courses in disciplines across the arts and sciences, a 998-seat auditorium (typically separated into two rooms) and a popular 24-hour computer lab.



Barco Law Building

The Barco Law Building, completed in 1976, is a classic example of Brutalist architecture. Designed by Johnstone, Newcomer & Valentour, the building currently houses Pitt's School of Law. One special feature found inside the building is the oak-paneled Teplitz Memorial Moot Courtroom which includes a seven-seat judges' bench, jury and press boxes, counselors' tables, judges' chambers, jury room, and a striking 24 foot by 36-foot mosaic created by Pitt's Virgil Cantini (1919-2009). The school also houses a three-story law library that boasts state of art law research facilities and collections for student and faculty.





Mervis Hall

Dedicated in 1983, Mervis Hall was built on the former site of Forbes Field, home of baseball's Pittsburgh Pirates from 1909 to 1970. It currently houses the Joseph M. Katz Graduate School of Business. The building underwent a major renovation in 2007, featuring a 3,000 sf financial lab with real-time stock market data, a financial trading simulator, stock tickers, tote display boards, computer stations, live news feed and classrooms. The field's flagpole and a portion of the left and center field walls still stand, just outside Mervis Hall and adjacent to the building's plaza.



Wesley W. Posvar Hall

Posvar Hall was designed by a consortium of architects, including Louis Valentour of Johnstone, Newcomer & Valentour. Unmistakably Brutalist in style, the building was completed in 1978 and remains the largest academic-use-only building on campus. Like Mervis Hall, the building sits on the former site of Forbes Field. It incorporates many reminders left from the park - home plate is preserved and embedded in glass, a commemorative plaque notes the last two games played on the field and brick inlaid into the concrete sidewalk outside the building marks the line of Forbes Field's outfield wall.



Hillman Library

As the largest of the 17 libraries on campus, the five-story Hillman Library contains approximately 1.5 million volumes, over 200 computer stations, study capacity for 1,500 users, service points, a media center, specialized collections and more - focusing mainly on the humanities and social sciences. The design of the library, led by Celli-Flynn and Associates, was completed in 1968. The limestone clad Modernist building sits on a plinth that is elevated above street level. The glass ground floor is recessed allowing the vertical pattern of windows and stone panels to float above the plinth.



William Pitt Union

The William Pitt Union, one of Pitt's oldest buildings, occupies the former Hotel Schenley, designed by architects Rutan & Russell. When the hotel first opened its door in 1898, the Beaux-Arts building hosted every U.S. president from Theodore Roosevelt to Dwight Eisenhower as well as other famous individuals such as American singer-actress Lillian Russell, Italian tragedian Eleonora Duse and Neapolitan-born tenor Enrico Caruso. In 1956, the building was sold to Pitt which converted it to the University's student union in 1983. Today it serves as the hub of Pitt's student life activities and home to more than 300 student organizations. It features two dining rooms, a variety of lounge, event and performance spaces, University organizations and media related office spaces and the WPTS radio station.



Schenley Quadrangle Residences (Amos, Brackenridge, Bruce, Holland and McCormick Halls)

Schenley Quad contains five of the University's 14 residence halls. The five high rise residence halls, built between 1922 and 1924, are the former historic Schenley Apartments, designed by Henry Hornbostel, with collaboration from Rutan & Russell and Eric Fisher Wood. Originally, they were homes of well-to-do Pittsburghers. The University acquired them in December 1956 and renovated them as residence halls.



Bouquet Gardens A-J

Designed by Renaissance 3 Architects, P.C., Bouquet Gardens A-H is a four-story garden style apartment complex clustered around courtyards connected by an interior pathway. Each building contains sixteen four-person apartments. Bouquet Gardens Building J, designed by Perkins Eastman and completed in 2011, is a 5-story suite style residence hall with ground floor amenities shared by the entire Bouquet Gardens complex.



Litchfield Towers A-C Complex

Originally designed by Deeter & Ritchey in 1960, Litchfield Towers A-C, the largest student housing complex on campus, houses approximately 1,800 undergraduate students. The three buildings are connected by the first level, which features the University's one stop-student services, student mailroom, vending, email kiosks and laundry facilities. The lower level houses the main dining facility and a 24-hour gym.



Sennott Square

Completed in 2002, Sennott Square is home to the Department of Psychology, Department of Computer Science, the College of Business Administration and the School of Law's in-house legal clinics. The building is comprised of six floors with retail space and parking on the first level. Sennott Square is the first Pitt building to incorporate green construction techniques throughout.

Civic Realm Inventory

Open space in the Lower Campus consists of urban lawn and park areas, developed outdoor plazas, and small seating and planting areas. Open spaces are clustered around the Cathedral of Learning and William Pitt Union. The smaller lawns and patios at the William Pitt Union extend the green character of the Cathedral Lawn into the campus core. These lawns are also the primary setting for informal outdoor meetings and socializing.

Some of the Lower Campus urban plazas adjoining the modern buildings built in the 1960s and 1970s have not been successful in attracting people due to their large expanses of paving and separation from major pedestrian circulation paths. One particularly "unfriendly" area was the large plaza between Posvar Hall and Hillman Library. In 2004, the University embarked in a major landscaping project that involved removal of large expanses of concrete paving, planting of trees and shrubs and provision of benches, tables and chairs, changing this area into one of the most successful outdoor spaces on campus for pedestrian circulation and passive recreation.

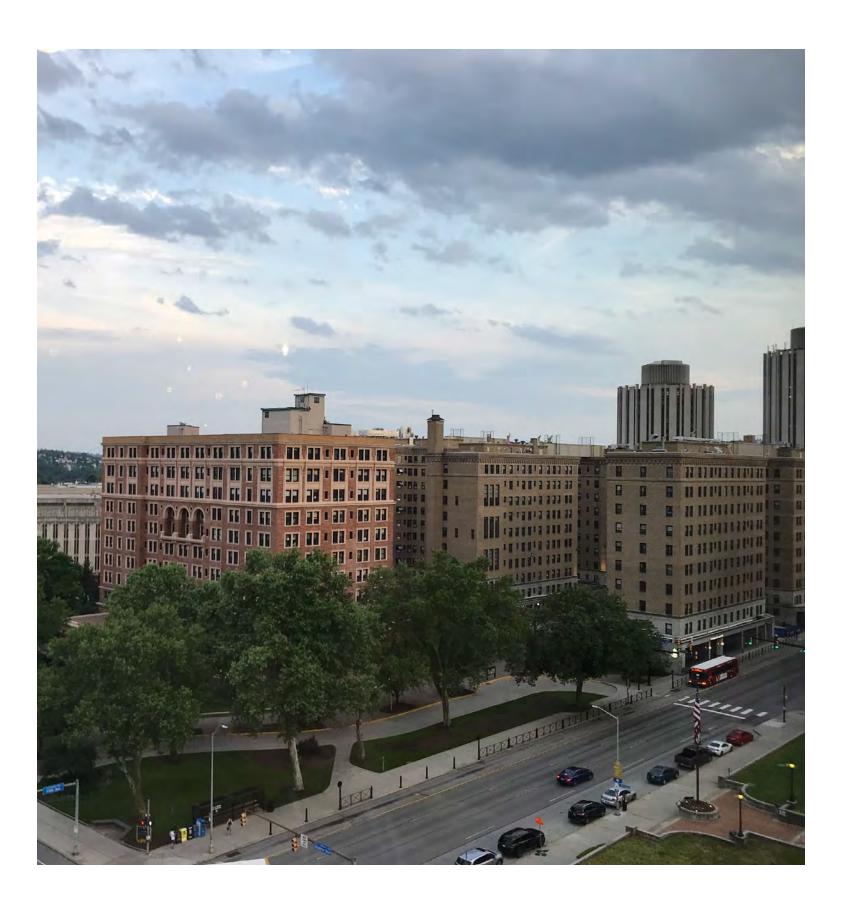
Urban Design Guidelines

Pedestrian connections between the student housing complexes and the academic facilities to the south of Forbes Avenue are very important, as are the connections between the William Pitt Union and the Cathedral. Pedestrians compete with automobiles, bicycles and buses on Forbes Avenue. These difficult street crossings result in the fragmentation of an area which should function in a more unified manner.

The Lower Campus core is characterized by significant academic and library facilities. All of these buildings are relatively new; most were built as a result of the expansion of the campus after the University became a State-related institution in the late 60's and early 70's.

Inviting pedestrian spaces and entry areas are essential for new construction as well as renovations of existing buildings. New facilities in this district should be designed to reduce to the extent possible, the large scale of the buildings located south of Forbes Avenue. Development of architectural "signature" structures is especially inappropriate in this District due to the strength and large scale of the existing architecture.

The scale of the buildings and their density within the core dramatizes the need to enhance pedestrian spaces and corridors. By providing pedestrian scale landscaping (primarily tree planting and related pedestrian improvements) the Lower Campus open space can be linked more strongly to Bouquet Street, Forbes Avenue and Schenley Plaza. The renovation of Schenley Plaza has created a large, attractive public open space for leisure and recreation in the heart of the district. Pedestrian traffic patterns connecting the campus with this major asset must be protected and enhanced.



Site 6C | Wesley W. Posvar Hall Expansion

Additional classroom and administrative space for Social Sciences programs, the School of Education, or the Business School could be accommodated in an expansion on the western façade of Posvar Hall, replacing the under-utilized hardscaped plaza. This addition could facilitate connections along the northsouth braid between a redeveloped Bouquet Gardens and Schenley Quad/Litchfield Towers.



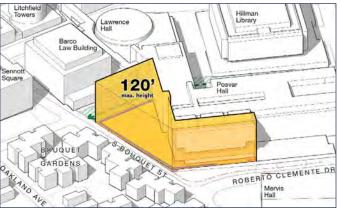
Posvar Hall - Existing

SITE LOCATION	Area bounded by S Bouquet Street, Roberto Clemente Drive, and Schenley Drive, and adjoining Wesley W. Posvar Hall		
ALLOWABLE USES	Education, Office, Residential, Technology/Service		
MAXIMUM GROSS FLOOR AREA	250,000 GSF		
	South Bouquet Street, setback to achieve 20' sidewalk, 0' setback permitted for upper floors		
SETBACKS	Northwest site boundary, 0 ft (maintain existing open space and connection)		
	0 ft at existing wall along Wesley W. Posvar Hall first floor		
MAXIMUM HEIGHT	120 ft, measured from S. Bouquet St.		
STEP BACKS	None		

SIDEWALKS	Existing*	Minimum Required	Comments
S Bouquet St.	8'	20'	Upper story encroachment permitted
Roberto Clemente Dr.	8'	10'	Potential for additional sidewalk width and bike lane improvements with removal of on-street parking in conjunction with future Louisa St. extension.

^{*}Existing sidewalk widths are approximate





Building Envelope



Open Space: The existing outdoor open space connecting Bouquet Gardens to Hillman Library should be maintained. The corner of S Bouquet St and Roberto Clemente Dr may provide space for a landscape buffer. 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.

Circulation and Access: Main building entries should address S Bouquet Street and the open space/pedestrian connection. The existing internal circulation of Posvar Hall should connect to the new building. The building should be serviced via the existing service area of Posvar Hall along Roberto Clemente Dr.

Height and Massing: The maximum height on this site is 120'. The ground floor along S. Bouquet shall be set back to accommodate a 20' wide sidewalk. Upper floors may extend to the property line.

Architectural Elements: The building may serve as a gateway to the campus by adopting an iconic treatment at the corner of S Bouquet St and Roberto Clemente Dr. The use of glass is encouraged to contrast with the brutalist style of the existing Posvar Hall. New structures in this District should consider the use of limestone as the primary building material. The use concrete block masonry or other non-contextual materials is not appropriate due to the proximity to the Cathedral of Learning.

Ground Floor Use: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.

Site 6D | REMOVED

The redevelopment of Bouquet Gardens will increase the quantit of on-campus housing offered for 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 will also serve the surrounding neighborhood. This residential redevelopment will enhance street presence, facing outward to the community to provide a transition zone to Central Oakland.



Rouguet Gardens - Existing



Site Pla



Building Envelope



Open Space: The development should include landscaped open spaces that provide gathering space as well as pedestrian circulation through the site. The open space may be constructed over structured below grade parking. 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.

Circulation and Access: A new pedestrian connection between Louisa Street and Roberto Clemente Drive is recommended to enhance east-west circulation. Main building entries should address the public street or the open space. Entries for the underground parking garage should be located at the southern edge of the site to take advantage of the change in topography and avoid impacts to pedestrian circulation and building entries.

Height and Massing: The maximum height on this site is 132' The building's scalability and architectural articulation should be contextual with the adjacent built environment.

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 brea down long facades. Pedestrian entries should be articulated with material changes, increased transparency, and/or prominent architectural features such as canopies, inset or projecting

Ground Floor Use: Active and retail uses to serve the student population as well as a wider community audience, shall be oriented along the public streets and open spaces. The University will work with the community to determine feasible uses. The ground floors of the building should be highly transparent to create a visual connection between interior and exterior spaces.

Site 6E | Hillman Library Expansion

The existing elevated plaza at Hillman Library separates the activity on the ground floor from the street. An addition at the corner of Schenley Drive and Forbes Avenue has the potential to engage the street with transparent program elements, forming a terminus to the Schenley Park pedestrian plaza. This intersection is identified as a Campus Arrival Point and as such, development on this site could be iconic to identify the campus threshold.

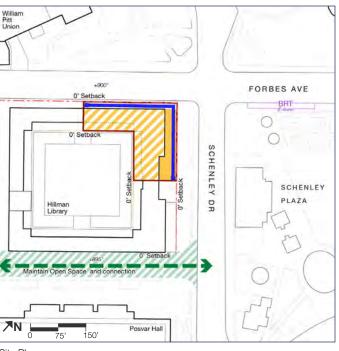


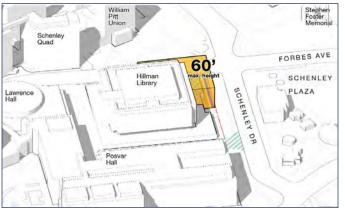
Hillman Library - Existing

SITE LOCATION	Area bounded by Forbes Avenue and Schenley Drive, and adjoining and Hillman Library			
ALLOWABLE USES	Education, Retail, Public Assembly, Office, Retail, Food Sales and Service			
MAXIMUM GROSS FLOOR AREA	120,000 GSF			
SETBACKS	Forbes Avenue, 0 ft Schenley Drive, 0 ft Southern site boundary, 0 ft (contextual to match existing Hillman Library plinth). 0 ft at existing wall of first floor of Hillman Library			
MAXIMUM HEIGHT	60 ft, measured from Schenley Dr.			
STEP BACKS	None			

SIDEWALKS	Existing*	Minimum Required	Comments
Schenley Dr.	35'	35'	N/A
Forbes Ave.	15'	15'	N/A

^{*}Existing sidewalk widths are approximate





Building Envelope

Allowable Building Envelope Suggested Active Uses Suggested Service/Parking Access Provision for Open Space → Suggested Pedestrian Connection Existing Structure - Remain/Demolish **Open Space:** The addition should engage both the existing plaza and the adjacent sidewalks. Open spaces and building entries should be provided at multiple levels. The open space should dialogue with the Schenley Plaza pedestrian plaza.

Circulation and Access: A main building entry should be created at the corner of Schenley Drive and Forbes Avenue. Service access should not be impacted by development on this

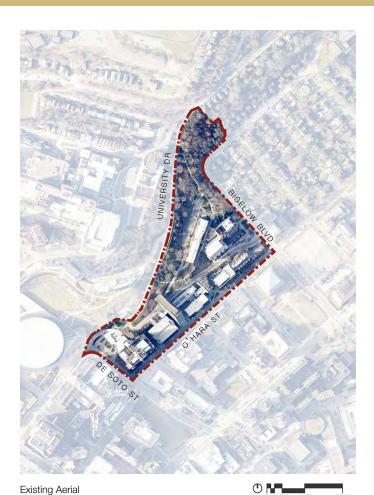
Height and Massing: The height of the addition shall not exceed 60'. Development on this site will seek a 4'-0" encroachment along the east property line into the city owned property on Schenley Drive.

Architectural Elements: Development on this site should be iconic to identify the campus threshold. New structures in this District should consider the use of limestone as the primary building material. Glass is also an acceptable material to complement the limestone, but the use concrete block masonry or other non-contextual materials is not appropriate due to the proximity to the Cathedral of Learning.

Ground Floor Use: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.



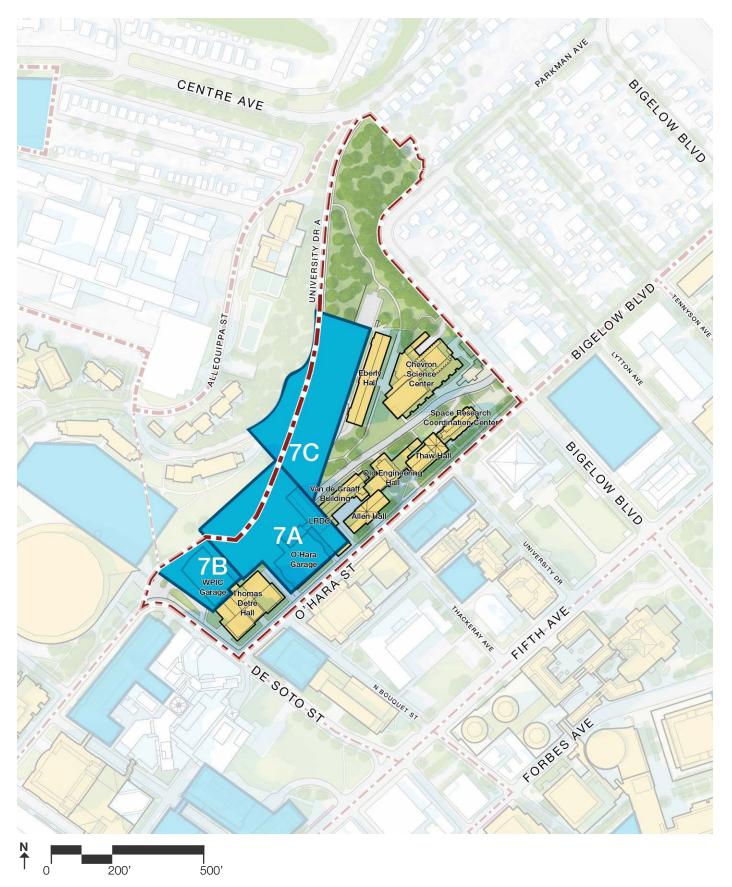
7 | LOWER HILLSIDE DISTRICT



Lower Hillside District Description

The Lower Hillside District has served as the original core of the campus, ever since the University relocated to Oakland in 1907. It is currently home of several of the University's physical sciences departments, including Chemistry, Astronomy, and Physics. In addition, the District contains a significant healthcare facility operated by UPMC. Most of this district is built-out and well utilized. Areas of opportunity next to Eberly Hall and behind the Chevron Science Center were addressed in the 2003 and 2008 IMPs, but these are not currently considered to be an area of growth for the University.

The current IMP identifies three new Ten-Year Development Sites. One of these sites replaces the O'Hara Garage and the Learning Research & Development Center (LRDC), creating an opportunity to facilitate additional pedestrian movement from lower to upper campus areas. However, the topography is challenging and will be a critical factor in determining constructability. Expansion of the eastern Psychiatric Institute & Clinic (WPIC) and additional university housing are identified for the other development sites within this district.





Lower Hillside District Architectural Inventory

The University owns all structures in the Lower Hillside District and all but three have frontage on O'Hara Street. The remaining buildings are accessed from University Drive A and B. This district houses primarily academic, research, healthcare and parking functions. Thomas Detre Hall houses the Department of Psychiatry and the Western Psychiatric Institute and Clinic, a part of UPMC Health System. LRDC houses scholars working in education and psychological research. Allen Hall contains offices, classrooms and labs for the Physics and Astronomy Departments. Old Engineering Hall, Thaw Hall, and SRCC are also physical sciences academic buildings with offices, classrooms and labs. Chevron Science Center and Eberly Hall is home to the University's Chemistry Department. New development within this District will support the University's need for additional student life space as well as the expansion of the WPIC.

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	Learning Research & Devel Center (LRDC)	107,070	13	150'	1975		Harrison & Abramovitz	Modernist	Brown brick, bronze metal panels and window framing		Education
2	Eberly Hall	67,917	4	50'	1921		Benno Janssen	Greek Revival	Cream Brick with limestone accents		Education
3	Old Engineering Hall	71,941	3	96'	1955			Modernist	Limestone base, tan brick		Education
4	Allen Hall	58,219	6	69'	1915		J. H. Giesey	Greek Revival	Granite on lower stories; Brick on the upper stories		Education
5	Chevron Science Center & Annex	259,545	18	229'	1972	2011	Kuhn, Newcomer & Valentour	International	Concrete, glass, steel		Education
6	Space Research Coordination Center (SRCC)	41,839	3	74'	1965		Deeter & Ritchey	International	Tan brick		Education
7	Thaw Hall	55,033	6	77'	1909		Henry Hornbostel	Greek Revival	Tan brick	Contributing Property to the Schenley Farms National Register Historic District, Historic landmark of the Pittsburgh History and Landmarks Foundation	Education
8	Van de Graaff Building	44,456	5	65'	1964				Tan brick		Education
9	Thomas Detre Hall of the WPIC & Addition	187,705	8	224'	1936	1982	Raymond Marlier	Art Deco	"Stone on the base; Brick on the upper levels"		Education



University Owned Buildings

Learning Research & Development Center (LRDC)

A contemporary building, designed by Harrison and Abramovitz and completed in 1975, the LRDC sits at a sloping angle, its façade almost parallel to the upper campus hillside. LRDC acts as an interdisciplinary center focusing on research in learning, education and psychological aspects of human beings. The original design intent to link O'Hara Street and the hilltop by a series of escalators was never implemented. It is clad with dark brown brick, bronze metal panels, and bronze window framing.



Eberly Hall

Dedicated in 1921, Eberly Hall was designed by architect Benno Janssen. Constructed of light brick with limestone trim, it is a linear building sited parallel to the steep slope along University Drive B. Originally known as Alumni Hall, this was the first building to depart from the Acropolis Plan (although still featuring Greek Revival architecture). It underwent a major renovation in 2010 and currently houses Pitt's Center for Simulation and Modeling.



Old Engineering Hall

Originally built in 1955 to house the School of Engineering, the seven-story building links Allen Hall to Thaw Halls. The building's classicist style includes Greek ornamentation in respect to its older neighbors. Old Engineering Hall is set back from the street and fronted by a small forecourt.



Allen Hall

Designed by J.J. Giesey in the Greek Revival style, Allen Hall was dedicated in 1915. It has a granite base with brick on the upper floors. A Pittsburgh History and Landmarks Foundation Historic Landmark, Allen Hall houses Pitt's Department of Physics and Astronomy.



Chevron Science Center & Annex

Completed in 1974, the Chevron Science Center houses Pitt's Department of Chemistry. This Brutalist building consists of a tall classroom/lab tower (one of the tallest buildings on campus) and a lower lecture hall wing. An addition to Chevron Science Hall, completed in 2011 and located over the lecture hall wing, was designed by Wilson Architects and Renaissance 3 Architects in a contemporary style.



Space Research Coordination Center (SRCC)

The SRCC was completed in 1965 after Pitt won a NASA grant to erect a center for students studying the natural sciences, social sciences, engineering, and health areas related to the aerospace field. Today, the building houses classrooms, labs, and main offices of the University's Department of Geology and Planetary Science. It is a four-story Brutalist style building constructed of made of concrete and brick.



Thaw Hall

Thaw Hall is the sole survivor of Henry Hornbostel's 1907 Acropolis Plan, the original master plan for the University after relocation to Oakland. The five-story Greek revival style building featuring stone, brick and terra cotta was completed in 1910. Originally home to the School of Engineering, Thaw Hall is currently home to Pitt's Department of Physics and Astronomy and a few other departments, including the Architectural Studies Program, Archaeology, Asian Languages, and Chemistry.



Van de Graaff Building

Also known as the Nuclear Physics Laboratory, this building was built as an annex to Old Engineering Hall in 1964. It houses the world's first 3-stage Van de Graaff particle accelerator, which was financed with a grant from the National Science Foundation. Several upgrades and renovations have been undertaken in recent years, adding a cleanroom and a nanoscience laboratory.



Thomas Detre Hall of the WPIC & Addition

Thomas Detre Hall is home to WPIC, UPMC's primary mental health institution. The building is also home to Pitt's department of Psychiatry. Housing 400 inpatient beds, the Art Deco building was completed in 1940. Over the years, there have been several additions to the building, all located behind the O'Hara Street façade. A parking garage, constructed in the 1960s, facilitates emergency vehicle access to the rear of the building.



O'Hara Garage

The 447 space O'Hara Garage was completed in the 1960s. The garage elevators are sometimes used by students as a vertical connection to the hilltop. The poor condition of the garage, as well as its outdated design, will necessitate total replacement in the near future.



Civic Realm Inventory

The Lower Hillside refers to the lowest elevations of the hill which slopes down to meet the urban fabric of Oakland at O'Hara Street. The district is densely developed and almost all available building area along O'Hara Street has been utilized. Most of the buildings are academic facilities, primarily for the natural sciences. Three of the buildings, Thaw Hall, Eberly Hall and Allen Hall were built as part of, or to complement the Acropolis Plan. These classically styled buildings, along with Old Engineering Hall and Van de Graff Hall are low or mid-rise structures. The Chevron Science Center, located on the east side of the District, is a highrise building occupied by the Chemistry Department. The LRDC building, a modern structure, was designed to include a future escalator to connect the Upper and Lower Campus zones.

O'Hara Street, the primary street within the zone, connects the Medical Center District to the west and the neighboring residential community of Schenley Farms to the east. The classical architecture, setbacks and generous landscaping make O'Hara Street an attractive urban campus street. University Drive A, which links the Lower and Upper Campus, is more park-like in character, winding its way up the hill. The northern portions of the Lower Hillside District are relatively undeveloped, as the property ownership and the steep slopes make development difficult.

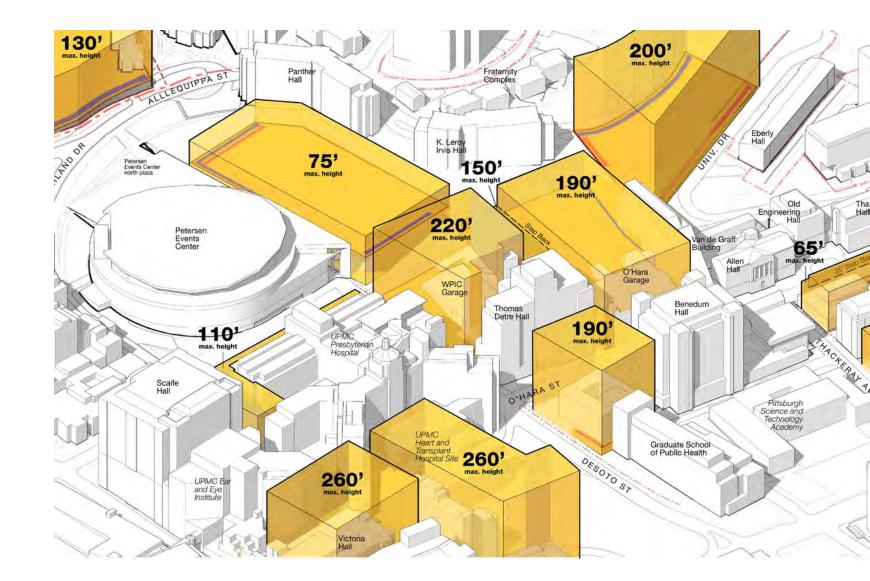
Urban Design Guidelines

The district should use O'Hara Street as its primary organizing element. Primary building facades and entries should face O'Hara Street when possible, also taking advantage of southfacing solar access. Most of this district is built-out and well utilized. The hilly areas behind existing buildings have sufficient space for additional structures. The site topography allows for buildings with entrances at grade on several levels to strengthen the connection between the upper and lower campus areas.

Realignment of University Drive will provide unimpeded pedestrian access from O'Hara Street to the student housing neighborhood on the hillside and better access to the Lower Hillside Housing Site 7C and associated garage.

New development within the Lower Hillside District should be compliant with the General Urban Design Guidelines and should be compatible with the character and scale of the existing buildings within the District. Some of the Lower Hillside District is included in the Oakland Civic Center Historic District and is adjacent to the Schenley Farms National Historic District. New construction within the district should not replicate the historic fabric but should incorporate materials and details that are compatible with the existing 19th and 20th century buildings. Development within the Oakland Civic Center Historic District shall comply with the applicable Design Guidelines governing the district.

Some development sites are located along O'Hara Street and therefore should follow the recommendations for streetscape improvements identified in the General Urban Design Guidelines for campus spine streets.



Site 7A | Recreation and Wellness Center

The Recreation and Wellness Center offers an opportunity to use the building as a means to traverse the topography between O'Hara Street and University Drive further up the hill. In place of the O'Hara Garage and the LRDC, the Recreation and Wellness Center will integrate recreation, fitness, student life, and academic spaces.

Pitt seeks to make the Recreation and Wellness Center a show case for sustainable design by employing active design, best management practices for stormwater, attacking the campus topography to create better connections for improved pedestrian experiences, leveraging design to promote a healthier lifestyle, and enabling better opportunities for person-powered mobility.

The facility will utilize a series of stacked indoor recreation spaces traversing the height of the hillside and will provide an internal vertical circulation system. The design will also integrate wellness and may include a dining venue. Parking may be incorporated into the facility.

The Recreation and Wellness Center is an opportunity to resolve recreational shortcomings on the Pitt campus, embrace topography, create new connections, and enhance the areas around and north of O'Hara Street.

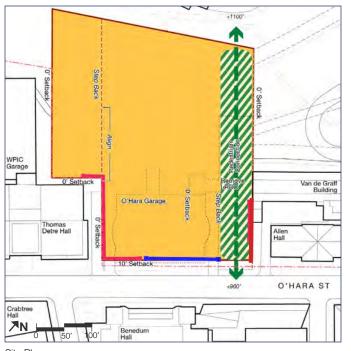
SITE LOCATION	Area bounded by O'Hara Street and University Drive, and Allen Hall, Van de Graff Building, and Thomas Detre Hall; site presently occupied by O'Hara Garage and LRDC				
ALLOWABLE USES	Entertainment/Public Assembly, Recreation, Education, Office, Retail, Food Sales and Service, Parking				
MAXIMUM GROSS FLOOR AREA	400,000 GSF				
STRUCTURED PARKING	450 spaces				
SETBACKS	O'Hara Street, 10 ft (contextual to match existing street wall of Thomas Detre Hall and Allen Hall) From WPIC, WPIC Garage, and Van de Graaff Building 0 ft				
MAXIMUM HEIGHT	190 ft, measured from O'Hara St.				
STEP BACKS	150 ft max. height aligned with existing alley per Site Plan diagram				

SIDEWALKS	Existing*	Minimum Required	Comments
O'Hara St.	10'	10'	N/A

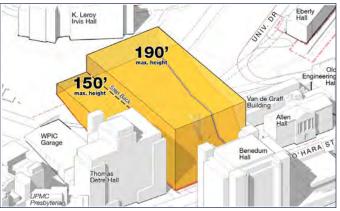
*Existing sidewalk widths are approximate



O'Hara Garage and LRDC - Existing







Building Envelope



Open Space: The 10 ft setback along O'Hara St is intended to activate the street as part of a University Street vocabulary. In addition to the potential of accommodating large interior recreation spaces, an outdoor open space and/or plaza should be considered. This space could potentially connect to the open space network at the top of the hill. 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.

Circulation and Access: The primary building entry should be located along O'Hara Street, but other entry points at different heights may address the main recreation spaces. University Drive will be realigned to accommodate pedestrian circulation up the hill. A mid-block pedestrian connection across O'Hara St should be considered to facilitate north-south movement to Benedum

Height and Massing: The maximum height on this site is 190'

Architectural Elements: This building should be iconic due to its high visibility and importance on the Pitt campus. The building should provide views to the Cathedral of Learning from the upper hillside. The use of glass should be encouraged to provide natural light for recreation spaces as well as to provide views of the Cathedral of Learning from interior spaces.

Ground Floor Use: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.

Site 7B | WPIC Expansion

The proposed expansion of WPIC is to the north of the inpatient hospital, also known as Thomas Detre Hall. The expansion replaces the small garage between Detre Hall and the Petersen Events Center, thus improving the public realm along De Soto Street. The WPIC expansion, along with additional on-site clinic space, will replace spaces WPIC currently leases in the Forbes Building. The proposed program includes research, education, and specialty clinical programs. This redevelopment will likely be a joint partnership with UPMC.



WPIC Garage and Thomas Detre Hall - Existing

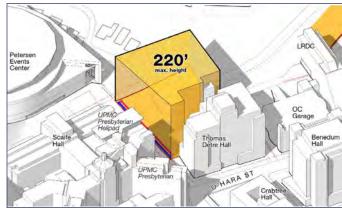
SITE LOCATION	Area bounded by De Soto Street and University Drive and adjoining Thomas Detre Hall; site presently occupied by WPIC Garage		
ALLOWABLE USES	Healthcare, Education, Technology/ Service, Office, Parking		
MAXIMUM GROSS FLOOR AREA	350,000 GSF		
STRUCTURED PARKING	810 spaces (includes 225 existing spaces)		
SETBACKS	De Soto Street, 0 ft Northern and eastern property lines, 0 ft 0 ft along northern wall of Thomas Detre Hall		
MAXIMUM HEIGHT	220 ft, measured from De Soto St.		
STEP BACKS	None		

SIDEWALKS	Existing*	Minimum Required	Comments
O'Hara St.	10'	10'	N/A
De Soto St.	10'	10'	Provide pedestrian safety improvements at corner of De Soto St. and Terrace Street

^{*}Existing sidewalk widths are approximate



Site Plan



Building Envelope



Open Space: Development on this site should be coordinated with the open space at the Petersen Events Center.

Circulation and Access: Main building entries, emergency vehicle access, and parking/service access should all be accommodated along De Soto Street and should be designed to minimize circulation conflicts and respond to the steep topography. There shall be no more than two curb cuts for vehicular access from De Soto Street. The University shall review with City Planning and DOMI prior to finalizing schematic design regarding building placement, massing, and vehicular access (including curb cut width)

Height and Massing: The maximum height on this site is 220'.

Architectural Elements: As an extension to the existing
Thomas Detre Hall, visual continuity with the existing building
should be considered. The building should also consider the
privacy of its users. 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: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.

Site 7C | Lower Hillside Housing

The creation of stronger connections "up the hill" is key to integrating the campus. Additional housing will play a critical role in this process. The Campus Master Plan proposes approximately 600 beds north of O'Hara Street in proximity to the engineering and sciences academic node and adjacent to the proposed Recreation and Wellness Center. The realignment of University Drive will help mitigate topographical challenges, provide amazing views to the Cathedral and beyond, and will provide an integral part of the proposed north-south braid of connectivity.

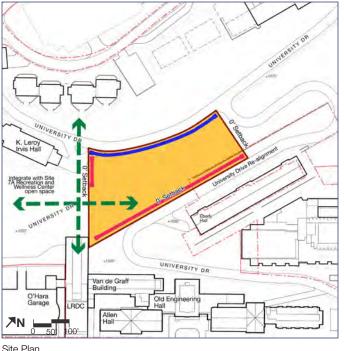


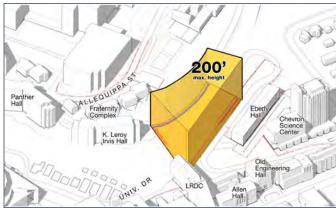
North Campus Hub Site - Existing

SITE LOCATION	Area bounded by University Drive and adjoining LRDC and Eberly Hall.
ALLOWABLE USES	Residential, Education, Office, Parking
MAXIMUM GROSS FLOOR AREA	300,000 GSF
STRUCTURED PARKING	400 Spaces
SETBACKS	From University Drive,0 ft From Site 7A boundary, 0 ft
MAXIMUM HEIGHT	200 ft, measured from northern boundary line of site (currently University Dr, subject to name change)
STEP BACKS	None

SIDEWALKS	Existing*	Minimum Required	Comments
University Dr.	6'	8'	N/A

^{*}Existing sidewalk widths are approximate





Building Envelope



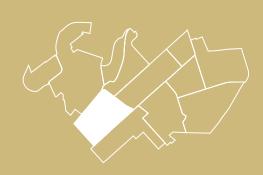
Open Space: None required. Building may connect to the plaza created with development site 7A or may provide a continuation of the open space created with the removal of the LRDC.

Circulation and Access: Main building entries should address pedestrian circulation along the surrounding streets. Realignment of University Drive will provide unimpeded pedestrian access from O'Hara Street to the student housing neighborhood on the hillside and access to the Lower Hillside Housing Site 7C and associated garage. A service area should be accommodated along University Drive.

Height and Massing: The maximum height on this site is 200'.

Architectural Elements: Changes in material and plane, as well as inset and projecting bays, 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: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.

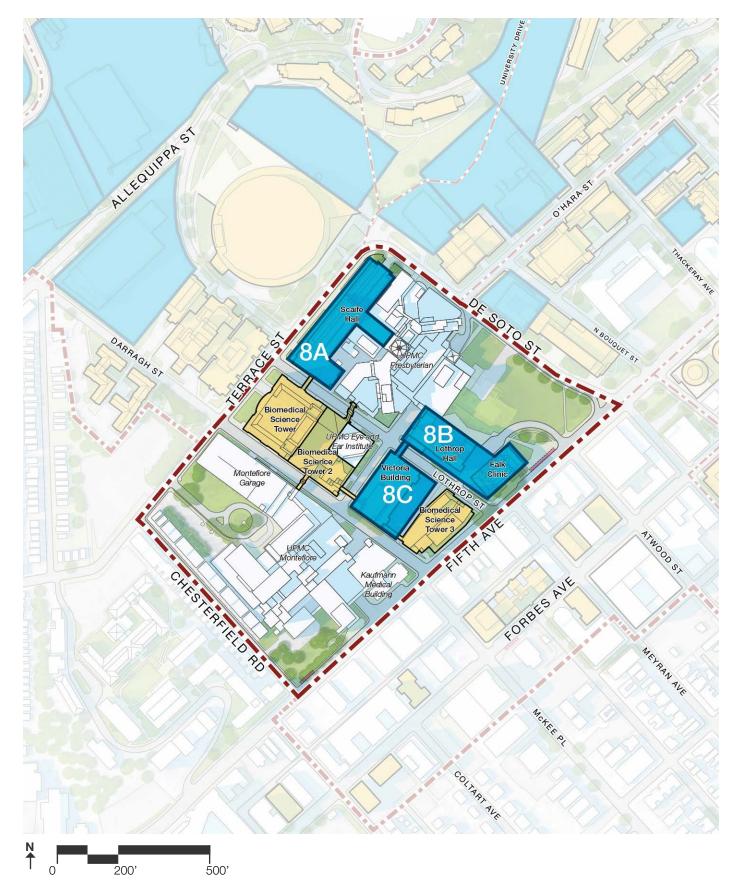


8 | MEDICAL DISTRICT



Medical District Description

The majority of the Medical District is composed of a series of super-blocks that create a high density area driven forward by the continuing synergy between the University and UPMC. Having health sciences programs, engineering, and professional schools immediately adjacent to a world-class health care system is a key strength of the University. Collaboration between the two institutions is expected to increase in the future. This district has been most recently studied as part of the UPMC Master Plan, approved by the Pittsburgh City Council in 2014. Since approval, areas of opportunity have been identified on Pittowned properties along Lothrop and Darragh Streets. In addition, an existing portion of Scaife Hall is scheduled for replacement.





Medical District Architectural Inventory

The majority of Pitt owned buildings in the Medical District are mid or high-rise, structures similar in scale to the UPMC hospital buildings. The larger complex, UPMC Presbyterian, serves as the central node for the entire district. An elevated pedestrian system radiates out from UPMC Presbyterian providing connections to several Pitt Buildings. Pitt buildings in the Medical District range from the neoclassical style of the Falk Clinic and original Presbyterian Hospital complex to the contemporary style of BST-3. The design integrity of the hospital structures however is poor, marred by the inevitable mix of various additions and facilities improvements that most older hospitals undergo during their lifetimes. Materials most common within the district include limestone, tan brick and pre-cast concrete panels. Roof forms are primarily flat. The scale of the buildings varies significantly with heights ranging from approximately 90' to 250'.

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	Lothrop Hall	486,196	14	160'	1953			Modernist	Tan brick, limestone base		Residential
2	Falk Clinic	88,700	6	90'	1954		Edward Purcell Mellon	Beaux Arts	Tan brick, grey tinted glass		Education
3	Scaife Hall	651,025	11	133'	1957		Schmidt, Garden and Erickson	Modernist	Limestone cladding		Education
4	Victoria Building	129,007	5	160'	1977		Deeter, Ritchey, and Sippel	Modernist	Tan brick, grey tinted glass, grey spandrels		Education
5	Thomas E. Starzl Tower (BST STH)	234,775	14	186'	1996		Burt Hill Kosar Rittelmann Associates	Post-modern	Limestone, glass curtain wall		Education
6	Biomedical Science Tower	91,360	19	240'	1990		Burt Hill Kosar Rittelmann Associates	Post-modern	Limestone, glass curtain wall		Education
7	Biomedical Science Tower 3	309,672	13	200'	2005		Payette Associates Inc. and JSA	Contemporary	Limestone, curtain wall, metal panels		Education



University Owned Buildings

Lothrop Hall

Previously known as the Nurses' Residence, Lothrop Hall is a 14-story, 723-bed residence hall adjacent to the University of Pittsburgh Medical Center. Its dedication in 1953 coincided with the 133rd birthday of Florence Nightingale. Lothrop Hall still maintains its association with the School of Nursing, aided by an elevated pedestrian connection to Victoria Hall.



Falk Clinic

Falk Clinic, completed in 1931, is a Beaux Arts limestone clad 6-story health care building with a dark grey curtain wall infill.



Scaife Hall

Scaife Hall, designed by Schmidt, Garden and Erickson and completed in 1957, is a limestone clad modernist medical building. It is attached to UPMC Presbyterian Hospital and contains classrooms, lecture halls, laboratories, and the Falk Library of the Health Sciences. The building has gone through several renovations and additions over the years, the most recent being completed in 2018, adding a glass projection to its main entry along Terrace St.



Victoria Hall

Designed by Deeter, Ritchey and Sippel and completed in 1977, the Victoria Building houses Pitt's School of Nursing. Built above a previously completed parking structure operated by UPMC, Victoria Hall is a 5-story building constructed of tan brick and dark grey glass and spandrel panels. It is adjacent to the University's five other health sciences schools as well as various University of Pittsburgh Medical Center (UPMC) facilities and is connected to the network of pedestrian bridges.



Biomedical Science Tower 3

Biomedical Science Tower 3, completed in 2005, is a 10-story, 330,000-square-foot research facility. The tower was engineered to facilitate coordinated research in the areas of neurosciences, vaccine development, drug discovery, regenerative medicine and biomedical devices, and basic science disciplines. The building is linked via an elevated pedestrian connection to Victoria Hall.



Thomas E. Starzl Biomedical Science Tower (BST-1 and BST-2)

The Biomedical Science Towers are located in the heart of Oakland's medical community, just across the street from the School of Medicine and the School of Dental Medicine. The original tower was built in 1990, housing offices and laboratories for 21 departments and programs, including an entire floor of laboratories devoted to the research of the Thomas E. Starzl Transplantation Institute. Tower 1, which contains a large parking garage, refers to the northern half, the tallest building on campus after the Cathedral of Learning. Tower 2 refers to the shorter southern half, attached directly to UPMC's Eye and Ear Institute. Both towers are connected to the elevated pedestrian bridge network that Pitt and UPMC share.

Civic Realm Inventory

This district was previously studied in cooperation with UPMC and approved as a Master Plan in 2014. It is the home of the renowned UPMC Health System and the University of Pittsburgh Medical School, other health sciences disciplines, medical research facilities and a residence hall. This district is situated on a steep site, with over 100 ft of elevation change between Fifth Avenue and Terrace Street. The medical and academic facilities require interconnected spaces which link many of the buildings in this district.

Urban Design Guidelines

The Medical Center District is densely developed with mid- and high-rise buildings, including large parking structures. To maintain continuity of patient care, several overhead pedestrian bridges have been constructed across the streets. The newest University building within this Zone is the Biomedical Science Tower 3 (BST3). The University intends to develop a Pedestrian Bridge Wayfinding Plan for the Medical District. The Wayfinding Plan will be required for the first project developed in the Medical District. The Pedestrian Bridge Wayfinding Plan will outline the publicly accessible connections of existing and proposed pedestrian bridges to assist with navigating the medical district slope.

This district has two important north-south streets: Darragh Street and Terrace Street, both expected to maintain their character in the future, accommodating emergency vehicles and large amounts of users to the hospital facilities. Darragh Street will continue to be a major vehicular traffic and pedestrian thoroughfare, as a north-south connection between the Upper Campus and the Medical Campus. This street also carries a lot of the traffic to the Upper Campus parking facilities. Further up the hill, Darragh Street Apartments have created a low scale campus edge that buffers the adjacent communities from the Darragh Street traffic and new development in the Medical District. Development within the sloped area of the Medical District shall consider the incorporation of areas of respite in the public realm to easier navigate the steep slope.

Because this district has a limited land base, no conflicts with existing residential neighborhoods, and a need for additional growth in the future, maximum density development of the available sites is highly encouraged. The proposed UPMC Heart and Transplant Hospital will be the flagship facility of that institution.



Site 8A | Scaife Hall Expansion*

* Per approved Alternative Zoning Compliance Path

An addition to the west wing of Scaife Hall, along with the ongoing renovation of the building, is a critical development for the School of Medicine and Pitt Health Sciences. The addition, focuses on education and support space, and replaces the existing auditorium wing. The addition will also improve the public realm at the intersection of Terrace and Lothrop Street.

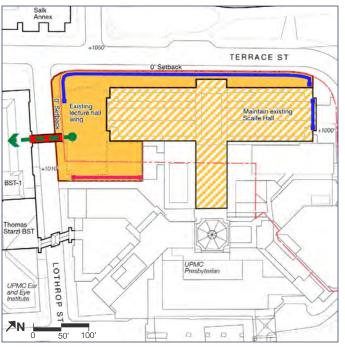


Scaife Hall Lecture Hall Wing - Existing

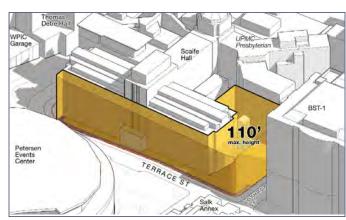
SITE LOCATION	Area bounded by Terrace Street, Lothrop Street, and De Soto Street, and adjoining properties zoned EMI; site presently occupied by Scaife Hall and its auditorium wing
ALLOWABLE USES	Healthcare, Education, Technology/ Service, Office
MAXIMUM GROSS FLOOR AREA	200,000 GSF
SETBACKS	Terrace Street, 0 ft Lothrop Street, 0 ft
MAXIMUM HEIGHT	110 ft, measured from Terrace St.
STEP BACKS	None

SIDEWALKS	Existing*	Minimum Required	Comments
Terrace St.	15'	15'	N/A
Lothrop St.	10'	10'	N/A

^{*}Existing sidewalk widths are approximate



Site Plan



Building Envelope

Allowable Building Envelope Suggested Active Uses Suggested Service/Parking Access Provision for Open Space Suggested Pedestrian Connection Existing Structure - Remain/Demolish Existing Structure - Demolish Elevated Pedestrian Connection

Open Space: The landscape buffer separating the existing building from the sidewalk along Terrace Street should be maintained if development does not extend to the property line.

Circulation and Access: Main building entries should address pedestrian circulation along the surrounding streets. An entry to the development that replaces the Lecture Hall wing is desired. Connection to BST-1 via a pedestrian bridge should be maintained. A service area should be accommodated at the existing Scaife Hall service area.

Height and Massing: The height on this site shall not exceed

Architectural Elements: As an extension to Scaife Hall. the scale and massing of the new development should be compatible with the existing facade. Exterior building materials and colors should be consistent with Scaife Hall and other large existing buildings such as BST-3 in order to reinforce the identity of the University within the urban environment.

Ground Floor Use: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.

Site 8B | Integrated Health Sciences Complex

One of the largest sites for health sciences redevelopment is Lothrop Hall, combined with Falk Clinic. The site has the potential to be developed in phases or as one larger development, depending on program need, relocation opportunities for the existing Falk Clinic, and naming status. This site is prime real estate along Fifth Avenue and has the potential for increased density in response to the scale of the UPMC Heart and Transplant Hospital. Furthermore, the Integrated Health Sciences Complex, which could include Nursing, Pharmacy, Dentistry, SHRS, and GSPH, can help facilitate an enclosed east-west connection between Victoria Hall, UPMC Presbyterian, Crabtree Hall, and Benedum Hall.

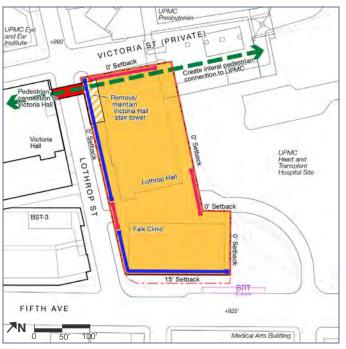


Falk Clinic and Lothrop Hall - Existing

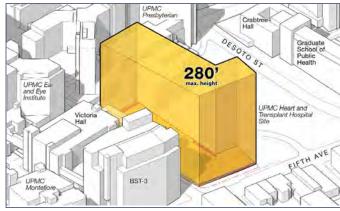
SITE LOCATION	Area bounded by Fifth Avenue, Lothrop Street, and Victoria Street, and adjoining properties zoned EMI; site presently occupied by Lothrop Hall and Falk Clinic
ALLOWABLE USES	Healthcare, Education, Technology/ Service, Office, Residential, Retail, Food Sales and Service, Parking
MAXIMUM GROSS FLOOR AREA	900,000 GSF
STRUCTURED PARKING	250 spaces
	Fifth Avenue, 15 ft (contextual to existing conditions and to provide spacing for Bus Rapid Transit (BRT) station
SETBACKS	Lothrop St, setback to achieve 20' sidewalk, 0' setback permitted for upper floors
	Victoria St, Oft
	From UPMC Presbyterian and future UPMC Heart and Transplant Hospital, 0 ft
MAXIMUM HEIGHT	280 ft, measured from Fifth Avenue
STEP BACKS	None

SIDEWALKS	Existing*	Comments		
Lothrop St.	10'	20'	Upper story encroachment permitted	
Fifth Ave.	17'	20'	N/A	

^{*}Existing sidewalk widths are approximate



Site Plan



Building Envelope



Open Space: A future open space may be accommodated to the east as part of UPMC's future development. The size and location of the open space shall be determined in the Project Development Plan (PDP) process.

Circulation and Access: Ground floor access should be located along Fifth Avenue and Lothrop Street. A service area should be accommodated at the center of the site, utilizing the existing driveway to minimize impact on pedestrian circulation and building entries. In addition, a major east-west pedestrian connection should be provided with pedestrian bridges connecting the building to Victoria Hall and the future UPMC Heart and Transplant Hospital. Victoria Street (Private), north of Lothrop Hall, provides service access to this site as well as the UPMC hospital.

Height and Massing: The maximum height on this site is 280'. The ground floor along Lothrop Street shall be set back to accommodate a 20' wide sidewalk. Upper floors may extend to the property line.

Architectural Elements: This building should be iconic due to its high visibility and importance on the Pitt campus, and should complement the proposed UPMC Heart and Transplant Hospital. There are several options available for accommodating future program on the site, including phasing in development on Lothrop Hall and potentially Falk Clinic if the sites become available. Exterior building materials and colors should be consistent with Scaife Hall and other large existing buildings such as BST-3 in order to reinforce the identity of the University within the urban environment.

Ground Floor Use: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.

Site 8C | Victoria Hall Redevelopment

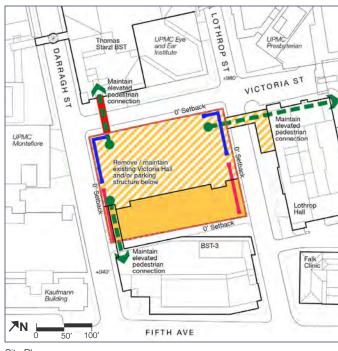
Victoria Hall has long been planned for renovation and expansion which could include Nursing, Pharmacy, Dentistry, SHRS, and GSPH. The Campus Master Plan proposes the renovation of the building and a new front door and vertical connection along Lothrop Street. The redevelopment of Lothrop Hall should be coordinated with the Victoria Hall renovation and redevelopment; especially the bridge connection across Lothrop Street as there is significant opportunity to better connect the health sciences. The University owns the air rights above the podium, but does not own the podium and therefore does not contol the sidewalk width or ground floor uses.

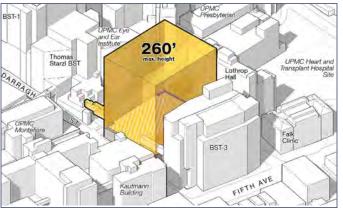


SITE LOCATION	Area bounded by Victoria Street, Darragh Street, and Lothrop Street, and adjoining Biomedical Science Tower 3; site presently occupied by Victoria Hall						
ALLOWABLE USES	Education, Healthcare, Office, Residential, Technology/Service, Food Sales and Service						
MAXIMUM GROSS FLOOR AREA	700,000 GSF						
SETBACKS	Victoria Street, 0 ft Darragh Street, 0 ft Lothrop Street, 0 ft From BST-3, 0 ft						
MAXIMUM HEIGHT	260 ft, measured from Victoria St.						
STEP BACKS	None						

SIDEWALKS	Existing*	Minimum Required	Comments
Lothrop St.	10'	10'	
Victoria St.	9'	9'	University owns air rights, not ground level podium
Darragh St.	7'	7'	

^{*}Existing sidewalk widths are approximate





Building Envelope

Allowable Building Envelope Suggested Active Uses Suggested Service/Parking Access Provision for Open Space Suggested Pedestrian Connection Existing Structure - Remain/Demolish Elevated Pedestrian Connection

Open Space: The size and location of any open space shall be determined in the Project Development Plan (PDP) process.

Circulation and Access: Pedestrian access to the building should continue to be accommodated by elevated pedestrian connections. Ground floor access should be located on the corners of Darragh St and Victoria St, and Lothrop Street and Victoria St. A service area should be located along the southern edges of the site (in their existing locations), to minimize impact on pedestrian circulation and building entries.

Height and Massing: The maximum height on this site is 260. The University shall consult with City Planning and DOMI prior to finalizing schematic design and shall explore all possible options to improve the public realm on this site.

Architectural Elements: There are several options available for accommodating additional future program on the site, including removal of the existing parking plinth. The scale and massing of the new development should be compatible with the existing context. Exterior building materials and colors should be consistent with Scaife Hall and other large existing buildings such as BST-3 in order to reinforce the identity of the University within the urban environment.

Ground Floor Use: Any change in ground floor use or sugested active use is subject to the acquisition and redevelopment of the podium by the University. If the podium is redeveloped, the ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.



9 | MID CAMPUS **DISTRICT**



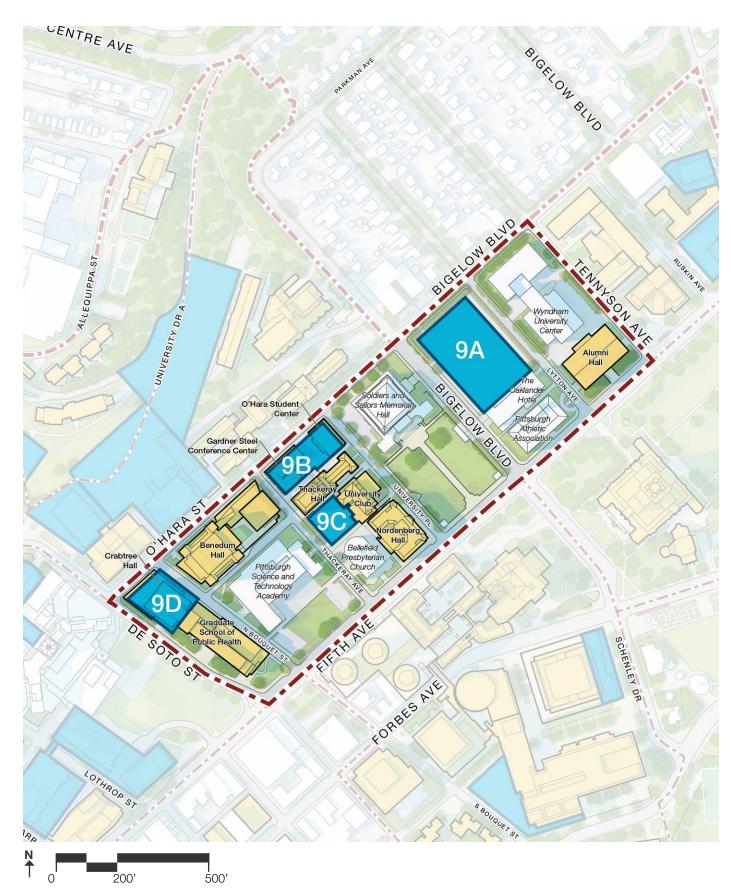
Mid Campus District Description

The Mid Campus District houses a mix of Pitt buildings and Oakland institutions. There are ten structures owned by the University, six of which are classified as Educational use, one as Entertainment, one Entertainment/Residential, and one Office/ Entertainment. The University also owns a parking structure below the Soldiers and Sailors lawn.

This District, being central within the campus, is important to the University's academic mission. The 2010 IMP provided guidelines for two development sites: The Graduate School of Public Health (GSPH) Complex and the Concordia Building, now O'Hara Student Center. The corner of Fifth and University Place was identified as a future development site but guidelines were not provided. Since the 2010 IMP, an annex to the south wing of the GSPH was completed in 2013. A large residence hall, also completed in 2013, was constructed at the corner of Fifth and University Place.

The Ten-Year Development Envelope maintains development sites along O'Hara Street and at GSPH while adding a third site, 9A Bigelow Boulevard Development, on land acquired by the University since the 2010 IMP.

While the University is committed to a community engagement strategy through the City's Project Development process for all development sites, Pitt recognizes certain sites may require additional dialogue given their proximity to adjacent neighborhoods. In this district, the University anticipates site 9A will generate additional dialogue and engagement through the development approval process.





Mid Campus District Architectural Inventory

Much of the Mid Campus District falls within the Oakland Civic Center Historic District and the Schenley Farms National Register Historic District. The District contains a number of notable early 20th century buildings, many of which are owned by the University. A variety of architectural styles is represented within the District including Neo-Classical, Beaux Arts, Greek Revival, and Romanesque Revival. The District also includes several mid-century modern buildings. Materials most common within the District include limestone, tan brick and pre-cast concrete panels. Roof forms are primarily hipped or flat. The scale of the buildings varies significantly with heights ranging from approximately 35' to 175'. An addition to the Graduate School of Public Health has been completed since the 2010 IMP.

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	Alumni Hall	209,197	8	128'	1913		Benno Janssen	Greek Revival	Limestone cladding, red clay tile hipped roof	D	Office/ Entertainment
2	University Club	96,591	8	100'	1923	1963	Henry Hornbostle	Beaux Arts	Limestone, tan brick, slate hipped roof	А	Entertainment/ Residential
3	Thackeray Hall	102,222	7	100'	1923		Abram Garfield	Neo-classical	Limestone cladding, slate hipped roof	А	Education
4	Gardner Steel Conf. Center (GSCC)	26,699	3	35'	1912		Kiehnel & Elliot	Early Modern	Tan brick with decorative patterning, hipped roof	D	Education
5	Benedum Hall & Addition	559,008	15	176'	1971	2009	Deeter, Richey & Sippel, EDGO Studio/NBBJ (Addition)	Brutalist	Precast concrete panels, glass, flat roof	E	Education
6	Graduate School of Public Health (GSPH) & Annex	224,079	9	100'	1957	1967, 2013	Eggers & Higgins, Deeter, Richey & Sippel (1967 Addition), Renaissance 3 Architects/Wilson Architects (2013 Addition)	International	Tan brick, horizontal ribbon windows, flat roof		Education
7	Engineering Auditorium (Benedum Auditorium)	15,093	3	64'	1971	2009	Deeter, Richey & Sippel, EDGO Studio/NBBJ (Addition)	Brutalist	Precast concrete panels, glass, flat green roof	E	Education
8	O'Hara Student Center	37,339	4	50'	1913		Charles Bickel	Romanesque Revival	Tan brick, arched windows, flat roof with red tile hipped edge	А	Entertainment

- A Oakland Civic Center Historic District, Contributing Property to the Schenley Farms National Register Historic District
- Oakland Civic Center Historic District, Contributing Property to the Schenley Farms National Register Historic District, Pittsburgh History and Landmarks Foundation Historic Landmark
- E Pennsylvania Society American Institute of Architects Honor Award and Distinguished Building Award

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
9	Nordenberg Hall	210,363	10	130'	2013		Mackey Mitchell/ MacLachlan, Cornelius, & Filoni	Neo-classical	Buff and tan brick, red tile hipped roof, precast trim	А	Residential
10	Graduate School of Public Health Crabtree (GSPH)	70,897	6	80'	1969		Deeter, Richey & Sippel	International	Tan brick, horizontal ribbon windows, flat roof		Education

University Owned Buildings



Alumni Hall

Formerly the Masonic Temple, Alumni Hall was designed by architect Benno Janssen and completed in 1915. The eight-story limestone clad Greek Revival building has Corinthian pilasters and a pedimented clay tile roof. Following a major renovation in 2000, the building currently houses a variety of administrative and academic functions as well as a 270-seat lecture hall, a gallery, and a ballroom. Alumni Hall has been designated a historic landmark by the Pittsburgh History and Landmarks Foundation. It is part of the Oakland Civic Center Historic District and is a contributing structure to the Schenley Farms National Historic District.



University Club

The University Club is an eight-story Beaux-Arts building designed by Henry Hornbostle. Completed in 1923, the tan brick and limestone structure is a contributing property to the Schenley Farms National Historic District. Following a major renovation completed in 2009, the building currently serves as a faculty club, banquet hall, and conference center and provides 48 guest rooms for families of patients at the medical center.



Thackeray Hall

Designed in the Neo-classical style by Abram Garfield and built between 1923 and 1925, Thackeray Hall is the former home of the National Union Fire Insurance Company. The 7-story limestone academic building houses the Mathematics Department as well as a variety of student services. It is a contributing structure to the Schenley Farms Historic District.



Gardner Steel Conference Center

The Gardner Steel Conference Center was designed by architects Kiehnel and Elliot and completed in 1912. The building was originally home to the Central Turnverein, a German-American social and athletic association. The 3-story tan brick early modern building is a contributing property to the Schenley Farms National Historic District. It currently serves as an academic building and houses the University's Innovation Institute and Academic Resource Center (ARC).



Graduate School of Public Health (GSPH) & Annex

The GSPH is a nine-story academic building designed in the International style by Eggers & Higgins and completed in 1957. A five-story addition to expand the research facilities was completed in 2013. The building is constructed of tan brick with ribbon windows and a flat roof.



Crabtree Hall

Crabtree Annex, designed in the Brutalist style by Deeter, Ritchey, and Sippel, was completed in 1969. It is a 6-story academic building with structured parking below and an internal courtyard that increases solar access to the offices. Materials generally match the adjacent GSPH.



Benedum Hall + Engineering Auditorium

The Michael L. Benedum Hall of Engineering, completed in 1971, is a 15-story academic building designed by Deeter, Ritchey, and Sippel in the Brutalist style. It contains classrooms, laboratories, offices, conference and seminar rooms. Adjoining the tower portion is a stand alone lecture hall/auditorium complex. A major renovation as well as an addition for the Mascaro Center for Sustainable Innovation were completed in 2009.



O'Hara Student Center

The O'Hara Student Center, completed in 1913, is a 3-story Romanesque revival building designed by Charles Bickel. It was originally home to the Concordia Club, a social organization founded by German Jews. The University acquired the building in 2009 and completed a renovation/restoration in 2011. It provides study space as well as student event and meeting space.



Nordenberg Hall

Nordenberg Hall is an 11-story, 559-bed residence hall designed by Mackey Mitchell Architects and MacLachlan, Cornelius & Filoni. Completed in 2013, the building provides ground floor retail space, a counseling center and a range of shared and communal social spaces. The building exterior reflects the historic context with a clearly defined base, middle and top. It is constructed of tan brick and precast panels with a red clay tile hipped roof.



Civic Realm Inventory

The Mid Campus District is bounded by Bigelow Boulevard, O'Hara Street, Tennyson Avenue, Fifth Avenue, and De Sotto Street. The streets are characterized by the solid bases of the institutional buildings that border them. Most buildings are set back from the sidewalk to provide a narrow, landscaped yard. Thus, buildings seem to float within their site rather than create an urban edge. With the exception of the ground floor of Nordenberg Hall, there is no ground floor retail within the District. Lytton Street offers an axial southern view to the Tower of Learning, while De Soto offers a view north to the Peterson Events Center.

The pyramidal roof at Soldiers and Sailors creates a central focal point within the District. Planned improvements to the forecourt of Soldiers and Sailors will strengthen this major open space. Vehicular entrances to the parking garage below the lawn are located mid-block on Bigelow Boulevard and University Place.

Sidewalk widths, street trees and front landscaped areas occur inconsistently within the District. The north side of Fifth Avenue is terminated at the west edge of the District by the new addition and landscaped yard of the Graduate School of Public Health. The adjacent Science and Technology Academy is set back from Fifth and surface parking, an iron fence and chain link enclosed play area form the streetscape in the block between N. Bouquet and Thackeray Avenue. To the east of the Academy, Bellefield Church provides a landscaped setback while Nordenburg Hall provides a 15' sidewalk and a 3' planter strip with street trees along the curb. Alumni Hall forms the south-eastern corner of the District and provides a narrow 8' sidewalk and a 40' planted setback along Fifth Avenue. Existing mid-block pedestrian connections offer desirable diagonal routes through the District.

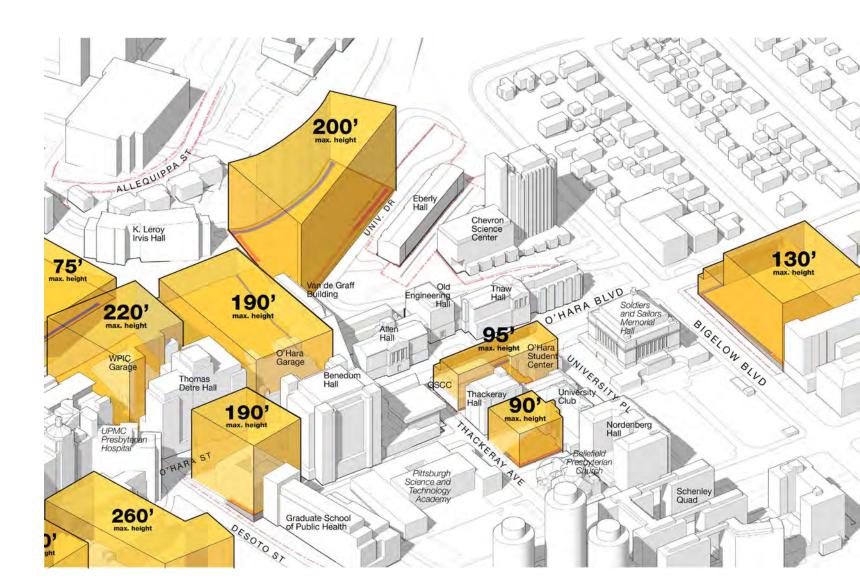
Much of O'Hara Street is lined by a lane of parallel parking, a narrow sidewalk tight to the curb, and a landscaped lawn of varying dimensions. The surface parking lots at Crabtree and at Bigelow Boulevard create notable gaps in the urban fabric.

Urban Design Guidelines

New development within the Mid Campus District should be compliant with the General Urban Design Guidelines and should be compatible with the character and scale of the existing buildings within the District. Much of the Mid Campus District is included in the Oakland Civic Center Historic District as well as the Schenley Farms National Historic District. New construction should not replicate the historic fabric but should incorporate materials and details that are compatible with the existing 19th and 20th century buildings. Development within the Oakland Civic Center Historic District shall comply with the applicable Design Guidelines governing the district.

Development sites in the Mid Campus District are primarily located along O'Hara Street and should therefore follow the recommendations for streetscape improvements identified in the General Urban Design Guidelines for campus spine streets. The University intends to develop a Public Realm Plan for the Mid-Campus District. The Public Realm Plan will be required in conjunction with the Project Development Plan for the first project developed along O'Hara Street. The Public Realm Plan will provide a vision for the pedestrian experience and will establish guidelines for streetscape elements such as sidewalks, open space, landscaping, site furniture, site lighting, and wayfinding. Development sites within the District may occur independently of one another, or not at all allowing some existing buildings to remain. The Public Realm Plan will reflect this flexibility).

O'Hara Street is a public street identified as a connector street in the University's Campus Master Plan. The Public Realm Plan will ensure that development sites with frontage along O'Hara Street enhance the pedestrian experience, provide a collegiate character, improve pedestrian safety, and advance sustainability goals.



Site 9A | One Bigelow

The One Bigelow development is intended to be a transformative academic facility that may house the new School of Computing and Information and MOMACS Institute as well as innovation and collaborative research and teaching spaces. The One Bigelow development may incorporate a central open space, facilitating connections from the future Bus Rapid Transit (BRT) station (on the corner of Fifth and Tennyson Avenue) to the central and upper portions of the campus. Development on this site may also accommodate an underground parking garage. The One Bigelow development should be sensitive to the Schenley Farms Neighborhood north of the site. This could be achieved by positioning a low rise building with a setback along the north property line.

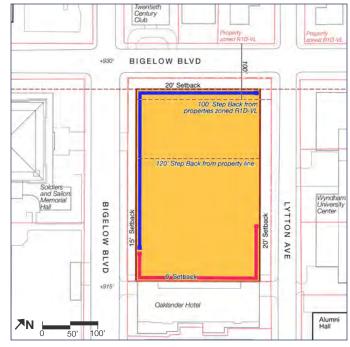


One Bigelow development site - existing

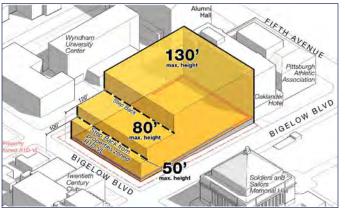
SITE LOCATION	Area bounded by Bigelow Boulevard (north/south and east/west segments), Lytton Avenue and the Oaklander Hotel					
ALLOWABLE USES	Education, Office, Technology/Service, Retail, Food Sales and Service, Parking					
MAXIMUM GROSS FLOOR AREA	400,000 GSF					
STRUCTURED PARKING	250 spaces					
SETBACKS Front of development assumed to be west property line facing Soldiers and Sailors	Bigelow Boulevard (east/west), 20 ft (contextual to University Center, exceeds 15 ft requirement of Residential Compatibility Standards) Lytton Street, 20 ft (contextual to the Oaklander Hotel) Bigelow Boulevard (north/south), 15 ft (contextual to the Oaklander Hotel) The Oaklander Hotel, 0 ft					
MAXIMUM HEIGHT	130 ft, measured from northern Bigelow Blvd frontage					
STEP BACKS Front of development assumed to be west property line facing Soldiers and Sailors	From north property line (east/ west portion of Bigelow Boulevard): 50 ft height or 4-stories 51-100 ft from residential zone (Complies with Residential Compatibility Standards), 80 ft height within 120' of north property line (exceeds Residential Compatibility Standards)					

SIDEWALKS	Existing*	Minimum Required	Comments
Bigelow Blvd. N	7'	20'	N/A
Bigelow Blvd. W	7'	15'	N/A
Lytton Ave.	6'	20'	N/A

*Existing sidewalk widths are approximate



Site Plan



Building Envelope



Open Space: The development should include a landscaped open space, with sight lines favoring a view of the Soldiers and Sailors Memorial Hall. 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.

Circulation and Access: Main building entries should address the street or the central open space. Entries for an underground parking garage should be located at the southern edge of the site along Bigelow Blvd and/or Lytton Ave to minimize impact on pedestrian circulation and building entries. A service area should be located along Lytton Avenue at the southern edge of the site.

Height and Massing: The building heights and step backs are intended to respect the adjacent Schenley Farms neighborhood, Soldiers and Sailors, and other surrounding buildings.

Architectural Elements: Architectural elements should maintain the prominence of Soldiers and Sailors as a focal point within the district. A corner element at the southern portion of the block should be considered to create a dialogue with Soldiers and Sailors Memorial Hall. 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. Materials should be compatible with the limestone of the Twentieth Century Club and Soldiers and Sailors.

Ground Floor Use: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.

Site 9B | O'Hara Student Center / **GSCC** Redevelopment

New academic space will be developed along O'Hara Street and Thackeray Avenue. The new development may replace or expand the existing Gardner Steel Conference Center (GSCC) and the O'Hara Student Center. Renovations have removed many character defining features, the buildings are not energy efficient, and they are not well suited to their existing or future University uses. Since this site is in the Oakland Civic Center Historic District, demolition and/or new construction will require city Historic Review Commission (HRC) approval. If demolition is proposed, the University will provide appropriate justification and alignment with the University Historic Preservation Plan in conjuction with the HRC review process.

New development on this site should be scaled to be contextually compatible with existing campus buildings on the northern side of O'Hara Street, as well as the nearby University Club and Thackeray Hall. GSF removed as a result of demolition may be replaced and shall be in addition to the listed GSF.

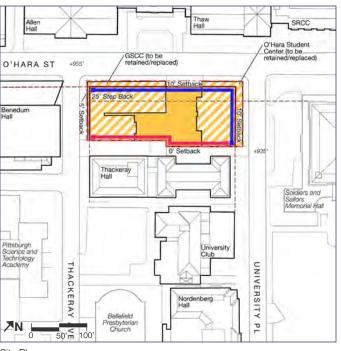


O'Hara Student Center and GSCC - Existing

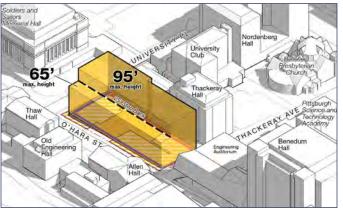
SITE LOCATION	Area bounded by O'Hara Street, Thackeray Avenue, and University Place, and adjoining Thackeray Hall. Site presently occupied by Gardner Steel Conference Center and O'Hara University Center
ALLOWABLE USES	Education, Office, Technology/Service, Entertainment/Public Assembly
MAXIMUM GROSS FLOOR AREA	250,000 GSF
SETBACKS Applies to new construction	O'Hara Street, 10 ft (contextual to Benedum Hall) Thackeray Ave, 5 ft (contextual to Thackeray Hall) University Place, 10 ft (contextual to University Club) Site boundary at Thackeray Hall, 0 ft
MAXIMUM HEIGHT	95 ft, measured from O'Hara St.
STEP BACKS Applies to new construction	From Bigelow Boulevard (east/west): 25 ft step back at 65 ft height (Contextual to Benedum Hall)

SIDEWALKS	Existing*	Minimum Required	Minimum Required if Facade Removed
Thackeray Avenue	6'	6'	10'
O'Hara Street	7'	7'	10'
University Place	7'	7'	10'

^{*}Existing sidewalk widths are approximate



Site Plan



Building Envelope



Open Space: Open space shall be incorporated as appropriate 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.

Circulation and Access: Main building entries should address pedestrian circulation, primarily along O'Hara Street. Existing entries on the O'Hara Student Center and GSCC may be retained. A service area should be located along the southern edge of the site, accessed by existing driveways connecting to Thackeray Ave and University Pl.

Height and Massing: The maximum height on this site is 95'. If one or both existing buildings are retained, massing should be in deference to them. A step back at 65 ft height is contextual to buildings on the north side of O'Hara St.

Architectural Elements: If new development is undertaken, it should be compatible with the style, massing and materials of the existing buildings but should not replicate them. Historic facades may be retained and incorporated into new construction. Development should also be compatible with buildings on the north side of O'Hara St; for example, the building may dialogue with Old Engineering Hall. 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: Street level transparency is a goal on this site but extent and location will be subject to HRC approval.

Site 9C | University Club Expansion

The existing CB lot may be replaced with an expansion of the University Club, to provide for additional banquet space and conference facilities.

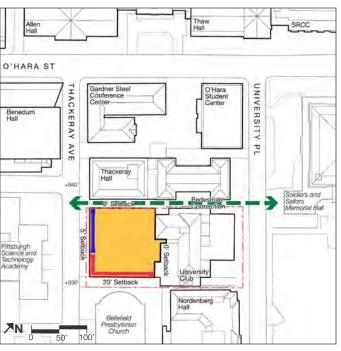


University Club - Existing

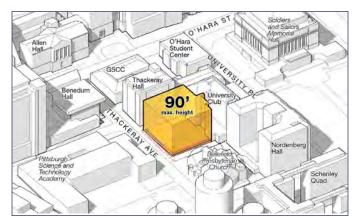
SITE LOCATION	Area bounded by Thackeray Avenue and University Place, and adjoining Thackeray Hall, Bellefield Presbyterian Church, and Nordenberg Hall; site is contiguous with the existing University Club				
ALLOWABLE USES	Education, Retail, Hospitality, Residential, Food Sales and Service				
MAXIMUM GROSS FLOOR AREA	300,000 GSF				
SURFACE PARKING	Accessory Use Parking not to exceed 5 spaces and ADA Parking				
SETBACKS	Thackeray Ave, 5 ft (contextual to Thackeray Hall) University Club, 0 ft; Site boundary at Thackeray Hall, 0 ft. (maintain existing pedestrian connection) Bellefield Presbyterian Church, 20 ft				
MAXIMUM HEIGHT	90 ft, measured from Thackeray Ave.				
STEP BACKS	None				

SIDEWALKS	Existing*	Minimum Required	Comments
Thackeray Avenue	6'	15'	Potential for additional width with removal of on-street parking

^{*}Existing sidewalk widths are approximate



Site Pla



Building Envelope



Open Space: A landscape buffer between the site and Bellefield Presbyterian Church should be provided to screen the two properties. In addition, a 5 ft setback along Thackeray Ave should be provided to accommodate a landscape buffer. 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.

Circulation and Access: Main building entries should address pedestrian circulation along Thackeray Ave. The existing internal circulation within the University Club should interface with the new building. A service area should be located along Thackeray Ave and the southern edges of the site. The existing mid-block pedestrian path to the north of the site, connecting Thackeray Avenue and University Place, should be maintained.

Height and Massing: The maximum height on this site is 90'.

Architectural Elements: The proposed building should be compatible with the existing University Club and be harmonious with its neighboring context.

Ground Floor Use: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.

Site 9D | Crabtree Hall Redevelopment

The existing Crabtree Hall is located at a nexus of the campus with a significant amount of pedestrian activity but an unsuccessful public realm. The redevelopment of Crabtree Hall presents a unique opportunity to connect UPMC, health sciences schools, the School of Engineering, and other academic functions along O'Hara Street. Redevelopment of Crabtree Hall could include program space for Nursing, Pharmacy, Dentistry, SHRS, and GSPH.

The goal of the Crabtree Hall redevelopment is to bring students, faculty, staff, and community together. The anticipated program of a redeveloped Crabtree Hall aims to encourage crossdisciplinary collaboration and create several shared and flexible spaces for the health science disciplines. Potential program elements include food and coffee venues, casual collaboration areas, classrooms and conference rooms, maker space, simulation space, continuing education space, standardized patient rooms, anatomy or teaching labs, shared core facilities, and space for industry partners. Existing parking on the site will be rebuilt fully underground to allow for a transparent and engaging ground floor with active uses. The streetscape surrounding the site will also be improved with wider sidewalks and better pedestrian crossings. On the second level above grade, a semipublic concourse level will pass from the School of Engineering in Benedum Hall, across Bouquet Street, into the new Crabtree redevelopment, and across De Soto Street into the new UPMC Heart and Transplant Hospital. From there, this new pedestrian system joins the existing bridge network to the other health sciences buildings west of De Soto Street.

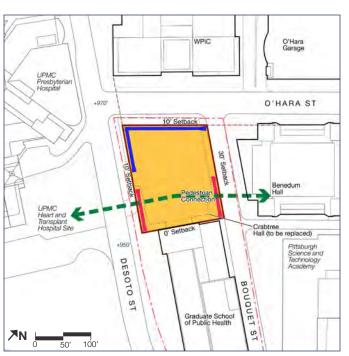


Crabtree Hall - Existing

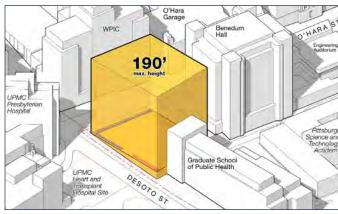
SITE LOCATION	Area bounded by O'Hara Street, De Soto St, Fifth Avenue, and Benedum Hall (N Bouquet Street is part of lot); site is occupied by Crabtree Hall and is contiguous with Graduate School of Public Health			
ALLOWABLE USES	Education, Office, Retail, Food Sales and Service, Technology/Service, Healthcare, Parking			
MAXIMUM GROSS FLOOR AREA	500,000 GSF			
STRUCTURED PARKING	150 spaces			
	O'Hara Street, 10 ft (contextual to Benedum Hall)			
	De Soto Street, 10 ft (contextual to WPIC Thomas Detre Hall)			
SETBACKS	N Bouquet Street, 30 ft (contextual to GSPC, property line is located east of N Bouquet St)			
	0 ft north wall of Graduate School of Public Health			
MAXIMUM HEIGHT	190 ft, measured from O'Hara St.			
STEP BACKS	None			

SIDEWALKS	Existing*	Minimum Required	Comments
De Soto Street	10'	15'	Potential for additional width with removal of on-street parking
O'Hara Street	8'	20'	N/A
Bouquet Street	10'	10'	N/A

*Existing sidewalk widths are approximate



Site Plan



Building Envelope



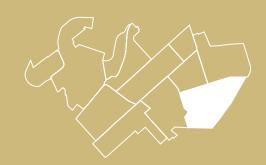
Open Space: Open space shall be incorporated as appropriate at locations where the site interfaces with the public realm. The open space is intended to provide an amenity benefiting both the community and the University. The size and location of the open space shall be determined in the Project Development Plan (PDP) process.

Circulation and Access: Main building entries should address pedestrian circulation along O'Hara St and De Soto St. Additionally, a major east-west pedestrian connection should connect the building to Benedum Hall and the future UPMC Heart and Transplant Hospital. Parking access should be provided along the southern end of the site along De Soto Street, to avoid a conflict with pedestrian circulation and building entries. There should be an internal pedestrian connection to the Graduate School of Public Health to facilitate ADA accessibility from the Fifth Avenue side of the block.

Height and Massing: The maximum height on this site is 190'.

Architectural Elements: The northwest corner of the block should dialogue with neighboring context buildings such as WPIC and UPMC Presbyterian. 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: Ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade.



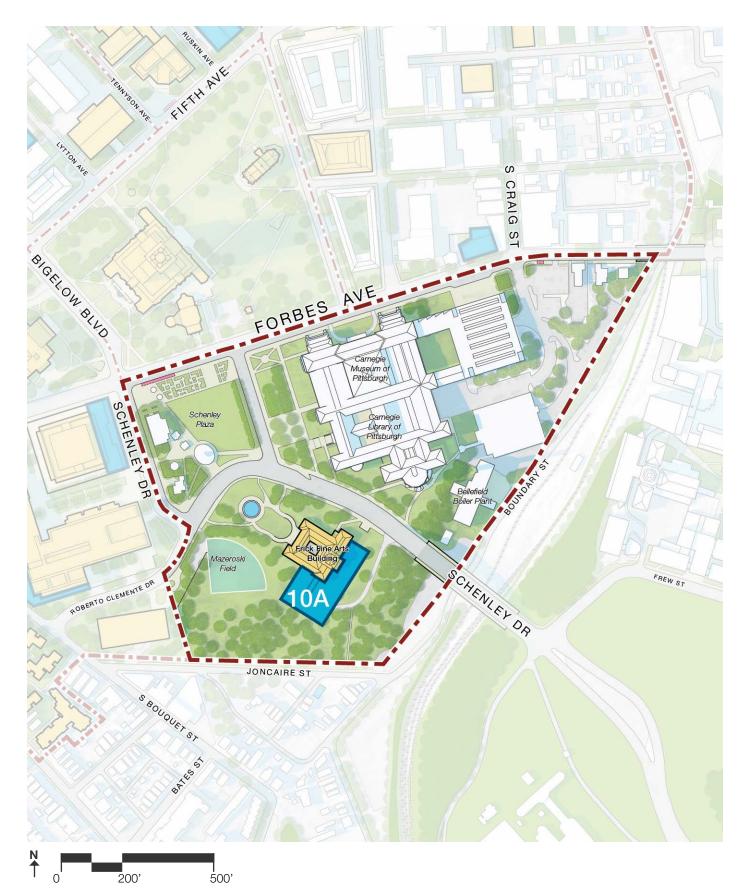
10 | SCHENLEY PARK/ MUSEUM DISTRICT

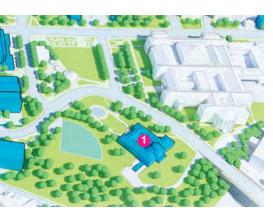


Schenley Park/Museum District Description

The Schenley Park District includes Schenley Plaza, the Carnegie Museums, and the Frick Fine Arts Building, all of which are included in the Oakland Civic Center Historic District. The Frick Fine Arts Building is the only University building in the District. The District provides a cultural center that is an asset to both the University, the neighborhood and the region.

While the University is committed to a community engagement strategy through the City's Project Development process for all development sites, Pitt recognizes certain sites may require additional dialogue given their proximity to adjacent neighborhoods. In this district, the University anticipates site 10A will generate additional dialogue and engagement through the development approval process.





Schenley Park/Museum District Architectural Inventory

Buildings in this district have a much lower density than the urban areas classified in many of the other IMP districts. With the exception of the modernist addition to the Art Museum, buildings within the district are Beaux Arts or Italianate. They are clad in limestone with hipped roofs.

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	Frick Fine Arts Building	74,457	5	60'	1965		Burton Kenneth Johnstone Associates	Italianate	Limestone and marble cladding, red tile roof	Oakland Civic Center Historic District, Contributing Property to the Schenley Farms National Register Historic District	Entertainment



University Owned Buildings

Frick Fine Arts Building

The Frick Fine Arts Building is home to the Department of History of Art and Architecture and the Department of Studio Arts. Opened in 1965, the building was a gift of Helen Clay Frick in memory of her father, Pittsburgh industrialist and art patron Henry Clay Frick. It was designed by Burton Kenneth Johnstone and Associates and modeled after a Roman villa. It is a contributing building in the Oakland Civic Center Historic District.

Civic Realm Inventory

The area south of Forbes Avenue between Clemente Drive and Schenley Plaza is characterized by a strong civic/institutional character. The Carnegie Library and Museums are landmark civic buildings. Schenley Plaza, the main entrance to Schenley Park, links the Cathedral of Learning to this great outdoor resource. Schenley Plaza and the open space around the Art Museum and the Frick Fine Arts Building provide both a University as well as a neighborhood amenity. The renovation of Schenley Plaza has created a large, attractive open space for leisure and recreation adjacent to the William Pitt Union and the Cathedral of Learning.

The Frick Fine Arts' lawn and fountain link the campus to Schenley Park. Schenley Park is a major outdoor resource for recreation and green space for the University of Pittsburgh, as well as Carnegie Mellon University. The view from the campus to the Park provides the campus with a much-needed sense of pastoral open space.



Site 10A | Frick Fine Arts Expansion

Currently Zoned P (Parks)

Advisory only - subject to requirements and Plan Development Approval under the Parks Zoning.

The existing Frick Fine Arts building suffers from overcrowding and insufficient studio space for the Department of Studio Arts, History of Art and Architecture, and University Arts Gallery. An addition to the studio, located to the south of the existing building, will provide additional office space, improve daylight for studio spaces, and make space available in the original building for a more spacious presentation of the University's permanent art collection. Though the Frick Fine Arts building is considered part of the Pitt campus and is occupied by the University, the building is situated on City-owned land and is not presently zoned as EMI. Both Art Commission and Historic Review Commission approval will be required for an addition or new construction.

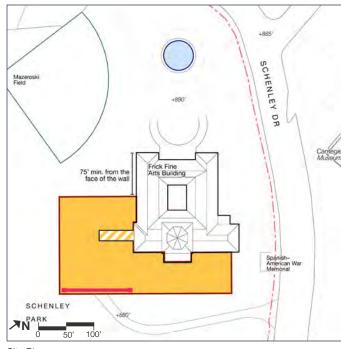
This development site was previously listed as E.7 in the 2008 IMP with possible uses listed as academic, research, auxiliary, and parking.



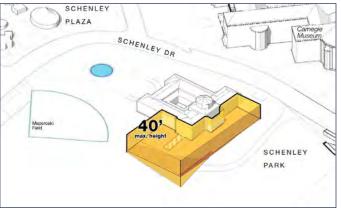
Frick Fine Arts Building - Existing

SITE LOCATION	Area bounded by Schenley Drive and Mazeroski Field; site is contiguous with Frick Fine Arts Building				
ALLOWABLE USES	Subject to Zoning				
MAXIMUM GROSS FLOOR AREA	120,000 GSF				
SURFACE PARKING	Accessory Use Parking not to exceed 5 spaces and ADA Parking				
	Complies with P (Parks) Setback Regulations				
SETBACKS	Schenley Drive, 20 ft (Do not impact existing Spanish-American War Memorial)				
	75 ft from front (northwest) face of existing Frick Fine Arts Building				
	0 ft southwest and southeast faces of existing Frick Fine Arts Building				
MAXIMUM HEIGHT	40 ft (maximum allowable height in P Zoning District measured per Zoning Regulations)				
STEP BACKS	None				

Advisory only - subject to requirements and Plan Development Approval under the Parks Zoning.



Site Plan



Building Envelope



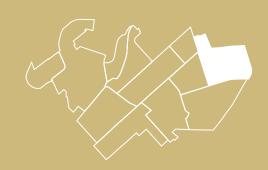
Open Space: The building is located within Schenley Park, and future development should not detract from the pastoral nature of this setting. The existing Mazeroski Field should be maintained, as well as the Spanish-American War Memorial along Schenley Drive.

Circulation and Access: New building entries should address pedestrian circulation on Schenley Drive, as well as the existing circulation patterns within the building. A service area should be accommodated utilizing the existing driveway of Frick Fine Arts.

Height and Massing: The maximum height of buildings in the P zoning designation is 40 ft. In addition, development should not exceed that of the Frick Fine Arts building (excluding the cupola). The addition should be set back from the facades of the existing building to maintain the integrity of the historic structure.

Architectural Elements: The new development should be harmonious with the existing Frick Fine Arts building. Materials and massing should be compatible with the existing building but should not replicate it. The use of glass is encouraged but is dependent on programmatic use— when utilized as studio space more glass may be appropriate but when utilized as museum less glass may be appropriate.

Ground Floor Use: Active ground floor uses should be incorporated where consistent with programmatic requirements.

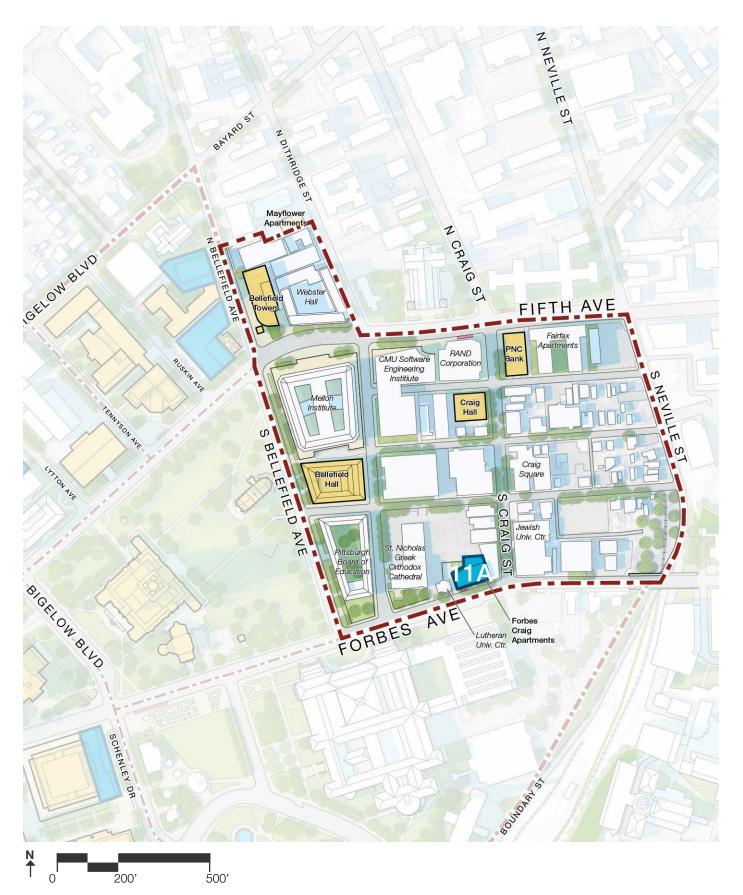


11 | SOUTH CRAIG DISTRICT



South Craig District Description

The South Craig District is centered along South Craig Street, where the spheres of influence between Pitt and Carnegie Mellon University overlap. There are several buildings in the District that are owned or leased by both institutions. Most university buildings in this district are peripheral. Some portions of this district are beyond the EMI zoning designation and are included in the Oakland Craig Street public realm (OPR-B).





South Craig District Architectural Inventory

The South Craig district is characterized by significant diversity in architectural style, scale and use. Institutional historic buildings including the Mellon Institute Library and Bellefield Hall, both fronting S. Bellefield facing the Heinz Memorial Chapel and the Cathedral of Learning. Fifth Avenue ranges from large scale institutional buildings including the Mellon Institute Library and the St. Paul Cathedral to small scale commercial buildings including the University owned PNC Bank site. Both large-scale and small-scale residential buildings are located at the eastern edge of the district.

	BUILDING NAME	GSF	STORIES	HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	Bellefield Towers	97,624	8	105'	1889 (tower), 1987		Frederick J. Osterling (tower), Urban Design Associates	Romanesque (tower), Modernist	Limestone, rik windows	bbon	Office
2	Forbes Craig Apartments	55,188	6	60'	1952			Modernist	Red brick, flat	roof	Residential
3	Bellefield Hall	113,098	4	64'	1925		Benno Janssen	Italianate	Red brick, lim base, red tile		Education/ Entertainment/ Public Assembly
4	Mayflower Apartments	14,827	3	35'	1950			Modernist	Red brick, flat	roof	Residential
5	Craig Hall	65,524	5	59'	1988			Modernist	Brick base, m spandrel pane windows		Office



University Owned Buildings

Bellefield Towers

Bellefield Towers is an 8-story University-owned medical office building designed by Urban Design Associates and completed in 1987. It is in the modernist style with ribbon windows and spandrels clad with Indiana limestone. The building retains the Romanesque bell tower from the now-demolished Bellefield Presbyterian Church designed by Frederick J. Osterling and constructed in 1889.



Forbes Craig Apartments

The Forbes Craig Apartment building, constructed in 1952, is a 6-story red brick clad modernist building with punched windows. It houses 102 students in the Honors Housing Living Learning Community.



Mayflower Apartments

Bellefield Hall

The Mayflower Apartments, low-rise modernist red brick buildings constructed in 1950, house undergraduate as well as graduate students.

Bellefield Hall, designed by Benno Janssen and completed in 1926, originally housed

four-story Italianate style building constructed of red brick above a limestone base. The

building is a contributing structure in the Schenley Farms National Historic District and is

listed as a Pittsburgh History and Landmarks Foundation Historic Landmark. It contains

an indoor swimming pool, gym, fitness center, and a 676-seat auditorium as well as

University offices and facilities for the Music Department.

the Oakland branch of the Young Men's and Women's Hebrew Association. It is a



Craig Hall

Craig Hall is a 5-story University owned office building acquired by the University in 1988 and renovated shortly thereafter. Originally built in the late 1950s, it has a grey brick base and recessed glass first floor with upper floors clad with two-tone grey metal panels and ribbon windows. It houses the administrative offices of employment, payroll, and benefits services and the Office of University Communications.

Civic Realm Inventory

With the exception of the larger institutional buildings, most buildings within the district are built to the property line with relatively narrow sidewalks extending to the curb. Street trees, street parking and overhead utilities frame the edges of the streetscapes. The eastern portion of the district is identified as having a low or difficult public realm quality. Henry, Filmore and Winthrop Streets are narrow one-way secondary streets running east-west in the center of the district. Garage and loading access is collected along Henry Street while Winthrop and Fillmore Streets provide street parking. Filmore street offers a westward view of the Cathedral of Learning. Small scale retail lines S. Craig between Fillmore and Forbes. Forbes Avenue is a broad 4-lane street with bike paths along both curbs. Buildings along Forbes Avenue transition from institutional at S. Bellefield to residential and small commercial at S. Craig.

Urban Design Guidelines

New development within the South Craig District should be compatible with the character and scale of the existing buildings within the District. The area adjacent to Bellefield Avenue is included in the Oakland Civic Center Historic District as well as the Schenley Farms National Historic District but there are no development sites identified in this area. The Campus Master Plan identifies the S. Bellefield and Forbes as a campus arrival point. As such, development in this district should follow the General Design Guidelines for improvements at this intersection.

Site 11A | Forbes-Craig Redevelopment

The existing Forbes-Craig apartments may be renovated, converted to a hotel, or redeveloped. The conversion may involve either retention of the existing structure or replacement. The site is well connected as it is adjacent to a proposed BRT stop on Forbes Avenue.

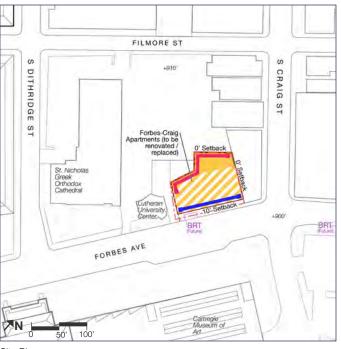


Forbes-Craig Apartments - Existing

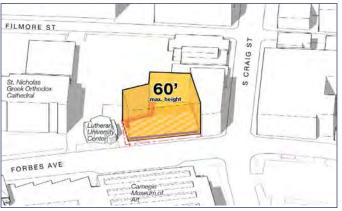
SITE LOCATION	Area bounded by Forbes Avenue and adjoining properties zoned EMI and OPR-B; site presently occupied by Forbes-Craig Apartments
ALLOWABLE USES	Residential, Retail, Hospitality, Education, Retail, Food Sales/Service
MAXIMUM GROSS FLOOR AREA	60,000 GSF
SETBACKS	Forbes Avenue, 10 ft (matches existing conditions) Adjoining OPR-B properties, 0 ft Lutheran University Center, Match existing driveway to ensure parking and loading access
MAXIMUM HEIGHT	60 ft, measured from Forbes Ave.
STEP BACKS	None

SIDEWALKS	Existing*	Minimum Required	Minimum Required if New Construction
Forbes Avenue	10'	10'	15'

^{*}Existing sidewalk widths are approximate



Site Pla



Building Envelope



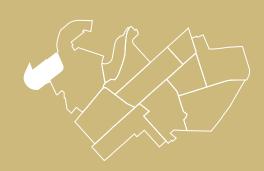
Open Space: The 10' setback along Forbes Avenue shall incorporate a 15' sidewalk if the existing building is demolished and replaced with new construction.

Circulation and Access: Main building entries should address pedestrian circulation on Forbes Avenue. A service area should be accommodated on the west of the site, accessed by the existing driveway that is shared with the Lutheran University Center

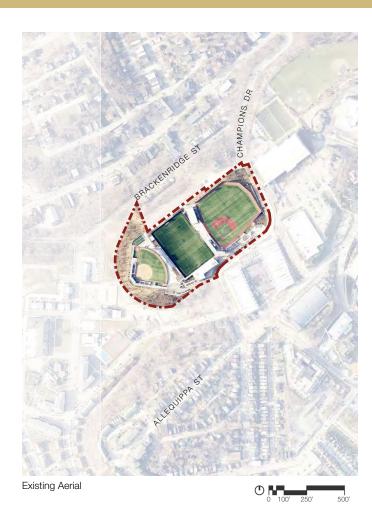
Height and Massing: Though located on an EMI designated parcel, the maximum height (60 ft) and setback standards match OPR-B guidelines, and are contextual in scale to nearby buildings. The 10 ft setback along Forbes Ave matches existing conditions and provides a buffer to the proposed BRT station.

Architectural Elements: The existing Forbes-Craig Apartments may be retained or replaced by a new building. Renovation may include modification to the existing facade. Renovation or redevelopment should be compatible with the scale, massing and materials found within the district.

Ground Floor Use: If the existing building is demolished and replaced with new construction, the ground level facades along the primary frontage of the building (for example facing a Primary Street or open space) shall be transparent between 3' and 8' above walkway grade for no less than 60% of the horizontal length of the façade. Demolition and new construction shall also provide a wider sidewalk to accommodate the BRT stop.

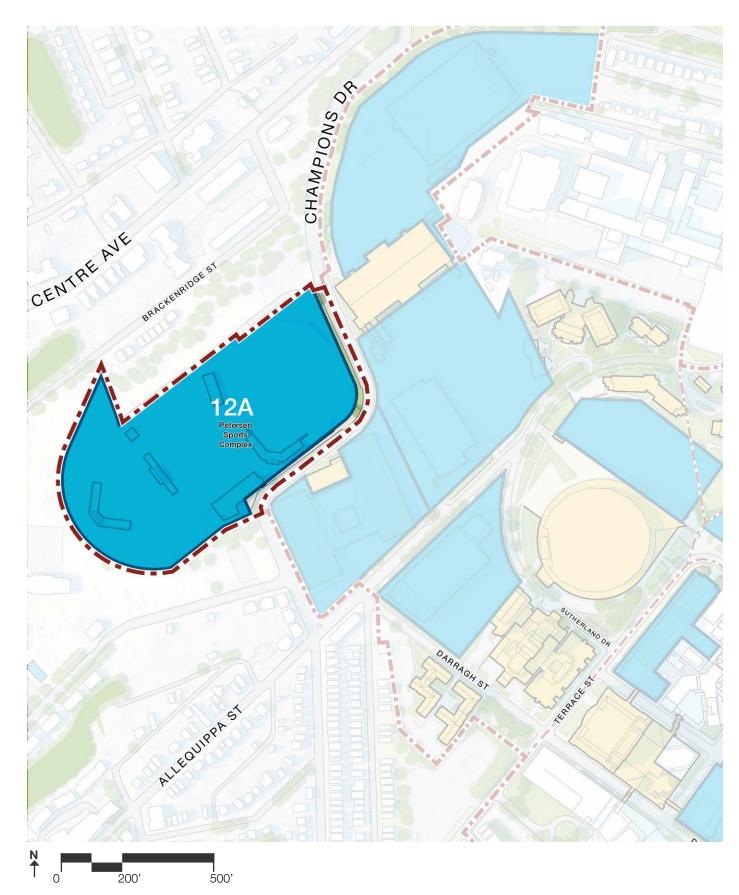


12 | WEST HILLTOP DISTRICT



West Hilltop District Description

The West Hilltop District, formerly the site of the Robinson Court housing project, was acquired by the University in 2008. Like the Hilltop District, it features some of the highest elevations on the Pitt campus. Since the 2008 IMP, the entire district has been developed into the Petersen Sports Complex.





West Hilltop District Architectural Inventory

The Petersen Sports Complex occupies the entire West Hilltop District.

	BUILDING NAME	GSF	STORIES	APPROX. HEIGHT	YEAR BUILT	ADDITION	ARCHITECT	ARCHITECTURAL STYLE	MATERIALS	HISTORIC DESIGNATIONS	BROAD USE
1	Petersen Sports Complex	20,840	2	35'	2010		L. Robert Kimball and Associates	Contemporary	Tan brick, precast trim, metal panels		Entertainment/ Public Assembly



University Owned Buildings

Petersen Sports Complex

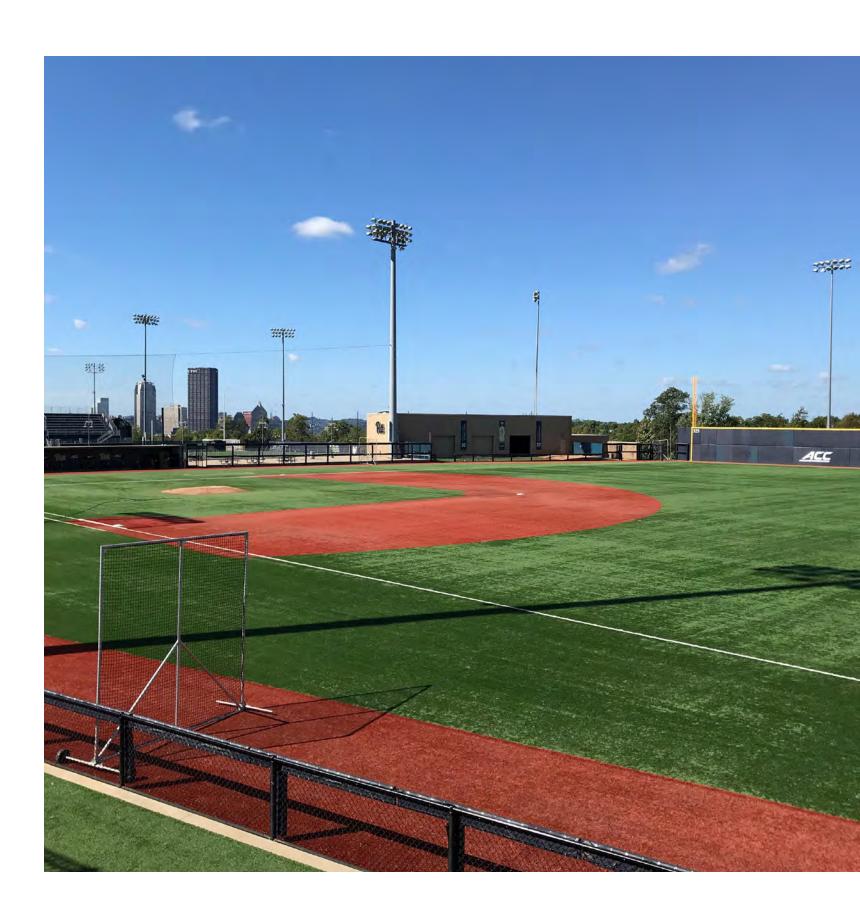
The Petersen Sports Complex, designed by L. Robert Kimball and Associates and completed in 2011, includes competition/practice venues for three sports: baseball, softball, and soccer. In addition, the complex includes a two-story, 23,000-squarefoot support building that houses locker rooms for each sport as well as dedicated equipment and athletic training facilities.

Civic Realm Inventory

The West Hilltop District is similar in character to the Hilltop District and provides contiguous space for the University's athletic and recreation programs.

Urban Design Guidelines

Development on this site will provide facilities to support the existing playing fields which will remain. Development within the district should be compliant with the General Urban Design Guidelines and should be compatible with the character, scale and materials of the existing facility.



Site 12A | Petersen Sports Complex Expansion

The Petersen Sports Complex is a dedicated athletic facility and includes softball, baseball, and soccer facilities. The existing Petersen Sports Complex has several immediate deficiencies including a lack of office space, locker rooms, and weight training spaces. Medium term needs include larger bullpens and dugouts, indoor batting cages, hospitality suites, and premium seating. These shortcomings can be address by new buildings and additions to existing facilities.

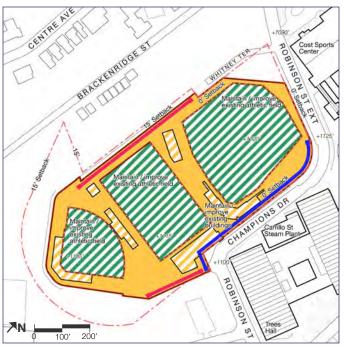


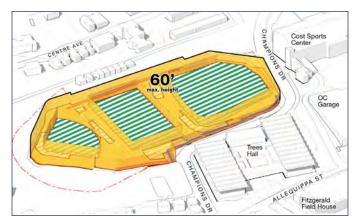
Petersen Sports Complex - Existing

SITE LOCATION	Area bounded by Champions Drive and Whitney Terrace, and adjoining properties zoned RP (Residential Planned Unit Development) and P (Parks); site presently occupied by Petersen Sports Complex				
ALLOWABLE USES	Entertainment/Public Assembly, Education, Retail, Food Sales and Service				
MAXIMUM GROSS FLOOR AREA	150,000 GSF				
SETBACKS	Robinson Street Extended, 0 ft Champions Drive, 0 ft Whitney Terrace, 0 ft Portions adjoining RP and P, 15 ft (contextual to allow for driveway access, topographical conditions, and existing retaining walls)				
MAXIMUM HEIGHT	60 ft, measured from Champions Drive				
STEP BACKS	None				

SID	EWALKS	Existing*	Minimum Required	Comments	
Cha	ampions Drive	8'	8'	N/A	

^{*}Existing sidewalk widths are approximate





Building Envelope



Open Space: The existing Ambrose Urbanic Field (soccer), Charles L. Cost Field (baseball), and Vartabedian Field (softball), should be maintained.

Circulation and Access: Main building entries should address the primary pedestrian circulation along Champions Dr and should connect to the athletic fields. The existing service areas along Whitney Terrace and south of Champions Dr should be maintained. A mid-block pedestrian connection across Champions Drive should be maintained to facilitate east-west movement.

Height and Massing: Maximum height on this site is 60'.

Architectural Elements: Additional development on this site is designed to complement the existing facilities and may add on to existing buildings. New construction should be compatible with the scale, massing, and materials of the existing buildings.

Ground Floor Use: Active uses should be oriented along Champions Dr and facing the athletic fields.



6.0 MOBILITY PLAN

- 6.1 Existing Conditions6.2 Mobility Goals6.3 Proposal

6.1 Existing Conditions

ZONING CODE REFERENCE

905.03.D.4 (g) Transportation Management Plan

The Institutional Master Plan shall include a transportation and parking management plan, based on the results of the transportation study that identifies any traffic mitigation measures to be employed.



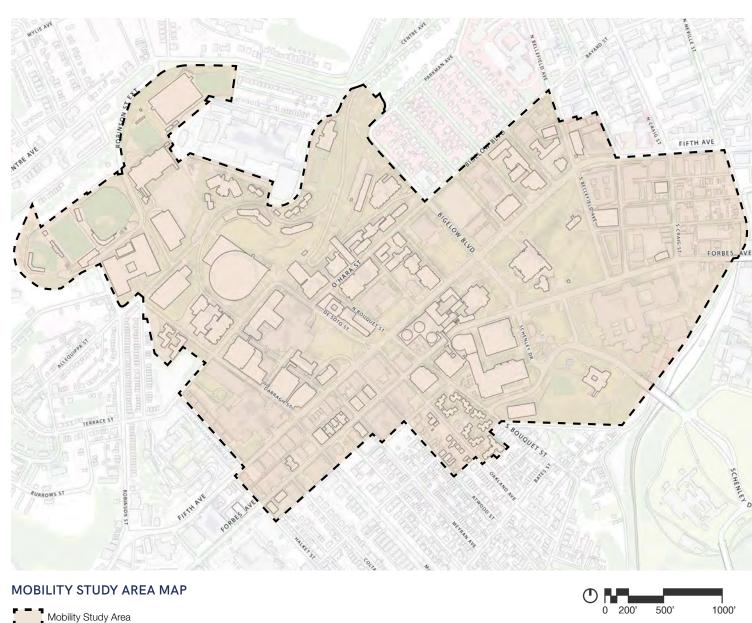
6.1.1 Mobility Plan Context

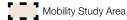
The transportation and parking management plan detailed in this chapter draws on findings from the Transportation Impact Study conducted in support of the IMP. The Transportation Impact Study was conducted in coordination with the City of Pittsburgh's Department of Mobility and Infrastructure (DOMI) and adhered to DOMI's best practices guidance for a transportation study in an Institutional Master Plan context. The study projected future transportation conditions in the study area based on the university's Ten-Year Development Envelope, and identified anticipated impacts to the mobility network associated with those development projects.

With input from the City of Pittsburgh, members of surrounding neighborhoods, university leadership, and faculty, staff, and students, the University of Pittsburgh has developed a Mobility Plan that lays out a vision for the future of mobility on campus and a road map for achieving that vision. In adherence with the city's guidance for IMP transportation and parking management plans, this Mobility Plan includes ambitious goals for use of alternative transportation modes among university affiliates and identifies targeted strategies that will enable the university to meet its commitment to promoting sustainable transportation options among the Pitt community.

6.1.2 Mobility Study Area

The study area for the Mobility Plan includes all of the Oakland campus and transportation facilities immediately adjacent to the campus. The plan considers facilities and services related to all modes of transportation.





6.1.3 Existing Transportation Network

The University of Pittsburgh has a robust transportation network that encompasses the full spectrum of modes from singleoccupancy vehicle (SOV) to transit to active transportation – a varied mix that reflects the campus's location in the urban core of the Oakland neighborhood.

Pitt is situated within the urban street grid of the Oakland neighborhood, and is well served by a comprehensive roadway and sidewalk network throughout campus. Access to and mobility within campus is also accommodated by robust Port Authority Transit bus service, supplemented by a universitysponsored shuttle system.

Pedestrian Facilities

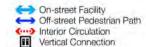
Given its urban location, Pitt has the benefit of a comprehensive sidewalk network within and adjacent to campus. Most signalized intersections in Oakland have crosswalks across all legs. Pitt's campus also features numerous pedestrian paths and stairways, most of which are concentrated on the hillside between middle and upper campus, around the Cathedral of Learning and the William Pitt Union, and in the academic and residential core along Fifth Avenue and Forbes Avenue.

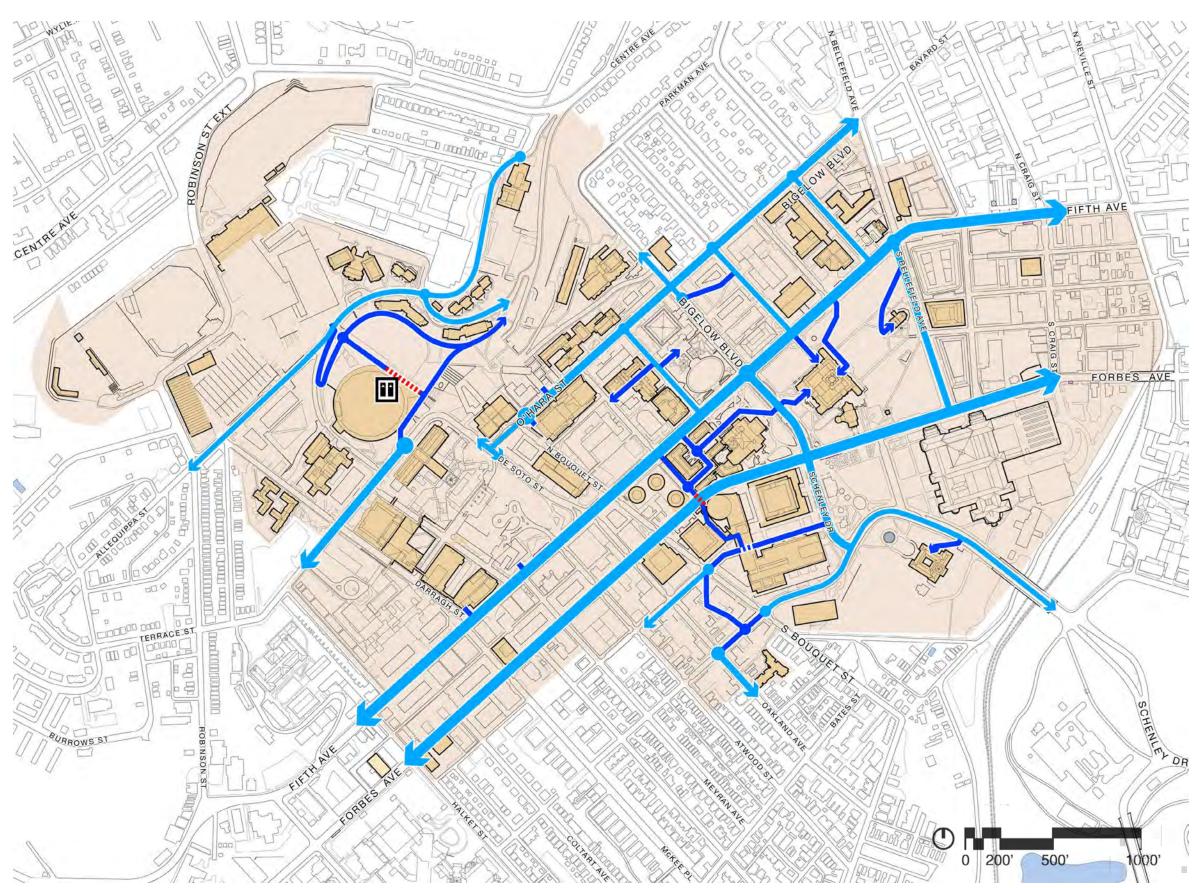
Pedestrian activity in the area is largely concentrated along the Fifth and Forbes corridor, with notable levels of activity also found along O'Hara Street and Terrace Street. There is relatively limited pedestrian activity on upper campus.

In several place on campus, building scale and existing streetscapes present challenges to the walking environment. Significant grades on north-south streets connecting upper and lower campus contribute to a general sense among Pitt faculty, staff, and students that those grades present a serious challenge to mobility.

One of the aims of Pitt's 10-year development program is to incorporate design elements in streetscaping, open space, and building orientation and layout that enable the university to overcome topographical challenges and address gaps and deficiencies related to the pedestrian network. More detail on those aspects of the development program can be found in Section 5.3.3 Site Development and Civic Realm.

EXISTING PEDESTRIAN FACILITIES

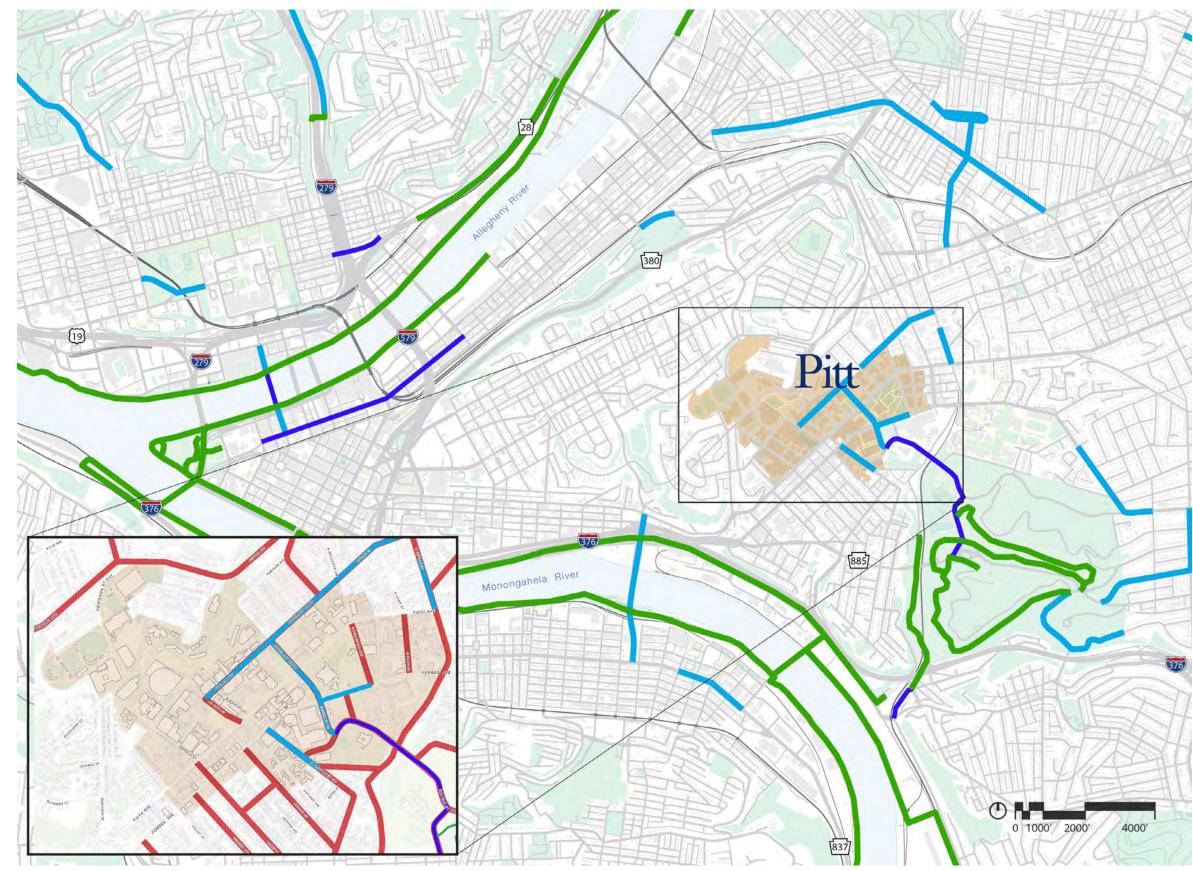




On-street Bike Facilities

Oakland has a variety of bike facilities, including protected bike lanes, on-street lanes, and shared-lane markings; however, there are significant gaps in the bike network in Oakland and the surrounding neighborhoods that limit bike connectivity and likely dampen demand for biking among Pitt faculty, staff, and students.

Topography remains a challenge for bike mobility on and around campus. The steep grades along DeSoto Street, Lothrop Street, and Darragh Street result in very limited bike activity between upper campus and lower campus.



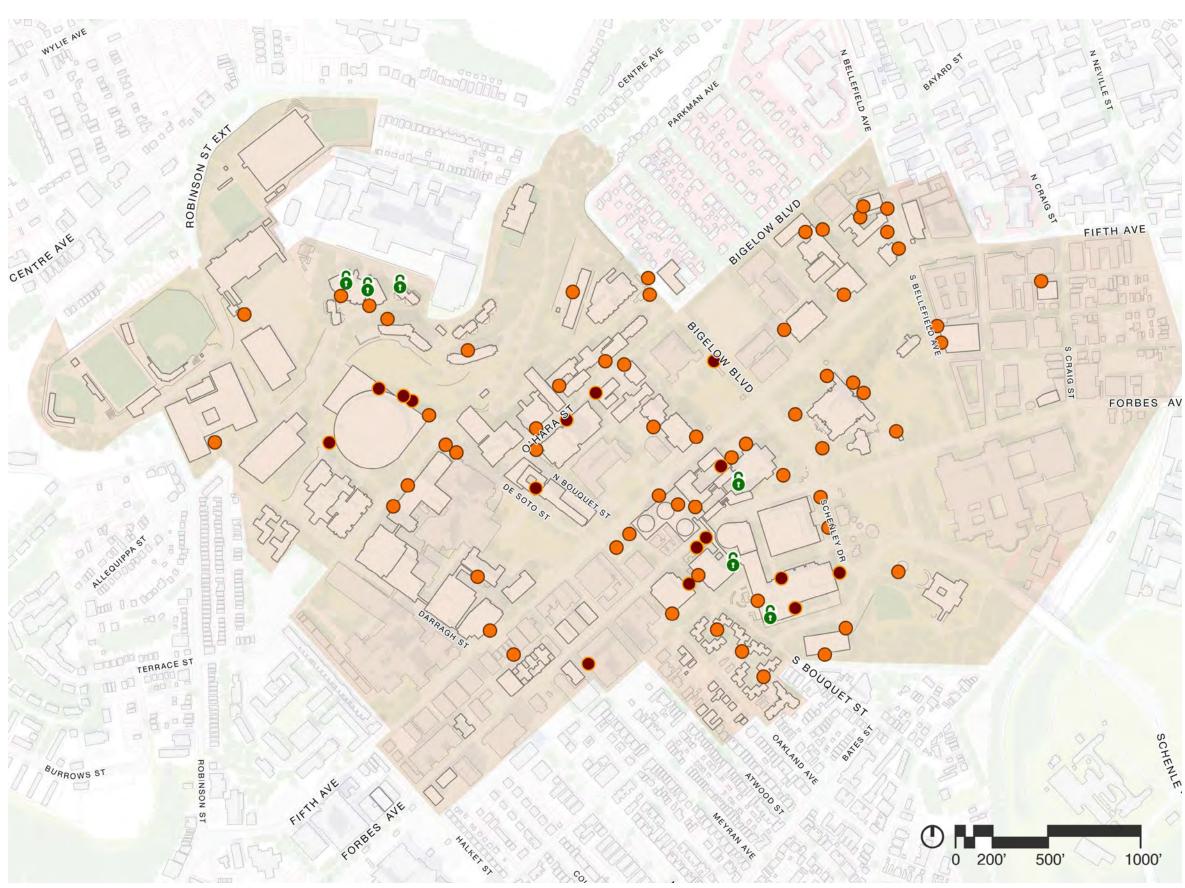
ON-STREET BIKE FACILITIES



Bike Parking

Pitt provides bike parking at numerous locations across campus. Secure parking is available in the bike room in Bouquet Gardens, and bike lockers in six locations on campus are available to rent by the semester for faculty, staff, and students. Bike parking is available at or near every campus building; Pitt provides 200 bike racks on campus, including 17 covered bike racks.

Shower and locker room facilities are available in two campus buildings. Pitt's website has an interactive bike map that shows the locations of bike parking, bike lockers, fix-it stations, and the University's Parking Services Office, as well as on-road bike facilities. A mobile version of the map is also available.



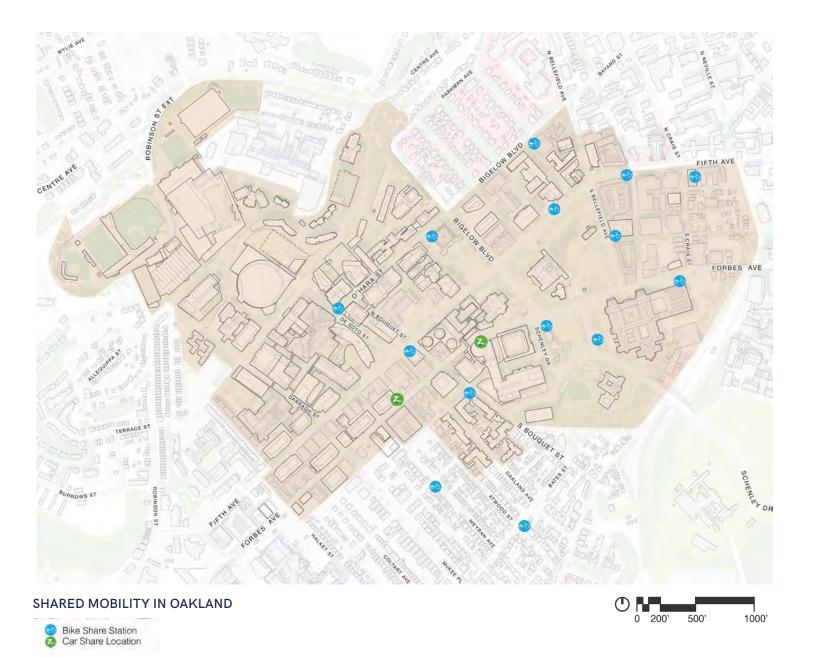
CAMPUS BIKE FACILITIES



Shared Mobility

Multiple shared mobility options are available in Oakland. There are 14 Healthy Ride docking stations, part of the citywide bikeshare system. Additionally, Pitt hosts two dedicated parking spaces for ZipCar, a national car-sharing network.

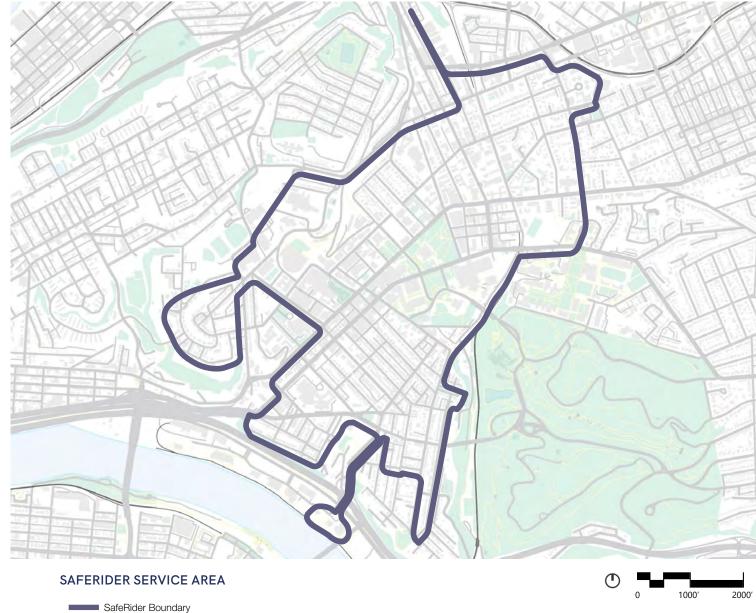
These shared mobility services provide Pitt students and employees with additional choices for alternative transportation within and beyond Oakland.



SafeRider

The SafeRider service provides students a safe transportation option during evening and overnight hours for non-emergency trips. Students are permitted one roundtrip per night, with a maximum of 25 trips per semester. SafeRider operates as a demand-responsive service in a defined geographic area that includes all of Oakland and much of North Oakland and South

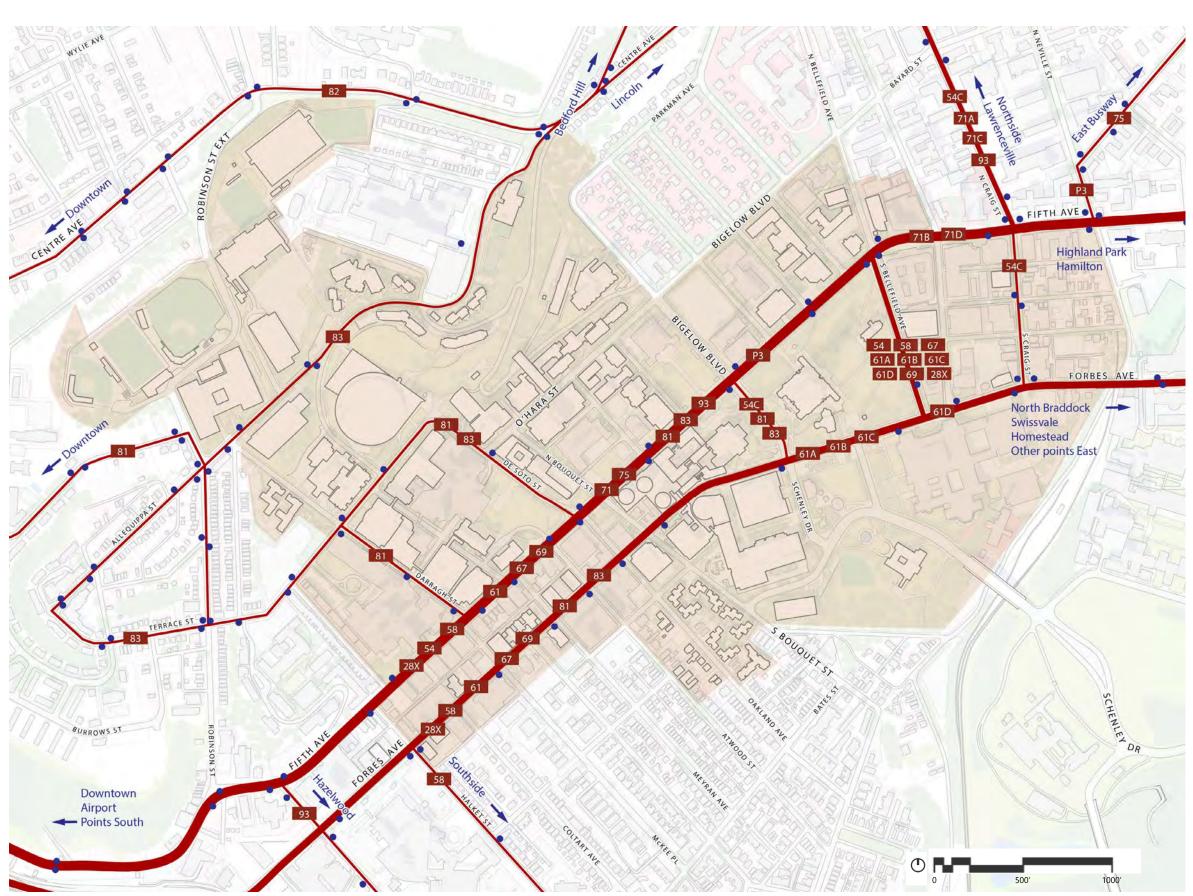
Oakland. The service is available between 7 p.m. and 3 a.m. Sunday through Wednesday and between 7 p.m. and 5 a.m. Thursday through Saturday during the academic year. Summer hours are 9 p.m. to 3 a.m. seven days a week. In FY 2018, SafeRider provided 5,973 rides and served 8,884 passengers.



Public Transit: Port Authority

Pitt is well served by Port Authority Transit (PAT) bus routes, with the vast majority of routes serving campus via the Fifth and Forbes corridor. PAT operates 20 bus routes in Oakland, with frequent one-seat service between Oakland and Downtown and between Oakland and neighborhoods and suburbs to the east. Other direct transit connections from Oakland include the South Side and the near North Side. While there used to be one-seat service between Oakland and both the North Hills and the South Hills, that direct service is no longer available.

Pitt's excellent access to PAT service is reflected in its transit mode-split, with 38 percent of faculty and staff regularly commuting by transit according to a housing and transportation survey conducted in December 2017. The University provides all faculty, staff, and students with free unlimited rides on Port Authority Transit. In order to utilize the PAT service, Pitt employees and students must tap their ID upon boarding the bus. Pitt is then charged a flat rate for each one of these taps.



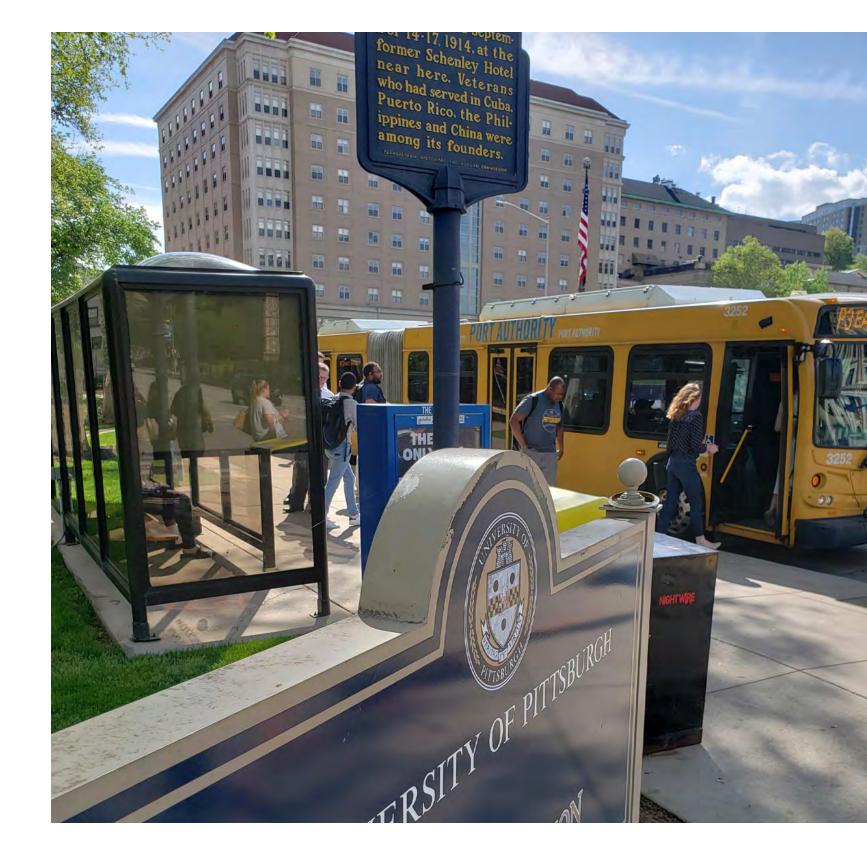
PAT BUS ROUTES SERVING OAKLAND



Route 71A, which provides service between Downtown, Oakland, East Liberty, and Highland Park, has the highest proportion of Pitt-affiliated riders relative to total ridership; Pitt faculty, staff, and students account for more than 38 percent of average weekday ridership on this route.

Pitt affiliates account for more than a third of average weekday ridership on two other routes: Route P3, which provides service between Oakland and points east via the East Busway, and Route 75, which runs between the South Side and Shadyside via Oakland.

		Weekday		Total Avg.	Pitt-affiliated
Route	Route Name	Headways (Peak/	Service Span	Weekday	Avg. Weekday
		Midday/Eve)		Ridership	Ridership
71A	Negley	15 / 18 / 30	4:30a-2:15a	5,814	2,196
71C	Point Breeze	15 / 15 / 30	5:15a-1:00a	5,812	1,746
71B	Highland Park	15 / 18 / 25	4:30a-1:30a	5,199	1,531
71D	Hamilton	18 / 18 / 30	4:15a-2:00a	4,572	1,196
61D	Murray	15 / 20 / 30	5:15-2:20a	5,451	1,181
54	N Side- Oakland-S Side	20 / 20 / 20	3:30a-2:15a	4,088	1,158
75	Ellsworth	12 / 35 / 40	4:51a-1:00a	3,326	1,140
Р3	East Busway- Oakland	8 / 20 / 30	5:30a-11:45p	2,821	1,057
61C	McKeesport- Homestead	15 / 20 / 30	4:15a-2:00a	6,314	934
61B	Braddock- Swissvale	15 / 20 / 30	4:45a-2:15a	4,394	889
61A	North Braddock	15 / 20 / 30	5:00a-1:00a	4,895	827
93	Lawrenceville- Hazelwood	30 / 30 / 30	6:30a-11:15p	2,010	463
67	Monroeville	20 / 60 / 60	5:00a-11:30p	2,146	232
58	Greenfield	30 / 50 / 50	5:15a-10:30p	1,065	202
28X	Airport Flyer	30 / 30 / 30	4:45a-1:15a	2,065	200
83	Bedford Hill	35 / 35 / 35	5:11a-12:30a	2,469	186
69	Trafford	30 / 50 / 60	4:30a-12:15a	1,530	175
82	Lincoln	20 / 20 / 30	4:45a-1:00a	4,061	170
81	Oak Hill	35 / 35 / 45	5:00a-1:00a	1,818	159
65	Squirrel Hill	30 / - / -	6:00a-6:15p	438	21
			Total	62,328	15,663



Pitt Shuttles

The University of Pittsburgh operates a campus shuttle system to enhance mobility within the campus and immediate surroundings. The system provides important connectivity for faculty and students by offering mobility around campus, and by providing connectivity between campus and neighborhoods with dense student housing, such as South Oakland and North Oakland. Pitt operates 10 weekday shuttle routes in Oakland during the academic year.

Route 10A provides high-frequency all-day service on campus, with eight-minute headways throughout the day. This route essentially serves as a campus circulator, operating in a counterclockwise loop through campus.

Route 10B provides all-day service on campus, with 30-minute headways throughout the day. This route also serves as a campus circulator, running in a clockwise loop. Routes 10A and 10B both serve to connect lower and upper campus.

Route 15A provides peak-hour service between the OC Lot and the center of campus. It runs on 15-minute headways.

Route 20A provides all-day service between campus and North Oakland, with 30-minute headways throughout the day.

Route 20B provides supplemental peak-hour service between campus and North Oakland and runs on 30-minute headways.

Route 30A provides all-day service between campus and South Oakland, with 30-minute headways throughout the day.

Route 30B provides supplemental peak-hour service between campus and South Oakland and runs on 30-minute headways.

Route 30C provides evening and overnight service between campus and South Oakland and runs on 30-minute headways.

Route 40A provides all-day service between Oakland and the Second Avenue Biotech Corridor, running on 60-minute headways during the morning and evening peak periods and 30-minute headways midday.

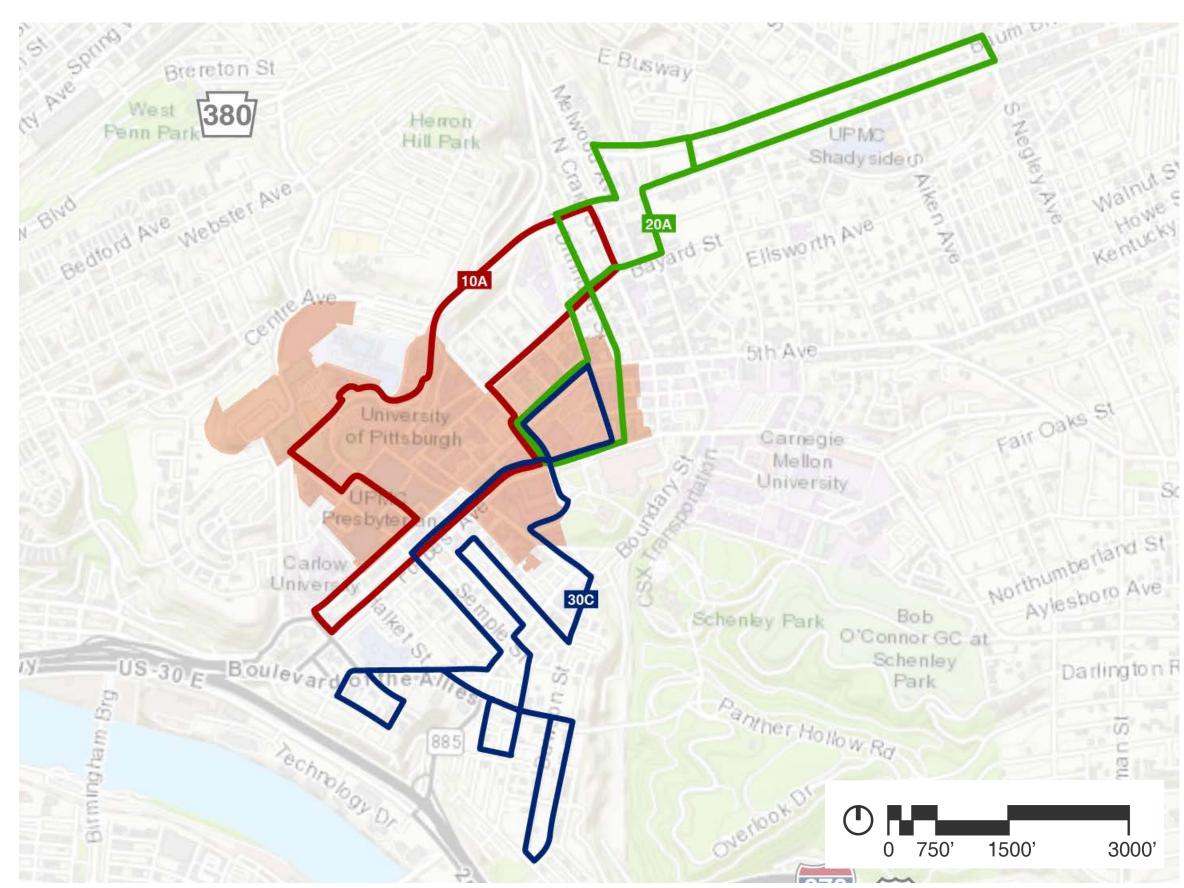
The **Bridgeside II** route provides all-day service between the Falk Building in Pitt's Health Sciences sector and the Bridgeside Point II building on Second Avenue, with additional midday service to South Side Works. The route runs on 30-minute headways throughout the day.

EBusway Brereton St Herron Penn Pari UPIMO Hill Park Shady side of Bedford Ave Webster Ave 5th Av Fair Oaks St Carnegie Mellon University Carlow 30B Schenley Park Bob O'Connor GC at Schenley Bouleval Darlington Park Panther Hollow Rd 750' 1500" 3000

PITT WEEKDAY SHUTTLE ROUTES

Pitt operates three weekend shuttle routes.

- Route 10A serves as a de facto campus circulator with 10-minute and 20-minute headways on Saturday and Sunday, respectively.
- Route 20A provides service between North Oakland and the campus core with 30-minute headways on the weekends.
- Route 30C provides evening and overnight service to South Oakland with 30-minute headways on weekends.

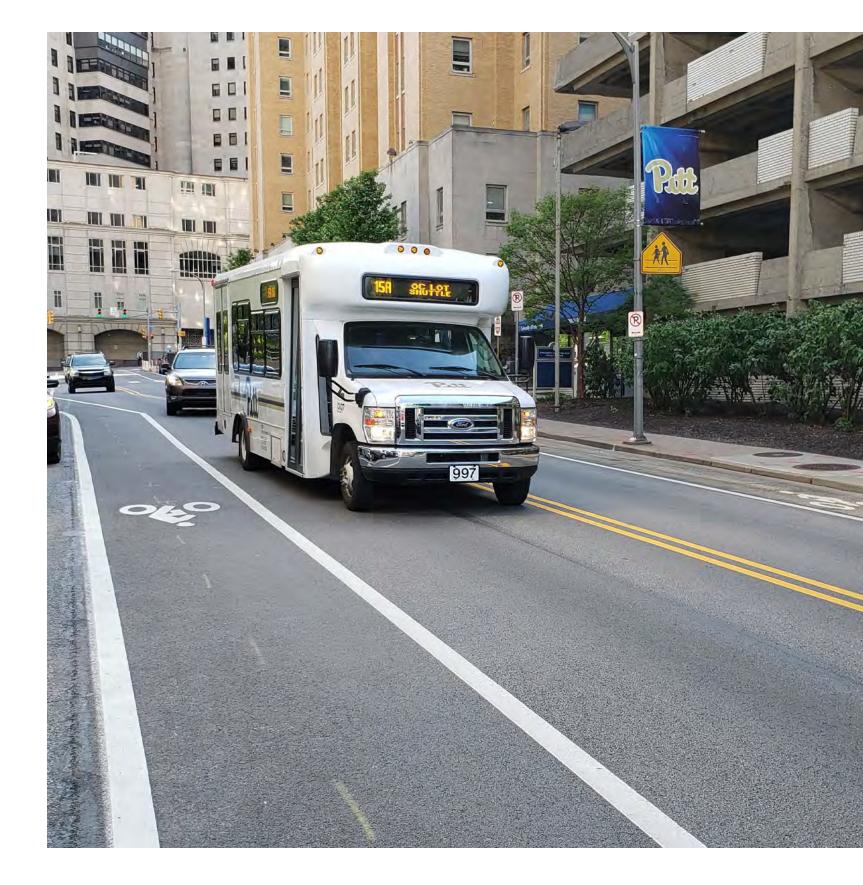


Pitt's highest ridership shuttle route is Route 10A, which with 2,170 average weekday riders accounts for more than 60 percent of the overall daily ridership of the shuttle system. The other route that connects lower and upper campus, Route 10B,

has the second highest daily ridership with 319 average weekday

Use of Pitt shuttles is free to faculty, staff, and students. Pitt students have free-of-charge access to CMU shuttles on evenings, weekends, and holidays and unrestricted access to Chatham shuttles with a valid Panther Card. Users affiliated with those institutions can ride Pitt shuttles for free.

Route	Route Name	Weekday Headways (Peak/Midday/Eve)	Service Span	Avg. Weekday Ridership
10A	Upper Campus	8/8/8	7:00a - 3:45a	2,170
10B	Upper Campus	30 / 30 / 30	5:45a - 2:30a	319
15A	OC Lot	15 / - / -	6:00a - 10:00a; 3:00p - 7:15p	99
20A	North Oakland	30 / 30 / 30	7:00a - 2:45a	117
20B	North Oakland	30 / - / -	6:45a - 10:45a; 3:00p - 7:15p	146
30A	South Oakland	30 / 30 / 30	6:00a - 7:15p	180
30B	South Oakland	30 / - / -	6:45a - 10:45a; 3:15p - 7:00p	173
30C	South Oakland	- / - / 30	7:30p - 3:15a	80
40A	Biotech Center	60 / 30 / -	7:00a - 7:30p	95
Bridgeside II	Bridgeside II	30 / 30 / -	7:00a - 6:45p	199
	<u> </u>		Total	3,578



6.0 | MOBILITY PLAN

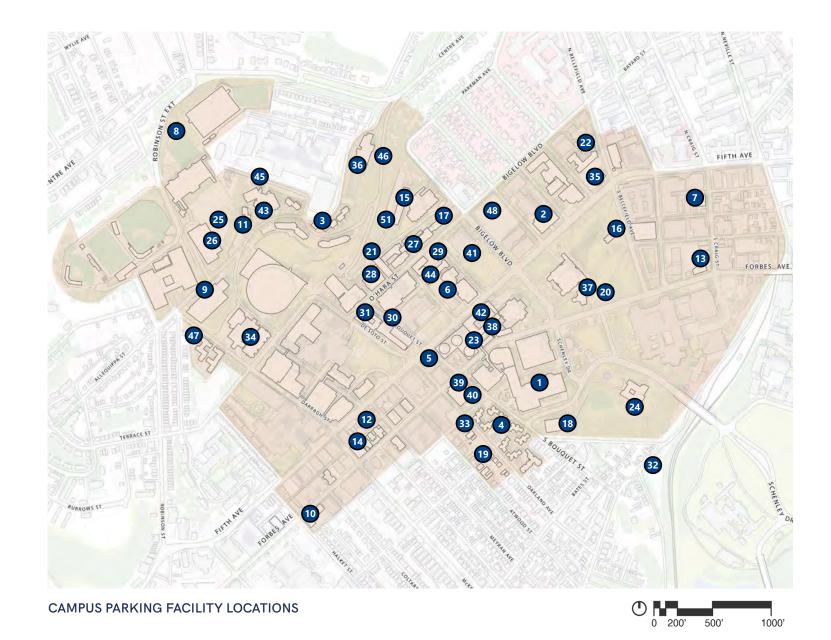
Parking Facilities

Pitt owns 48 parking facilities located within the EMI District, 13 of which feature structured parking. Pitt's total parking inventory across the 48 garages and lots is 4,230 spaces. Note that because of various lease arrangements, some of these spaces

Code Name Type Spaces 479 Posvar Hall Garage 2 7 ΑН Alumni Hall Lot 3 4 AS Allequippa Street Lot 4 ВG Bouquet/Sennott 6 20 BQ **Bouquet Street** Lot 6 20 СВ University Club Lot Craig Hall CC Garage 40 8 20 CR Campus Rec 9 33 Ε Field House Lot 10 EL 9 Eureka Building Lot 11 45 F Fraternity Lot 12 FΒ Forbes Lot 18 13 FC Forbes Craig Garage 16 14 12 FΗ Forbes Hall Garage 15 68 G Eberly Hall Lot 16 2 HC Heinz Chapel Lot 17 SRCC Building 20 K Lot 18 3 KG Mervis Hall Lot 19 Oakland Avenue Lot 32 20 LC 4 Log Cabin Lot 21 LR LRDC Building 2 Garage 22 LIS Building LS Garage 74 23 LT 60 Litchfield Towers Garage 24 Ν Frick Fine Arts 13 Lot

are leased to UPMC while other UPMC spaces are leased to Pitt. It is this latter, adjusted inventory – inclusive of lease arrangements – that was used for the Transportation Impact Study as that better represents where Pitt drivers travel to, from, and through campus.

No.	Code	Name	Туре	Spaces
25	ОС	OC Lot	Lot	350
26	OC	OC Garage	Garage	320
27	OE	Old Engineering	Lot	4
28	ОН	O'Hara Garage	Garage	447
29	OS	O'Hara Stu Ctr	Lot	11
30	Р	North Bouquet St	Lot	46
31	PG	Parran Hall	Garage	146
32	PH	Panther Hollow	Lot	108
33	Q	Oakland-Sennott	Lot	10
34	R	Salk Hall	Lot	14
35	RA	Ruskin Hall	Lot	56
36	SC	Falk School	Lot	23
37	SF	Log Cabin	Lot	11
38	SG	Schenley Garage	Garage	70
39	SN	Sennott Square	Garage	75
40	SN	Sennott Square	Lot	20
41	SO	Soldiers & Sailors	Garage	928
42	SQ	Schenley Quad	Lot	0
43	SR	Sutherland Hall	Lot	7
44	TH	Thackeray Hall	Lot	17
45	U	Veterans Lot	Lot	103
46	UD	University Drive	Lot	49
47	Υ	Darragh Street	Lot	58
48	SM	Syria Mosque Lot	Lot	350



Roadway Network

The Pitt campus is located within the urban street grid of the Oakland neighborhood, which is served by a robust network of urban arterials, neighborhood collectors, and local streets with connections to nearby limited access highways. The one-way pair of Forbes Avenue and Fifth Avenue serves as the roadway spine of Oakland - these primary arterials provide connections between downtown, Oakland, and neighborhoods to the east. The Forbes and Fifth corridor carries the highest volumes of vehicular traffic in the study area, including transit vehicles. A majority of commercial activity in Oakland is centered in this corridor.

Centre Avenue, Bigelow Boulevard, and Bayard Street are classified as secondary arterials and provide access to Oakland from points north and east. Bates Street, a neighborhood collector street, connects Oakland and I-376 to the south Schenley Drive is a secondary arterial that serves as an alternative route to the Fifth and Forbes corridor and I-376 for vehicular access to Oakland.

Within the campus core, O'Hara Street provides important eastwest connectivity. Darragh Street and Lothrop Street connect the Fifth and Forbes corridor to middle and upper campus. Allequippa Street is the primary roadway traversing upper campus.

FORBES AVE 0 200' 500' 1000'

ROADWAY CLASSIFICATIONS IN OAKLAND





Existing Traffic Operations

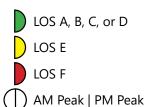
Traffic modeling performed as part of the Transportation Impact Study conducted in support of the IMP showed that, in general, the roadway network in the study area performs at relatively acceptable levels in the peak hours under existing conditions.

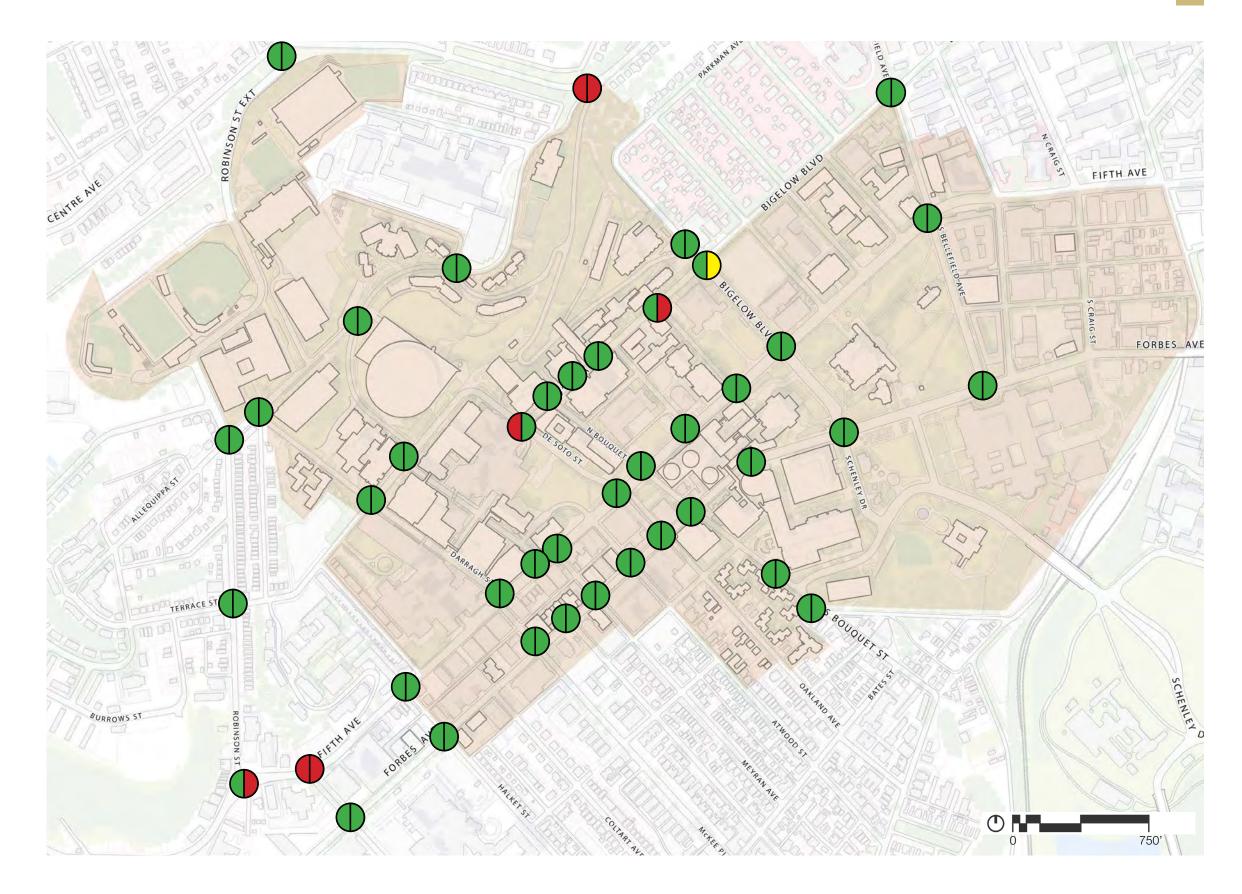
The traffic analysis entailed modeling the level of service (LOS) operations at the study area intersections. LOS is a qualitative measure of control delay at an intersection providing an index to the operational qualities of a roadway or intersection. This analysis was completed for each intersection for both the morning and evening time periods.

LOS designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating condition. LOS D is typically considered acceptable. LOS E indicates that vehicles experience significant delay and queuing while LOS F suggests unacceptable delays for the average vehicle.

The traffic analysis shows that a limited number of study intersections operate with significant or unacceptable levels of delay. The intersections with challenged operations are concentrated at the west end of Fifth Avenue and along O'Hara Street. Two intersections - Fifth Avenue / Craft Avenue and Allequippa Street / Centre Avenue / University Drive A - had failing operations during both the morning and evening peak hours in the 2019 existing conditions analysis.

2019 EXISTING PEAK HOUR LEVEL OF SERVICE (LOS)



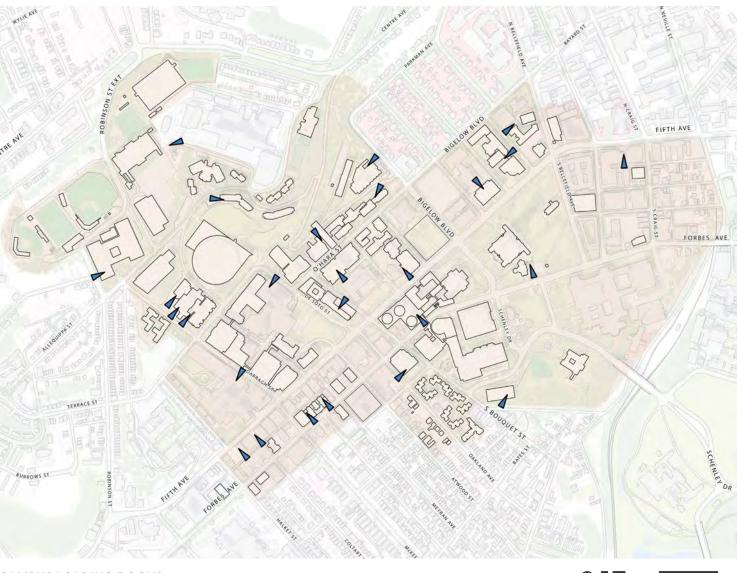


Service and Loading

The University's Office of Parking, Transportation and Services is responsible for administering the campus's receiving system. The department manages vendor deliveries, stores equipment or materials as necessary, and coordinates deliveries to on-campus locations, as well as completing internal deliveries from one campus location to another.

Most buildings on campus also receive regular deliveries of mail, supplies and food, some of which, such as those by courier or express delivery, occur within the public way.

Campus loading docks are shown in the figure below. To the extent possible, all deliveries and pickups are coordinated to minimize impacts to the community.



CAMPUS LOADING DOCKS



Transportation Benefits Programs

The University of Pittsburgh has a relatively robust array of TDM strategies currently in place, many of which have been mentioned previously in this section. Following is a summary of existing policies and programs that promote and support the use of alternative transportation among the Pitt community.

Transit

Pitt offers a variety of policies and programs to promote use of transit among faculty, staff and students. The university's strong transit-related TDM offerings are reflected in Pitt's transit mode split: 38 percent of commuters use transit to reach campus, according to the 2017 Housing and Transportation Survey.

- Pitt provides free unlimited rides on Port Authority Transit for all faculty, staff, students.
- Pitt operates an extensive shuttle system with 10 weekday routes serving Oakland, South Oakland, North Oakland, and Shadyside. The University offers an app that provides real-time shuttle tracking and schedule information and provides extensive shuttle schedule information on the Pitt website.
- Pitt students have free-of-charge access to CMU shuttles on evenings, weekends, and holidays and unrestricted access to Chatham shuttles with a valid Panther Card.
- The University's SafeRider program provides students with a guaranteed ride home, with up to 25 rides per semester within SafeRider boundaries and with restrictions.
- Pitt offers a disability shuttle service for faculty, staff, and students with temporary injuries or permanent disabilities if their transportation needs cannot be met with the University's shuttle system.

Bike

Pitt is committed to promoting biking as a viable mode for commuting to and around campus, offering a range of programs and amenities to support cyclists.

- Pitt provides numerous bike amenities, including bike lockers, covered and uncovered bike racks, a secure bike room, and fix-it stations around campus. The Pitt website includes an interactive map of bike amenities on campus.
- Pitt has been recognized as a Bronze Level Bicycle Friendly University by the League of American Bicyclists. The University is a Bronze Level Business Member of Bike Pittsburgh, the region's largest bicycle advocacy group.
- Pitt supports the location of Healthy Ride bikeshare stations on and near campus. As of April 2019, there were 14 Healthy Ride docking stations in Oakland.

Vanpool, Carpool, and EV

Pitt promotes vanpool and carpool options through SPC's CommuteInfo program in an effort to limit the number of singleoccupancy vehicles traveling to and through Oakland.

 Faculty and staff carpools are eligible for reduced parking permit prices.

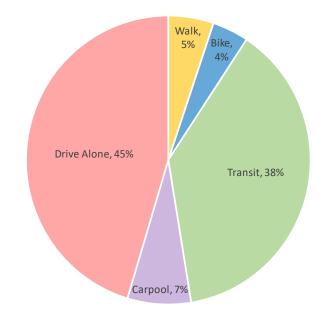
In an effort to promote and accommodate sustainable transportation options, Pitt also provides 16 dedicated EV spaces in three parking facilities on campus, with each space served by a Level II charging station.

6.1.4 Travel Survey Summary

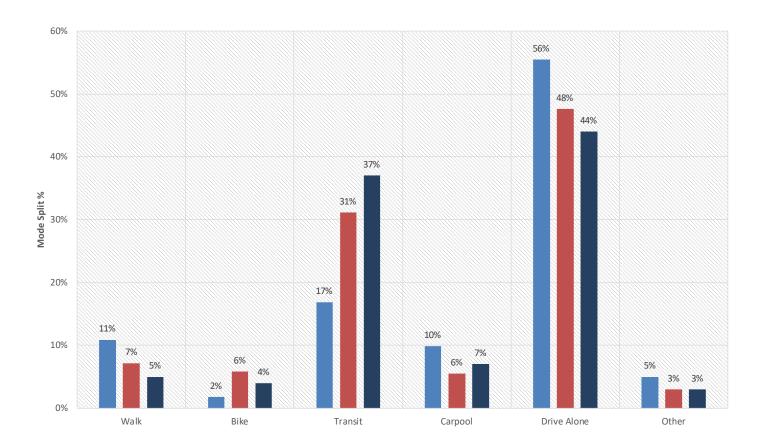
Pitt administered a Housing and Transportation Survey in November 2017. This survey was distributed electronically to all faculty, staff, and students, and yielded a response rate of 9.8 percent among faculty and staff and 18.5 percent among students.

Faculty and staff survey respondents indicated the primary mode by which they commute to campus on a typical weekday. The survey results show that while single-occupancy vehicle (SOV) is the predominant mode by which Pitt faculty and staff reach campus, a majority of Pitt faculty and staff commute by alternative forms of transportation. Furthermore, Pitt has a smaller SOV share and a larger transit share than the Oakland neighborhood or the City of Pittsburgh as a whole. This transit mode share also far exceeds that of Pitt's peer institutions, particularly those without a direct rail connection.

While the survey responses for students did not provide the granularity needed to establish a breakdown of mode shares like those calculated for faculty and staff, the responses do show that the overwhelming majority of students – 98 percent – commute to campus by a mode other than SOV.



Existing Mode Split for Pitt Faculty and Staff. Source: 2017 Housing and Transportation Survey. See the Transportation Impact Study performed in support of this IMP for a breakout of mode-split by both percentages and numbers of people.



City of Pittsburgh
Oakland
Pitt Faculty/Staff

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; SPC transportation modeling data provided to Pitt.

6.2 Mobility Goals

6.2.1 Mode-Share Goals

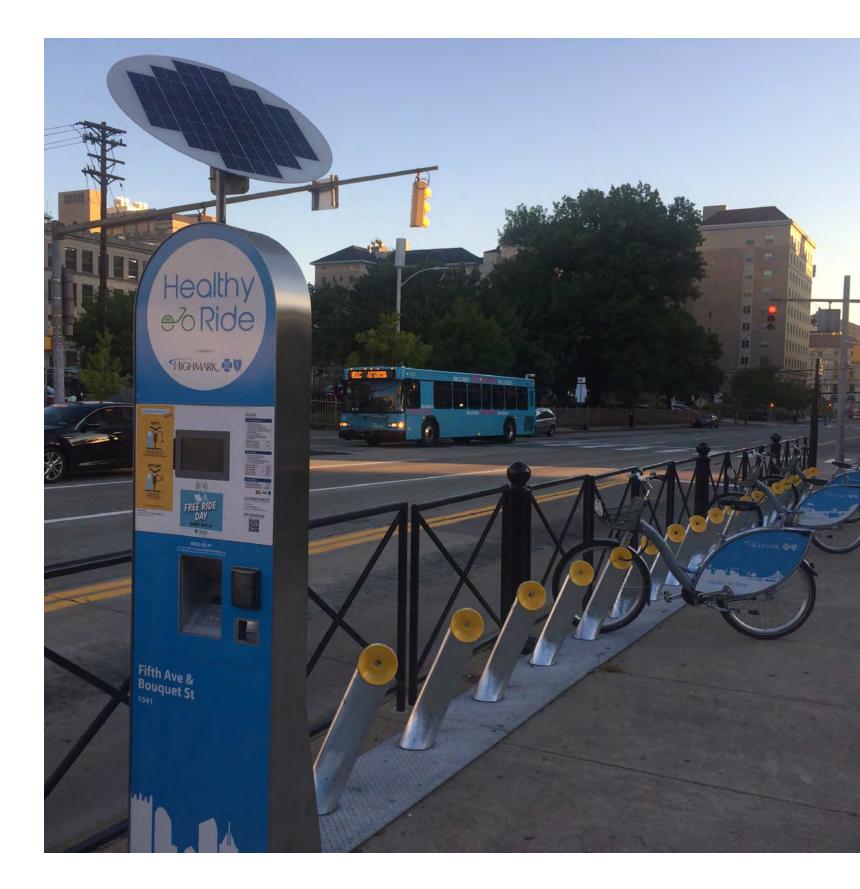
The Pitt IMP establishes mobility goals that prioritize alternative transportation modes over single-occupancy vehicle travel. Pitt's Mobility Plan, which will guide the university's mobility investment decisions for the next 10 years and will shape the ways in which Pitt affiliates reach and travel around campus, emphasizes the following modes in the following order of priority:

- 1) Walking and biking
- 2) Transit, including Port Authority Transit and Pitt shuttles
- 3) Carpool and vanpool
- 4) Single-occupancy vehicle

At the heart of the Mobility Plan is the establishment of modeshare goals that reflect the mode prioritization listed above. These mode-share goals are ambitious but achievable and keep Pitt at the forefront of the region's employers in adopting progressive mobility policies and strategies.

Pitt has established a goal of no net-new parking on campus over the course of its ten (10) year plan. Meeting this ambitious goal will require cooperation from the City in reviewing and approving minimum required parking for new projects based on demand analyses that rely, in large part, on alternative mobility modes in lieu of more traditional parking ratio requirements. This means that mobility demands associated with future growth will need to be accommodated through alternative modes to the extent practicable. The following are the mode-share goals that Pitt proposes as part of this IMP.

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%)



6.3 Proposal

Pitt's mobility goal (Section 6.2) proposes a 3.7 percent increase in non-auto mode share for commuters headed to and from campus in 10 years, independent of any growth – or decrease – in campus population. This section outlines Pitt's strategies for achieving this shift. Pitt will capitalize on changes to the transportation network and infrastructure as outlined in Section 6.3.1.

Pitt has identified five goals for achieving its mobility goals. These ambitious goals build on Pitt's robust existing TDM programs and serve to further distinguish the university as a leader among is peer institutions and among the region's employers.

- 1. No net new on-campus parking over the course of Pitt's 10-year plan.
- 2. Reduce SOV mode share by 3.4 percent
- 3. Promote and enhance partnerships to improve mobility options
- 4. Position the Pitt transportation network to adapt to changes in the University, Region, and Society.
- 5. Verify and improve program performance.

Details of these goals, and the specific 17 underlying strategies, are detailed in Section 6.3.3. The University is prepared to share TDM performance data with its partners to achieve its Mobility goals.

6.3.1 Future Transportation Network

The projects in the 10-year Development Envelope are intended to enhance academic and research spaces, grow and improve on-campus student housing offerings, and transform student life. In addition to providing improved or expanded programmatic space, many development sites intend to improve the public realm which will benefit the surrounding neighborhoods as well as the University. In general, these projects are intended to help improve operations and efficiencies, encourage collaboration, and alleviate crowding among existing facilities and functions, rather than facilitate substantial expansions to the university population.

The future-year transportation analysis, conducted through the Transportation Impact Study, incorporates changes to the University of Pittsburgh and Oakland transportation systems across all modes over the next decade. This analysis, in turn, informs Pitt's mobility strategies for that period, in particular the development of mode-split goals and transportation demand management (TDM) strategies to which the university is committing in the IMP.

While Oakland is largely built-out with limited available unused right of way for major infrastructure improvements, there are multiple projects that will substantially alter the physical and operational makeup of the transportation network in Oakland by rebalancing spaces between uses. These publicly-advanced projects and Pitt projects are discussed in the following sections.

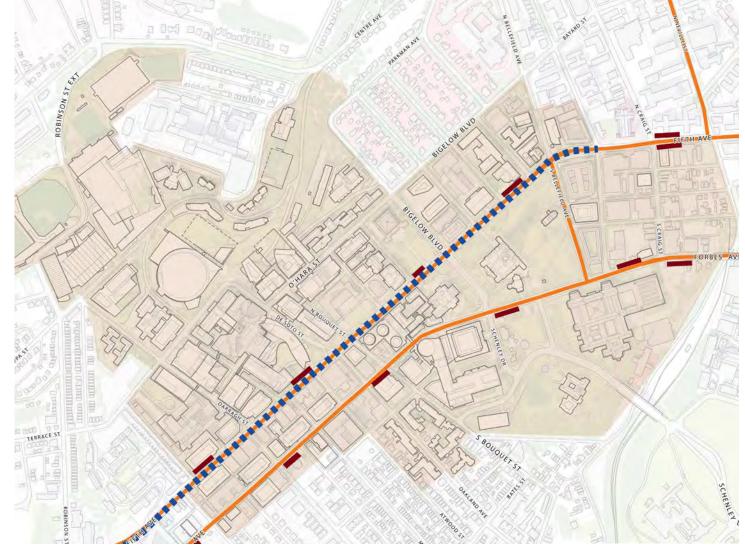
Oakland Planned Mobility Projects

The implementation of BRT on the Fifth and Forbes corridor will significantly change the transportation system, both physically and operationally. The BRT network will provide high-quality, high-frequency bus service between downtown Pittsburgh, Oakland, and neighborhoods to the east. The trunk service will run in dedicated lanes in Downtown, Uptown, and Oakland, before splitting off and running in mixed traffic along three routes to the east of Oakland. In Oakland, BRT will run in dedicated lanes, with westbound service on Fifth Avenue and eastbound service on Forbes Avenue. The study area will be served by nine BRT stations, five in the westbound direction and four in the eastbound direction. The existing contraflow bus lane on Fifth Avenue will be replaced with a cycle track as discussed further

Initial plans for BRT featured substantial reductions in local bus service between Oakland and points east; however, after pushback from the public over the proposed service cuts, Port Authority Transit subsequently developed a frequency preservation plan that guarantees frequency comparable to existing levels on the nine most heavily used routes serving Oakland. The updated service plan converts five existing PAT bus routes – 61A, 61B, 61C, 71B, and P3 – to BRT routes. For four other routes – 61D, 71A, 71B, and 71D – the service plan maintains existing local bus service between Oakland and points east; however, these routes will terminate at Craft Avenue in Oakland and will no longer serve downtown.

While BRT service will not provide one-seat service from Oakland to any locations not currently served by Port Authority Transit, the frequent service and new, sleek vehicles should help reduce overcrowding on the most heavily traveled routes and vastly improve the rider experience. Assuming that, when implemented, BRT truly is rapid transit, the high-quality service levels likely will induce some level of additional transit ridership among Pitt faculty, staff, and students who live to the east of Oakland and currently see transit as an unviable or unattractive commuting option. According to the 2017 Housing and Transportation Survey, as many as 18 percent of respondents would shift to the new BRT service.

BRT implementation will coincide with the installation of a two-way protected bike lane – also known as a cycle track – on Fifth Avenue through most of the IMP study area. In Oakland, the cycle track will run along the south side of Fifth Avenue between Robinson Street and Dithridge Street. The cycle track will greatly enhance bike connectivity between Oakland and both downtown and Southside (via the Birmingham Bridge) and will offer a significant boost to bike level of comfort for cyclists through its vertical separation from vehicular travel lanes. Given that lack of bike facilities and safety concerns rank high among barriers to biking in Oakland, according to the 2017 transportation survey of Pitt faculty, staff, and students, the arrival of the Fifth Avenue cycle track should make biking a far more attractive option for commuters.

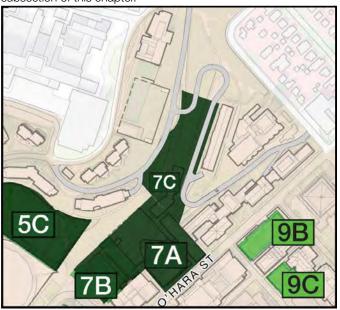




Two key tenets of Pitt's mobility strategy – replacing any parking losses on a 1-for-1 basis while also committing to a goal of no net new parking – dictate that Pitt will need to construct replacement parking for any parking lost as part of the implementation of the 10-year development program but will not construct additional parking over and above that replacement inventory.

Pitt has identified 13 sites in the 10-year development program that include parking as a potential programmed use. In all likelihood, only some of these sites will include parking; however, in the interest of being transparent while maintaining flexibility in this IMP, Pitt has sought to identify any site that realistically could include parking as envisioned at this point in time.

More information on replacement parking and candidate parking replacement sites are discussed in greater detail in the next subsection of this chapter.

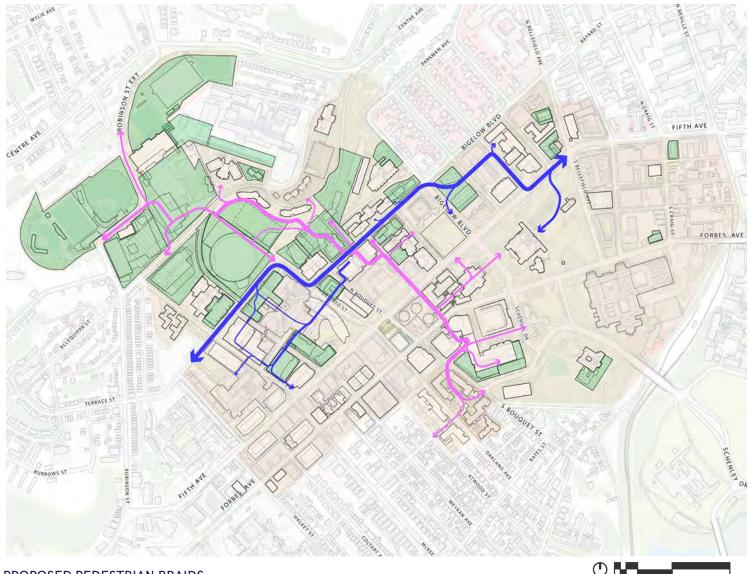


The IMP proposes realignment of the university-owned University Drive to enable construction of the Recreation and Wellness Center and the Lower Hillside Housing (sites 7A and 7C, respectively) as shown in the figure below.

The IMP identifies multiple opportunities to greatly enhance pedestrian connectivity and the quality of the pedestrian experience on campus. These opportunities entail a series of improvements and new building projects that combine existing pedestrian infrastructure and open space with new construction to improve pedestrian mobility on campus.

One of the keystone elements of the IMP is the development of two pedestrian "braids," implemented through a series of major capital projects that will significantly enhance pedestrian mobility. The first would be a north-south braid that would use a series of walkways and vertical circulation to connect residential and student services locations on lower campus with new recreation and athletics facilities on the hillside and hilltop. The second would be an east-west spine that would provide programmatic and mobility linkages among teaching, research, and clinical uses through the O'Hara Street corridor and the adjacent Health Sciences area of campus.

Streetscape improvements at multiple locations in Oakland will also enhance the pedestrian experience by improving sidewalk conditions and widening sidewalks, installing buffers between sidewalks and curbs, and implementing other design elements that make streets on campus more inviting for pedestrian activity.



PROPOSED PEDESTRIAN BRAIDS



6.3.1A Future Parking Needs

Full implementation of the 10-year development plan would entail significant disruption to Pitt's existing parking supply, as multiple IMP projects are slated to be constructed on sites currently occupied by parking garages or surface lots. This anticipated disruption necessitates identification of replacement sites to accommodate any parking displaced as a result of IMP projects. Replacement parking locations will be based on the following guiding principles and goals:

- No net new parking on campus over the course of Pitt's 10 year plan (subject to compliance with zoning requirements)
- 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 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 and Former Mellon Arena
- Establish parking requirements on parking demand analyses that focus on alternative mobility modes in lieu of traditional parking ratio requirements

The IMP estimates that 1,613 parking spaces will be removed as a result of Pitt capital projects. Those spaces are located in five existing facilities.

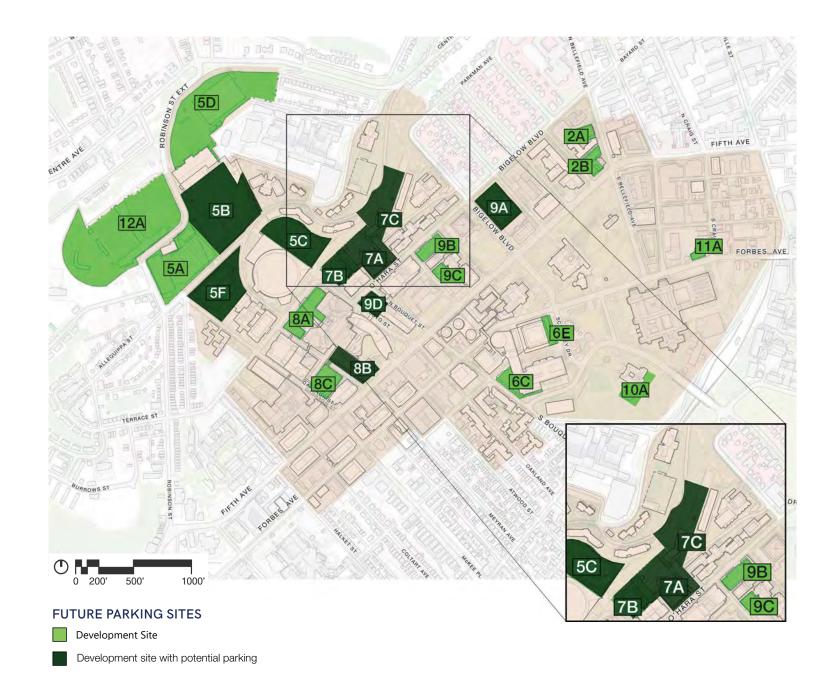
Code	Name	Type	Spaces
OC	OC Lot	Lot	350
OC	OC Garage	Garage	320
SM	Syria Mosque Lot	Lot	350
ОН	O'Hara Garage	Garage	447
PG	Parran Hall	Garage	146
		TOTAL	1,613

Pitt has committed to replacing those parking losses on a onefor-one basis, while also striving to achieve its goal of no net-new parking on campus over the course of its 10 year plan.

Each of the sites in the table below and figure opposite would feature structured parking, if parking were included in the development program. It should be noted that the sum of these sites far exceeds the 1,613 replacement parking spaces that will need to be constructed to fulfill the university's commitment to 1-for-1 replacement. As mentioned previously, it is unlikely that all 9 sites will include parking; however, Pitt has sought to identify any site that realistically could include parking in order to maintain flexibility in its development envelope. The University will track parking year-by-year to ensure commitment to no net new parking is achieved.

Surface parking, where provided, will meet EMI surface parking standards as required by code. The number of spaces and location, as appropriate for the scale and needs of each project, will be determined during the design and review process. Parking classified as Accessory Use / ADA Parking shall be permitted on identified development sites where access to short term or ADA parking is not available or is not convenient. Accessory Use / ADA parking spaces shall contribute toward the parking total and will be tracked with the net parking calculation.

Name	Max. Spaces
OC Lot Redevelopment	700
Petersen Bowl Infill	150
Fitzgerald Field House Redevelopment	400
Recreation & Wellness Center	450
WPIC Expansion	250
Lower Hillside Housing	400
Integrated Health Sciences Complex	250
One Bigelow	250
Crabtree Hall Redevelopment	150
	OC Lot Redevelopment Petersen Bowl Infill Fitzgerald Field House Redevelopment Recreation & Wellness Center WPIC Expansion Lower Hillside Housing Integrated Health Sciences Complex One Bigelow



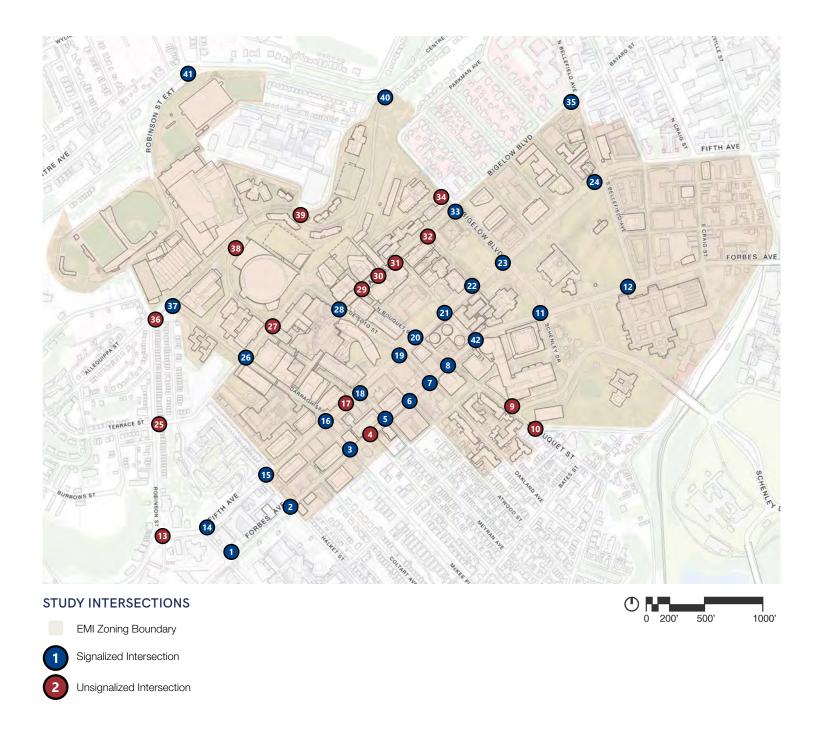
6.3.1B Future Traffic Analysis

The IMP considers impacts to traffic operations at 42 study intersections on and near the Pitt campus, as specified by the City of Pittsburgh Department of Mobility and Infrastructure (DOMI). As part of the Transportation Impact Study conducted in support of this IMP, future-year traffic volumes were projected and operations were analyzed using traffic modeling software.

Traffic impacts were assessed for two future-year (2029) scenarios: one that includes no development associated with the IMP (the No-Build Condition) and one that includes full build-out of Pitt's 10-year development program (the Build Condition). The 2029 No-Build Condition incorporates background growth, growth attributable to other area projects proposed by others, and known area roadway improvements to establish a futureyear baseline for traffic operations. The 2029 Build Condition analysis was developed in order to evaluate the incremental impacts to the future transportation conditions in the study area with the IMP projects in place. The Build Condition incorporates the IMP projects and takes into account the changes and growth established as part of the No-Build Condition.

Although some new buildings and other facilities will be constructed as part of the IMP, which will increase overall campus square footage, the IMP anticipates minimal increases in university population. As a result, there will not be a proportional increase in trips related to the increase in constructed building space on campus. The majority of traffic impacts in the IMP result from changes to vehicular circulation patterns on and near campus to access the new parking locations necessitated by parking removal associated with IMP projects.

No.	Intersection Name
NO. [†]	Forbes Avenue & Craft Avenue
2	Forbes Avenue & Halket Street
3	Forbes Avenue & McKee Place
4	Forbes Avenue & Semple Street
5	Forbes Avenue & Meyran Avenue
6	Forbes Avenue & Atwood Street
7	Forbes Avenue & Oakland Avenue
8	Forbes Avenue & S. Bouquet Street
9	S. Bouquet Street & Roberto Clemente Drive
10	S. Bouquet Street & Joncaire Street
11	Forbes & Bigelow Boulevard
12	Forbes & S Bellefield Avenue
13	Fifth Avenue & Robinson Street
14	Fifth Avenue & Craft Avenue
15	Fifth Avenue & Halket Street
16	Fifth Avenue & Darragh Street / McKee Place
17	Fifth Avenue & Lothrop Street
18	Fifth Avenue & Meyran Avenue
19	Fifth Avenue & De Soto Street / Oakland Avenue
20	Fifth Avenue & Bouquet Street
21	Fifth Avenue & Thackeray Avenue
22	Fifth Avenue & University Place
23	Fifth Avenue & Bigelow Boulevard
24	Fifth Avenue & Bellefield Avenue
25	Terrace Street & Robinson Street
26	Terrace Street & Darragh Street
27	Terrace Street & Sutherland Drive
28	O'Hara Street & De Soto Street
29	O'Hara Street & Existing Garage West Driveway
30	O'Hara Street & Existing Garage East Driveway
31	O'Hara Street & Thackeray Avenue
32	O'Hara Street & University Place
33	O'Hara Street / Bigelow Blvd & Parkman Avenue
34	Parkman Avenue & University Drive A
35	Bayard Street & N. Bellefield Avenue
36	Allequippa Street & Robinson Street
37	Allequippa Street & Darragh Street
38	Allequippa Street & Sutherland Drive
39	Allequippa Street & University Drive C
40	Centre Avenue & Allequippa St / University Drive
41	Centre Avenue & Herron Avenue / Robinson Ext
42	Forbes Avenue & Midblock Crosswalk
	1 5. 255 / Wellac & Wildblock Closswalk



6.0 | MOBILITY PLAN 31

2029 No-Build Condition Traffic Operations

The 2029 No-Build Condition traffic analysis shows some degradation in traffic operations relative to existing conditions at a limited number of study intersections in the Forbes and Fifth corridor, and particularly on Fifth Avenue between Meyran Avenue and Robinson Street.

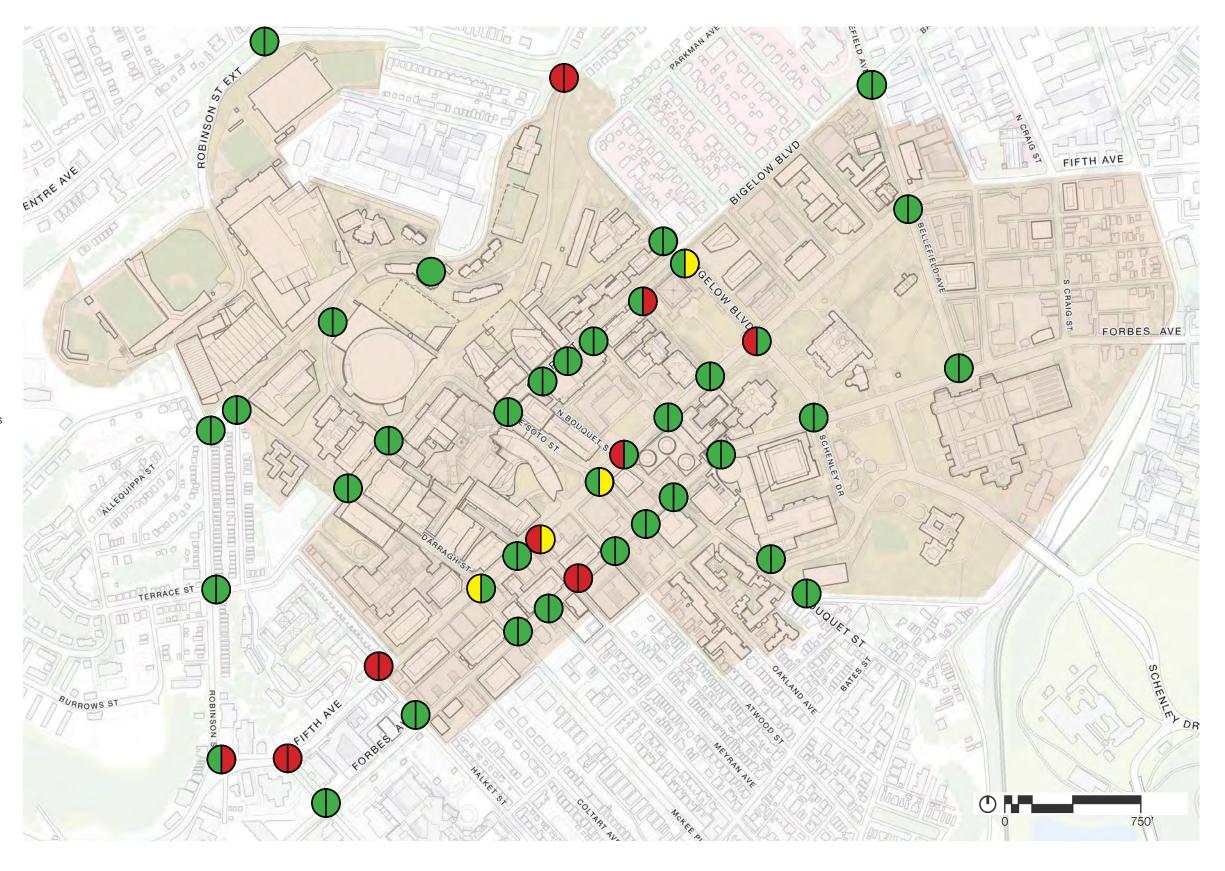
Overall, the number of intersections with failing operations in both the morning and evening peak hours increases from two in Existing Conditions to four in the 2029 No-Build Condition. In addition to the intersections at Fifth Avenue / Craft Avenue and Allequippa Street / Centre Avenue / University Drive A, which are already failing in both peak hours, the intersections at Fifth Avenue / Halket Street and Forbes Avenue / Meyran Avenue are projected to have unacceptable levels of delay in the No-Build Condition.

The majority of degradation between the Existing and No-Build Conditions in the study area is due to the roadway modifications associated with the proposed BRT system. The corridors along Forbes and Fifth Avenue will lose a travel lane due to the proposed dedicated bus lane and will also experience different signal phasing due to transit priority. Although some intersections along the main corridors will experience poorer LOS, others will experience improved LOS. Optimized signal timings will also improve the performance of intersections along O'Hara Street.

2029 NO BUILD PEAK-HOUR LEVEL OF SERVICE (LOS)

LOS A, B, C, or D
LOS E
LOS F

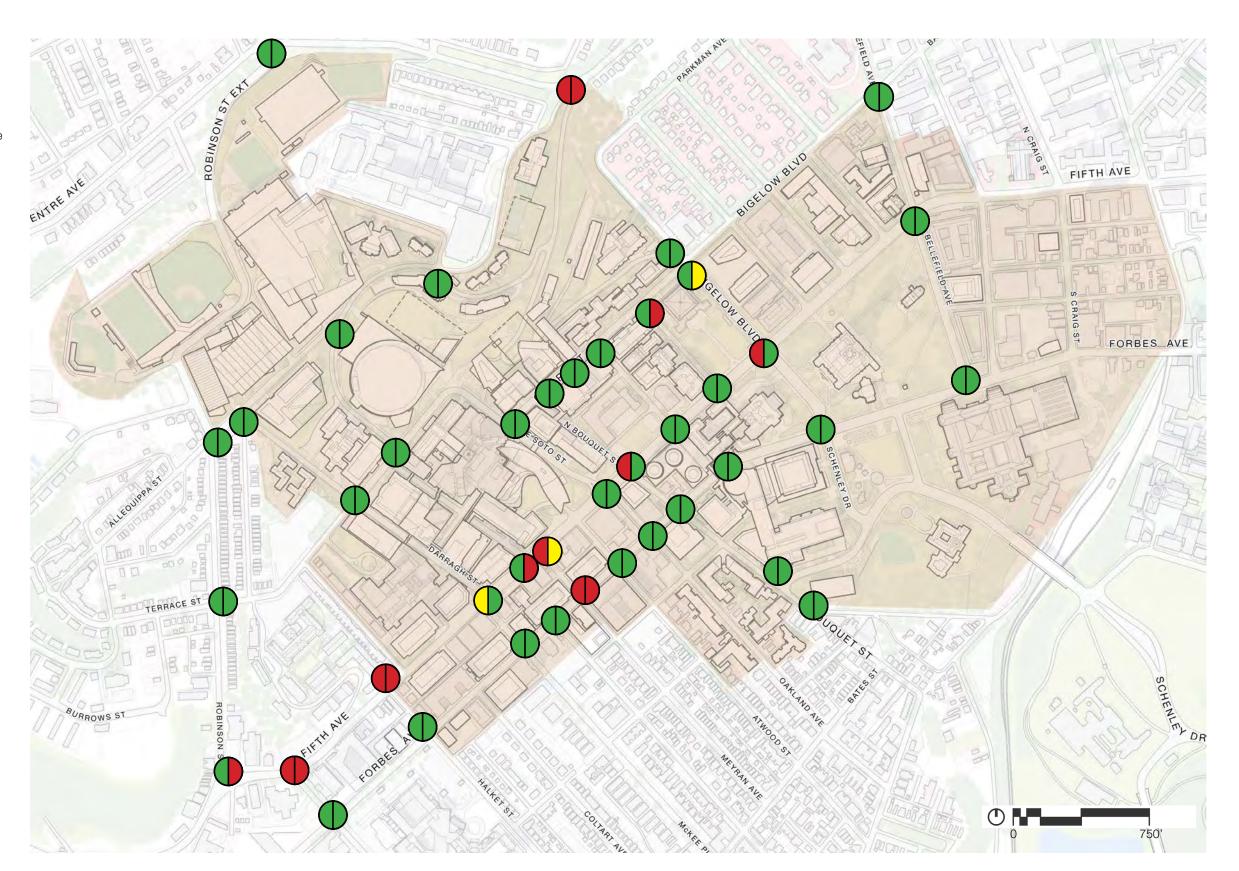
AM Peak | PM Peak



2029 Build Condition Traffic Operations

Traffic operation conditions are expected to be minimally affected by the 2029 Build Condition, which represents the implementation of all the projects in the 10-year envelope. This is largely because all trips associated with IMP projects are relocated trips within the study area, rather than new trips to the roadway network. As such, there is no expected degradation in study area intersection LOS in either the morning or evening peak hour from the No-Build Condition to the 2029 Build Condition.

All study area intersections will continue to operate at the same overall LOS as they did in the 2029 No Build Condition, except for the intersection of Fifth Avenue/Oakland Avenue/De Soto Street which is projected to experience an improvement from LOS E to LOS D.



2029 BUILD PEAK-HOUR LEVEL OF SERVICE (LOS)

LOS A, B, C, or D

LOS E

LOS F

AM Peak | PM Peak

6.3.2 Strategies for Implementation

In order to achieve the mode-share goals identified as part of the Mobility Goals in Section 6.2, Pitt has developed a Mobility Plan that centers on an ambitious set of TDM goals and strategies. These goals and strategies build on Pitt's robust existing TDM programs and further distinguish the university as a leader among its peer institutions and among the region's employers in implementing progressive mobility policies.

Realizing the vision set out in the Mobility Plan will require resources and time above and beyond those already devoted to the university's strong TDM program. Pitt recognizes the level of effort required to fulfill the mobility commitments associated with this IMP, and intends to dedicate the resources needed to ensuring that the university meets its mobility obligations.

Pitt also recognizes the commitments and goals in this IMP - in particular the goals of no net-new parking and increased transit mode-share - can only be achieved through a high degree of coordination, communication, cooperation, and transparency with partner agencies and institutions. That coordination begins with the short-term solutions being pursued for displaced parking required to implement the University's development projects, and it continues in concert with the University's minimal enrollment increase projections. Pitt is prepared to work closely with the City of Pittsburgh and others to jointly develop mobility solutions that help the University achieve its ambitious TDM proposal and align with the neighborhood planning process. In particular, Pitt will work collaboratively with the Port Authority on creative initiatives (Park and Ride, direct bus routes, shuttles, etc.) to help meet demand that may be generated by Pitt's no net-new parking goal and minimal enrollment growth.

6.3.3 TDM Goals and Strategies

The TDM goals and strategies detailed herein have been developed in concert with City Planning and DOMI, incorporate findings and have been shared widely with university stakeholders as well as the broader Oakland community. They align with and support the mode prioritization identified in the Mobility Goals. They represent a bold promise from the University to meet its responsibilities to its own stakeholders as well as Greater Pittsburgh in providing sustainable mobility options that leverage partnership opportunities, maximize returns to infrastructure investments, and limit adverse environmental impacts.

Goals and Strategies

Following are the five goals that will guide Pitt's TDM investments over the coming decade

Goal 1: No net new on-campus parking over the course of Pitt's 10-year plan.

Goal 2: Reduce SOV mode share by 3.4 percent.

Goal 3: Promote and enhance partnerships to improve mobility options.

Goal 4: Position the Pitt transportation network to adapt to changes in the University, Region, and Society.

Goal 5: Verify and improve program performance.

No net new on-campus parking

Strategy 1: Reduce Required Parking.

The University has set a goal of no net-new parking on campus over the course of its ten (10) year plan. To achieve this goal, the University will rely on its parking demand analysis (updated as necessary for each individual project) to establish parking requirements for new development. The parking demand analysis will account for reliance on the availability and encouraged use of alternate modes of transportation and will be used by the City in lieu of applying traditional parking ratios under the Zoning Ordinance. The University will work to ensure that any growth in faculty, staff, students, and visitors be absorbed through encouraging other transportation options that do not require on-campus vehicle parking.

Strategy 2: Advance parking management techniques to optimize the utilization of the existing inventory and minimize need for replacement parking.

The University will explore and implement revised or additional parking management techniques to enhance utilization of the existing inventory and provide additional flexibility for those who may need to drive occasionally but not regularly.

Strategy 3: Work with partners to address neighborhood parking concerns.

Pitt recognizes that there are neighborhood parking impacts generated by institutional commuter parking demand, and that these impacts may be exacerbated by the University's no net-new parking goal. Working with Oakland partners and the City of Pittsburgh as part of the Oakland neighborhood planning process, Pitt will identify strategies to address parking in neighborhoods and residential enforcement.

Reduce SOV Mode Share by 3.4%

Strategy 1: Designate a dedicated TDM Coordinator to manage the University's TDM Program.

Identification of a dedicated individual will provide the City and the university community with a single point of contact for all elements of the TDM program. This person will serve as a commuting resource for students, faculty, staff and visitors, and will be responsible for implementing planned TDM strategies at the University. This person will also be responsible for reporting results of all monitoring activities to the City.

Strategy 2: Organize all transportation-related resources and information into a centralized location.

Travel options and transportation program information will be inventoried and compiled electronically into a single place for easy access and distribution. Information will encompass the full array of City, County, University-sponsored, and partner options and programs.

Strategy 3: Encourage the use of non-SOV modes through financial incentives and parking fee structure.

To increase the effectiveness of non-SOV travel modes serving the University, Pitt will explore and implement financial incentives, including parking pricing, to encourage positive commuting behavior among members of the University community.

Strategy 4: Encourage investments in public transportation that serves Oakland constituencies.

Pitt will work with Port Authority, DOMI, OTMA, state agencies. and private partners to identify ways to leverage existing investments, increase dedicated funding, and identify innovative funding streams that can ensure broader access to and increased options for reliable public transportation services in Oakland.

Promote & Enhance Partnerships to Improve Mobility Options

Strategy 1: Coordinate with DOMI on an ongoing basis to improve bicycle and pedestrian access to campus.

The University will continue to work with DOMI to enhance pedestrian and bike infrastructure in and around Oakland and the Pitt Campus, including planning for proliferation and administration of e-bikes and e-scooters and other new mobility technologies and approaches. The University will also coordinate with DOMI to enhance pedestrian and bicycle safety in the Fifth and Forbes corridor.

Strategy 2: Coordinate with Port Authority on an ongoing basis to improve transit access to campus.

Pitt commits to increasing its transit commuter mode share from 38.1 percent to 41.4 percent, inclusive of enrollment and staffing increases, by 2029. The University will continue to work with Port Authority to enhance bus service to, from, and within Oakland, including the BRT and more one-seat transit service. Pitt will also work with Port Authority to identify opportunities for new or expanded regional park and ride locations with one-seat rides to Oakland including in collaboration with institutional partners.

Strategy 3: Identify and execute opportunities to optimize the shuttle network through a shuttle and ride-sharing system study.

The University will work with Port Authority, DOMI, City Planning, OTMA, OBID, OPDC, CMU, and private partners to launch a shuttle and ride-sharing system study for Oakland. The study will explore opportunities with institutional and private partners to optimize operations; examine partner operations' role in the neighborhood; assess Port Authority's operational capabilities to serve neighborhood needs; and consider broadening community access. Through the study, the University and its partners will develop and implement effective strategies that improve the University's shuttle system by ensuring an efficient operation; serving student safety and access and facilitating employee mobility; and remaining considerate of the community's desire for access and concerns about neighborhood encroachment. Pitt is committed to helping start and maintaining momentum for the shuttle and ride-sharing study process and will work with City of Pittsburgh and Port Authority to ensure that the study process and scope are designed to best meet the community's needs and expectations.

Strategy 4: Increase internal and external dialogue, communication, and cooperation on the University's TDM Program.

The TDM Coordinator will regularly work with representatives from the City, Oakland TMA, neighboring institutions, and community organizations to share information and foster cooperation that enhances multimodal mobility in Oakland. To promote alignment with sustainability objectives, the TDM Coordinator will regularly communicate and coordinate with Pitt's Director of Sustainability.

Position Pitt to Adapt to Changes

Strategy 1: Plan and implement effective curbside management.

Changes in the transportation landscape, in particular the presence of ride-hailing vehicles and the eventual introduction of driverless vehicles, will require the University to be prepared to manage competing curbside activities. The University will work closely with the City, State, and other agencies, neighboring institutions and businesses, and community organizations to coordinate efforts and effectively and equitably manage access to an increasingly crowded curbside zone. Pitt will incorporate curbside management into the planning and design processes for future major capital projects.

Strategy 2: Evaluate opportunities for flex-work, telework and tele-learning institution-wide.

In an increasingly interconnected world, telework and telelearning are becoming important tools to reduce parking demand. The University will explore policies continuously to further encourage these types of activities in an effort to help alleviate stress on the region's transportation network during peak periods.

Strategy 3: Better align Pitt's transportation policies with its sustainability and resiliency plans.

A key goal of the Institutional Master Plan is for the University to identify and implement sustainable practices across a range of sectors, including mobility. The Pitt Sustainability Plan, adopted in 2018, targets a 50-percent reduction in greenhouse gas emissions from university commuting and campus transportation by 2030. In order to achieve that target, Pitt is committed to adopting and implementing progressive transportation policies, including specific and ambitious TDM strategies. Pitt will also be a strong partner of the Make My Trip Count (MMTC) regional, triennial commuter survey, which will help Pitt mark progress against its targets for sustainability in mobility. The University has also set a goal of achieving Bicycle Friendly University Silver status by 2020 and Gold status by 2025.

Verify & Improve Program Performance

Strategy 1: Conduct ongoing Monitoring and Evaluation.

Monitoring and evaluation is essential to measuring the effectiveness and impact of the TDM program. The University will adopt a monitoring framework and will implement this framework over the course of the IMP to track progress toward achieving mode-share goals. The University is committed to sharing information on the monitoring framework and progress tracking with the City over the next 10 years. The University will conduct surveys at least every three (3) years, including two (2) years after the completion of the BRT. Pitt will also bring forth data collection and analysis related to TDM program evaluation into the neighborhood planning process.

Strategy 2: Conduct ongoing marketing and education related to transportation options.

An important component of an effective TDM program is the marketing of and education on options across travel modes. To maximize the University's mode-share potential and minimize impacts to congestion in Oakland, the TDM Coordinator will organize and implement content/messaging to the University community around these transportation options. An individualized marketing approach should be explored to most effectively achieve travel behavior change.

Strategy 3: Provide the Pitt community with TDM and travel program support, with refinements as needed to meet changing preferences and demand.

The University will continue to refine their TDM program as technology, preferences, and demand warrant to most effectively serve the transportation needs of the Pitt community.



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

7.1 Environmental & Sustainability Goals

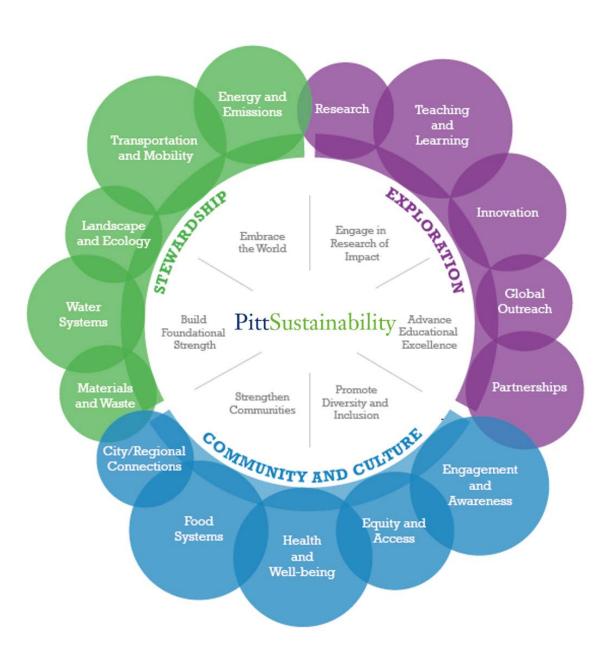
7.1.1 Pitt Sustainability Plan

Pitt has been actively involved in sustainability initiatives and practices on campus for many years. The University's first Greenhouse Gas Inventory was published in 2008 and Pitt's commitment to sustainability has grown since then with the publication of an inaugural Report on Sustainability in 2013, the launch of the Student Office of Sustainability in 2014, the re-formation of a University Sustainability Committee in 2017, and the publication of the first campus-wide Pitt Sustainability Plan in 2018. The University is fully committed to the international 2030 Challenge goals of 50% reduction in energy use, water consumption, and transportation emissions below baselines by 2030.

The University of Pittsburgh defines "sustainability" as balancing equity, environment, and economics so current and future generations can thrive. The University tracks its progress triannually through the Sustainability Tracking, Assessment & Rating System (STARS) framework managed by the Association for the Advancement of Sustainability in Higher Education (AASHE).

The Pitt Sustainability Plan presents a unified framework for sustainable initiatives and practices across the University. The Plan is organized into three overarching themes: Stewardship, Exploration, and Community and Culture. Each theme is further divided into five impact areas, each with specific goals and performance indicators. The Plan is a strategic framework that calls for dramatic improvements in sustainability across the University by 2030. These targets include:

- Producing or procuring at least 50 percent of electricity from renewable sources
- Achieving an energy use intensity that is at least 50 percent below the national average
- Achieving water use intensity that is 50 percent below the district average
- Reducing the levels of GHG emissions from university commuting and campus transportation by 50 percent below SPC's 2013 Oakland Baseline
- Adhering to Pitt's Sustainable Landscape Design Guidelines in all new landscape designs
- Increasing tree canopy and replacing select lawn areas with indigenous and adapted plants by 2030
- Maintaining at least 75% of landscaped areas in accordance with Northeast Organic Farming Association (NOFA) Standards for Organic Land Care by 2024
- Reducing impervious surface area by 20%
- Diverting 25% of stormwater from impervious surfaces to reuse, detention, and/or landscaped stormwater solutions



University of Pittsburgh Institutional Master Plan

7.0 | INFRASTRUCTURE PLAN

33

City of Pittsburgh Plans

- City Comprehensive Plan
- P4 Pittsburgh Performance Measures
- PWSA's City-wide Green First Plan
- Pittsburgh Climate Action Plan v3
- One PGH Resilience Plan

University of Pittsburgh Plans

- Pittsburgh Campus Master Plan 2019
- 2018 Pitt Sustainability Plan
- Pitt Institutional Master Plan
- 2017 Sustainable Landscape Guidelines
- 2017 Energy Master Plan

GOAL ALIGNMENT

CATEGORY	CITY OF PITTSBURGH	UNIVERSITY OF PITTSBURGH	СОР	SOURCE
	Advance carbon neutrality objectives			CAP v3
Emissions	50% reduction in greenhouse gas emissions from commuter & direct fleet by 2030			CAP v3
	80% reduction in greenhouse gas emissions by 2030	-	PC	CAP v3
Developme nt	P4 Performance Measures	 LEED Silver, WELL certification, or better + robust community engagement process 	P4 Pi	ittsburgh
_	50% energy consumption reduction I	by 2030 below national baseline	2030	& PCAP v3
Energy	100% renewable electricity consumption by 2035	50% of electricity renewables by 2030	2030	& PCAP v3
	50% water consumption reduction b	by 2030 below district baseline	2030	& PCAP v3
Water & Landscape	Manage stormwater runoff from 1,835 acres by 2032 • Goal of adding 100,000 trees planted	 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 by 4% 		A Green First
	by 2030	., ,		
Transportati on & Mobility	 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 			DOMI
	Fossil fuel free fleet	 6 EV chargers 4 electric box trucks (+2 chargers)		PCAP v3
Equity	Combined cost of transportation & housing < 45% of household income for any population quintile.			DOMI
& Access	Pension divestment	 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	 Forbes Street Market Serve 25% Real Food by 2025 (local, fair, ecologically sound, & humane) Decrease animal-derived products 25% by 2025 	ру	DOMI
Materials & Waste	Zero Waste	 Reduce landfilled waste 25% by 2030 Compost 50% of food waste by 2025 Serve 50% of to-go meals & beverages in reusable containers by 2025 	1	PCAP v3







7.1.2 Resiliency

The following represents the University's current programs, policies and procedures and programmatic objectives for aligning Pitt's resilience strategy with City Policy contained in the OnePGH Resilience Plan. It describes the University of Pittsburgh's capabilities to stay up and running in an emergency, and to enable operation post emergency.

The University of Pittsburgh's Comprehensive Emergency Management Program is a programmatic approach to emergency management that stresses hazard analysis, planning, training, exercising, and corrective action. The program is cyclical in nature. This is accomplished by developing plans, training our Emergency Command Committee (ECC) on procedures identified within plans, exercising and analyzing the performance of the ECC in the execution of these procedures, and incorporating lessons learned back into planning to improve capabilities and refine procedures.

The University is part of the Pittsburgh Public Assembly Group. Members meet every other month and is facilitated by Homeland Security. Other members include regional peer institutions, large event venues, large corporations and emergency responders. Pitt are sharing their Emergency Management Guidelines with peer institutions to provide others assistance as they develop their own emergency action plans.

Pitt has an Emergency Management Guidelines document in effect since 1999. This document is a living document and has been developed with the Homeland Security Department's input. Pitt's Emergency Management Guidelines include the following:

- Identification and distribution of guidelines, campus business centers, and key university personnel to include responsibilities in event of an emergency.
- 2. Response and recovery actions.
- 3. Communication strategies.

Support systems in place at Pitt to support Emergency Management include the following:

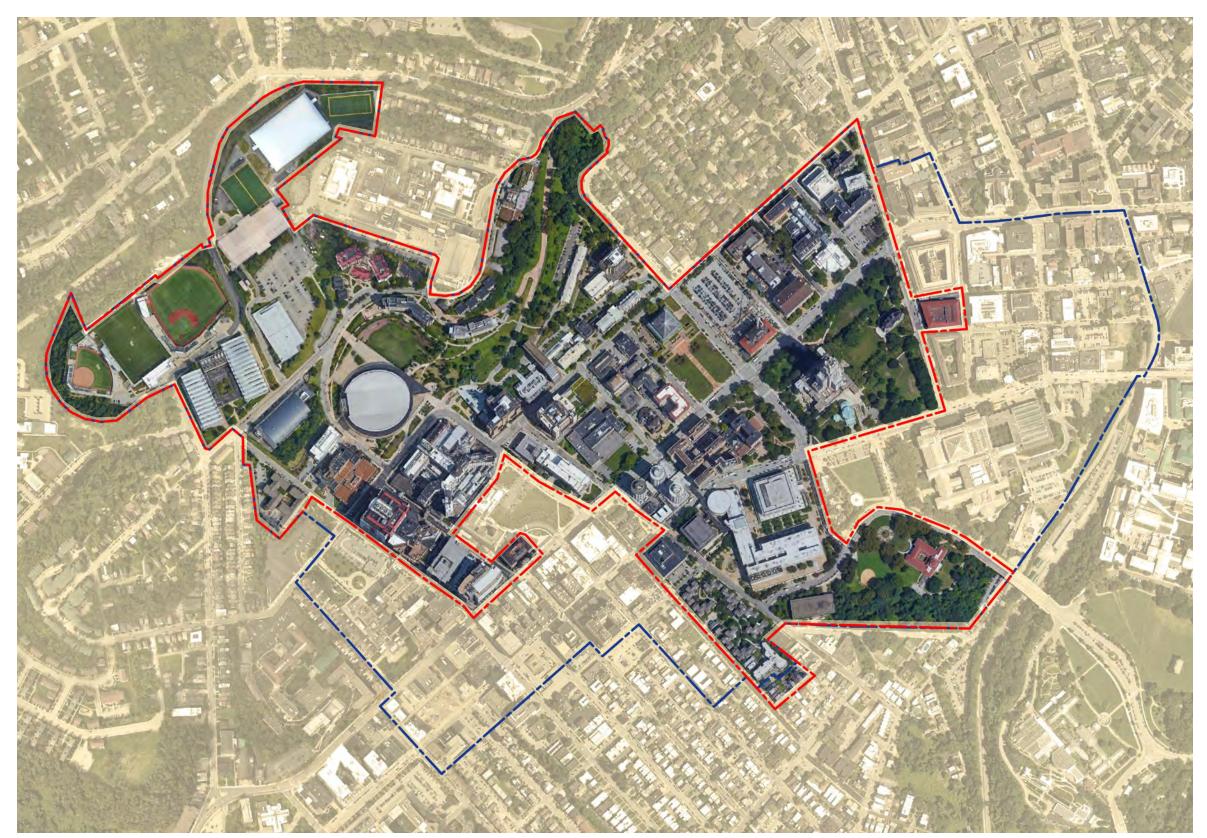
- 1. To support the mission of the Comprehensive Emergency Management Program, in 2018, the University constructed a dedicated Emergency Operations Center (EOC) in the Public Safety Building on Forbes Avenue. The space provides the ECC a site to conduct its operations during emergencies and recovery efforts. The EOC is equipped with a telephone bank, multiple cable media transmissions, wireless screen sharing, hard-wired electrical and internet capabilities, and state-of-theart teleconferencing equipment all designed to remain operational indefinitely via emergency back-up power. Additionally, all 1,100 security cameras on and around the University's five campuses are connected to the EOC may be displayed on four multi-pane monitors. The EOC is a multi-use facility, serving as a meeting space for the Department of Public Safety and Emergency Management, and serving as a training space to augment EH&S safety training that reaches over 14,000 participants per year and other simulated police trainings.
- 2. Internet access allows use of Knowledge Center, a real-time common operating platform for situational awareness, and the uploading of information and pictures from the field/site of the incident. This platform allows the ECC to work more efficiently by maintaining uniform awareness of an incident. This is a Knowledge Center that allows all business centers across campus to receive real time situational awareness.
- 3. The Department of Public Safety and Emergency Management began to develop and implement a University-wide business continuity plan in 2018. It will define what systems/ strategies that need to be put in place to get us back on line and operational post emergency event. Pitt is in the in the process of developing these guidelines.

- 4. While the University has implemented comprehensive "all-hazard" emergency preparedness plans to manage incidents as they arise, we have not completed the next critical step of incident recovery planning. The business continuity planning initiative will help fill our preparedness gap.
- 5. In 2018 Pitt hired a Director of Emergency Management.
- 6. Pitt is storm ready certified (in partnership with the National Weather Service)
- 7. The Department of Public Safety and Emergency Management has engaged Kuali@, a cloud-based business continuity planning platform, to help ensure that all University Business Units can continue providing daily services and functions during a time of emergency or disaster. Due to the complexities of managing interdepartmental dependencies in an institution of our size, this type of data management platform will help ensure success by providing data that is easily analyzed for inclusion in plan development. Through use of this platform, we have begun to identify dependencies between various University Business Units and functions, analyze the impact of disruption to those functions, and plan strategies to quickly resume operations after a disruption.
- 8. Active Killer Training. This is a program currently available to staff, faculty and students to train them how to respond in an emergency.
- Central Plants, currently building in redundancy between plants for resilience purposes to allow a plant be shut down if needed in the event of an emergency whilst maintaining functional systems elsewhere.

7.2 Environmental Protection

7.2.1 The Environmental Study Area Boundary

Specified limits have been determined for the Environmental Protection and Stormwater Management sections of the IMP. The area within the limits, known as the Environmental Study Area, includes dense collections of University of Pittsburgh real property. Isolated buildings and other University property are not incorporated due to the fact that these properties do not significantly contribute to the overall environmental makeup of the main campus. Particular zones that are owned by UPMC and State of Pennsylvania are also excluded from the Environmental Study Area to ensure that the analysis only represents University of Pittsburgh's core campus.



IMP BOUNDARY AND ENVIRONMENTAL STUDY AREA

- ---- IMP Boundary
- ---- IMP Environmental Study Area

ZONING CODE REFERENCE

905.03.D.4 (h) Environmental Protection Plan

The Institutional Master Plan shall identify all sensitive environmental resources within the Institutional Master Plan area, as well as any view corridors that traverse the Institutional Master Plan area. The Institutional Master Plan shall identify Environmental Overlay Districts that affect the Institutional Master Plan area and shall include reports on those conditions as required in Chapter 906. The Institutional Master Plan shall identify areas of the Institutional Master Plan area which may be subject to the Environmental Performance Standards of Chapter 915. The plan shall identify the measures that will be used to mitigate impacts for each of these conditions.



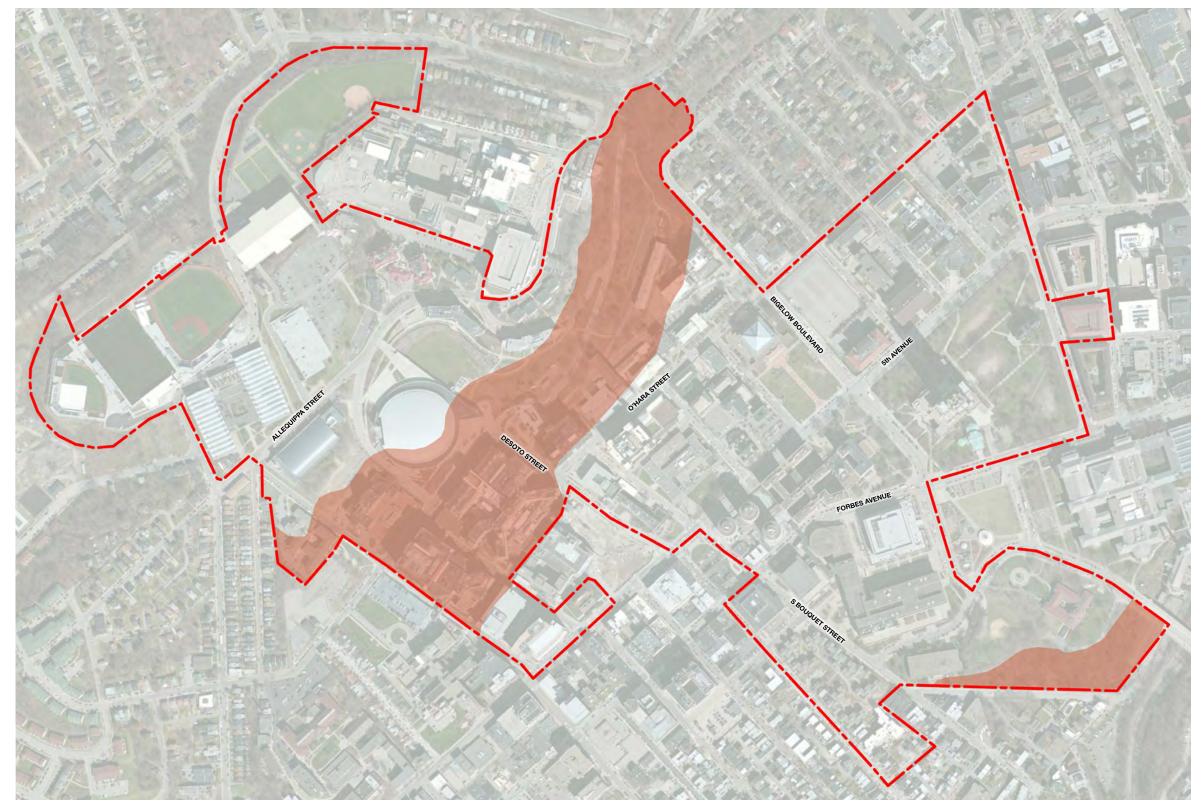
7.2.2 Goals of Environmental Protection

- Identify Environmental Overlay Districts per The City of Pittsburgh Zoning Ordinance.
- Provide general recommendations for IMP proposed developments that fall within environmental protection
- Recommend Geotechnical or structural investigation to further guide long term planning efforts and feasibility of future developments.
- Locate and identify all applicable trees within the University of Pittsburgh IMP limits
- Provide guidelines for tree canopy preservation and enlargement



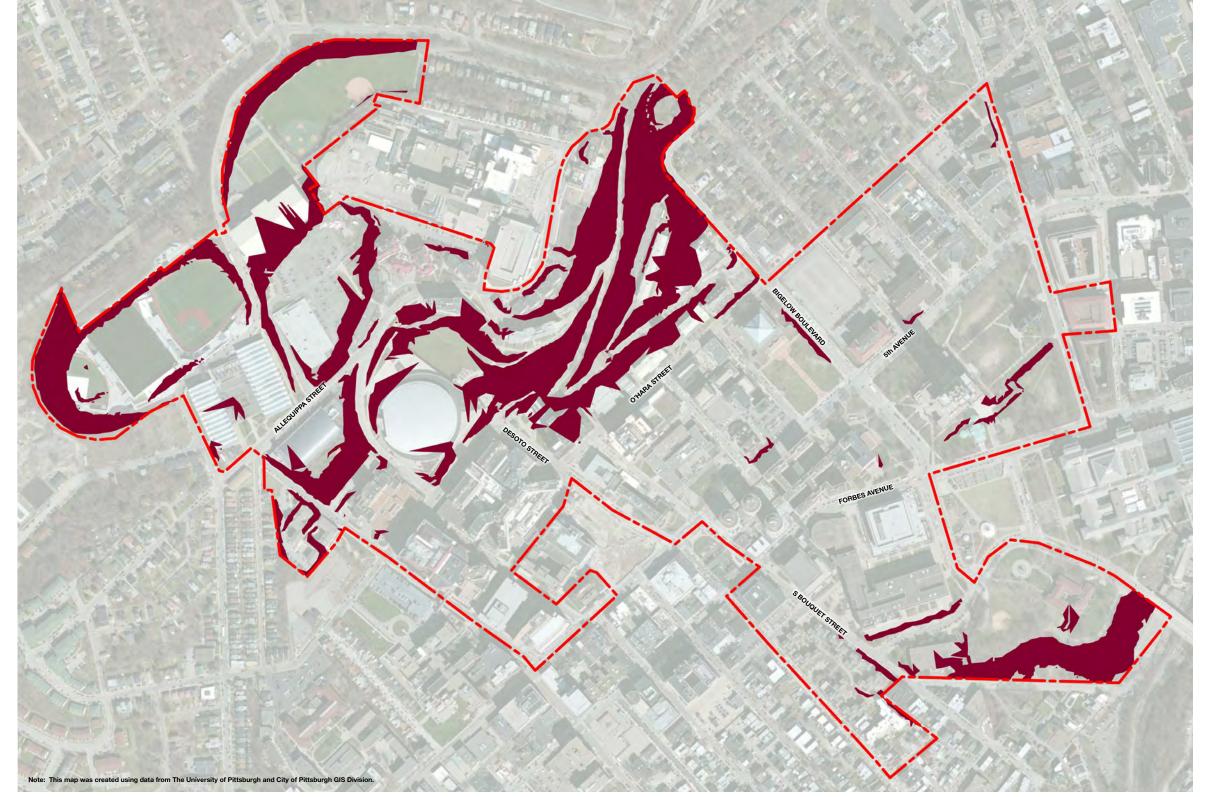
Environmental Overlay District Maps

The following maps provide the extents of each environmental constraint within the Environmental Study Area. These constraints are important geological characteristics that should be considered when planning for development.



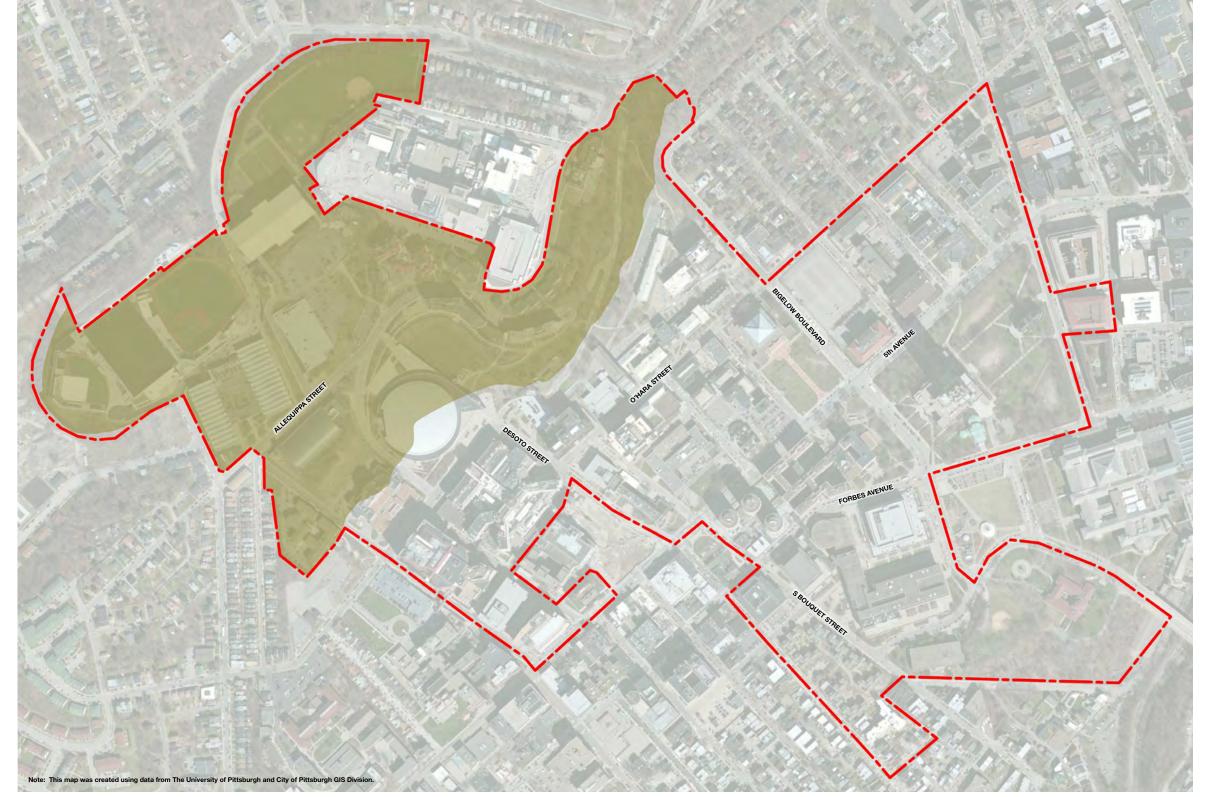
LANDSLIDE PRONE OVERLAY DISTRICT





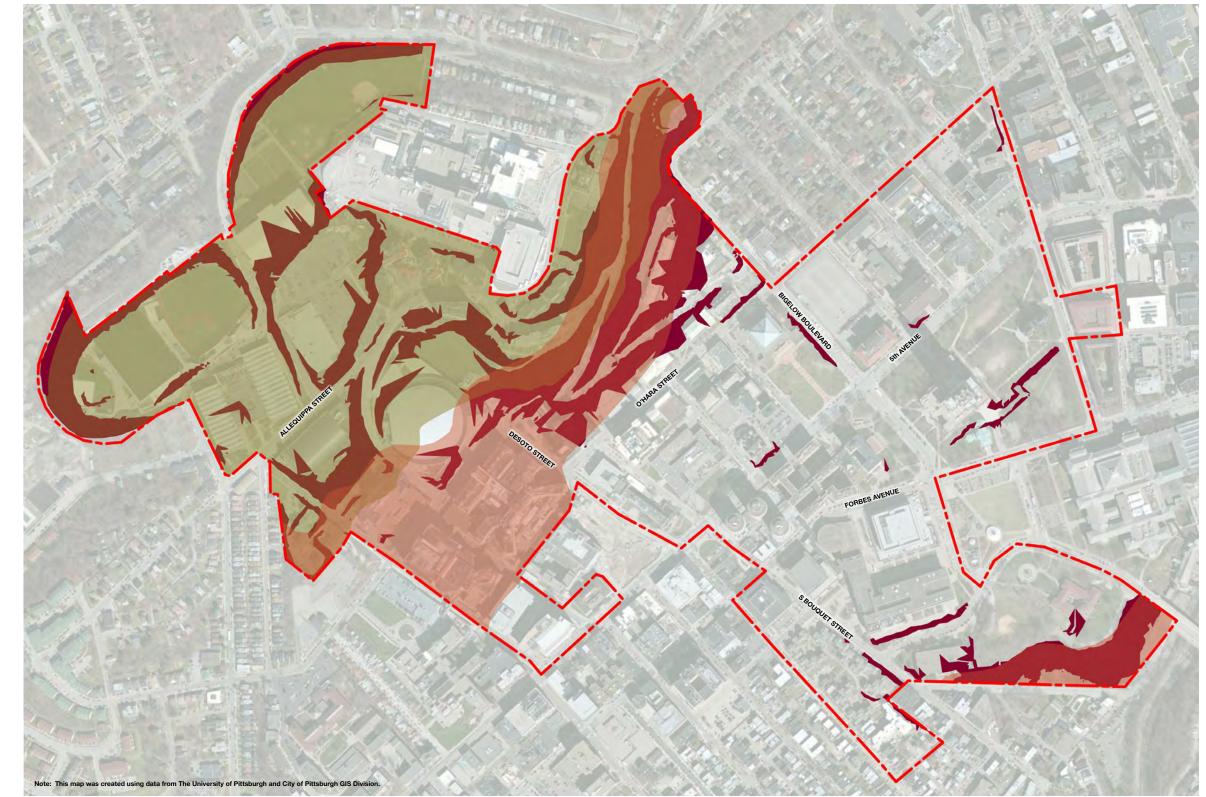
STEEP SLOPE OVERLAY DISTRICT

IMP Environmental Study AreaSteep Slopes



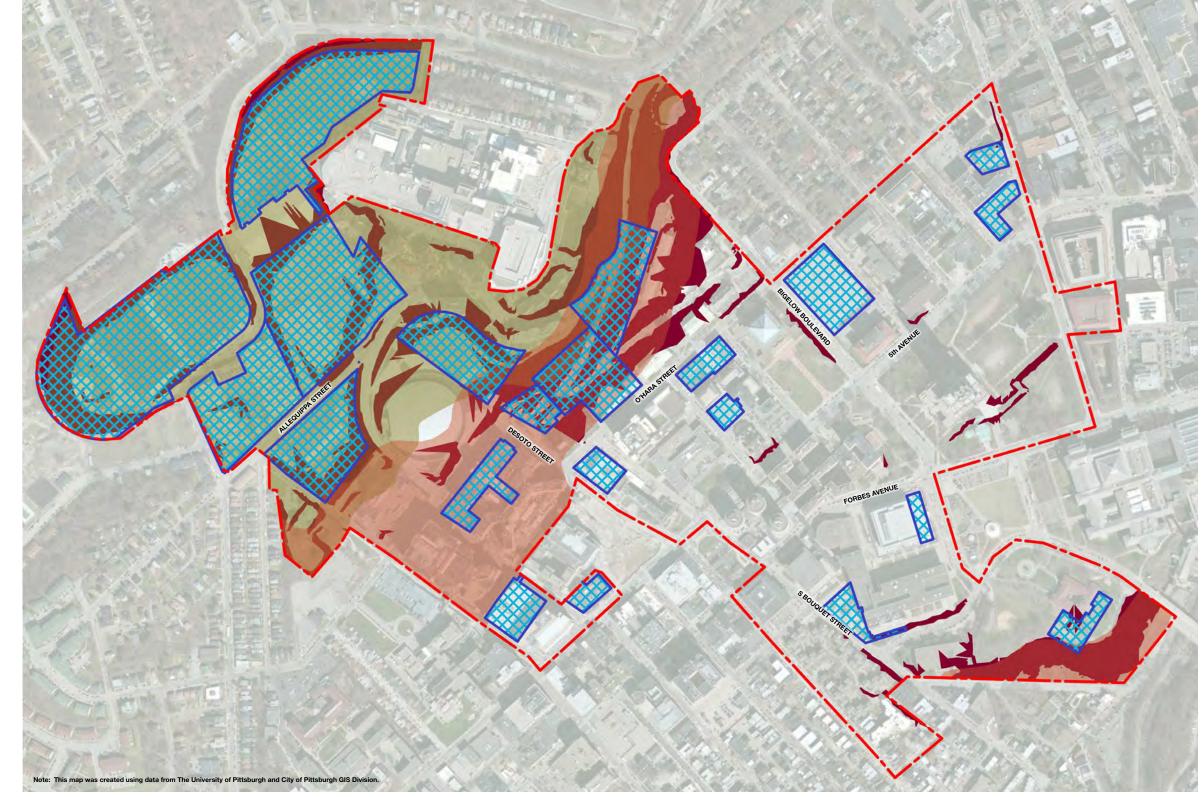
UNDERMINED AREA OVERLAY DISTRICT

IMP Environmental Study Area
Undermined Area



ENVIRONMENTAL OVERLAY DISTRICTS - COMBINED

IMP Environmental Study Area
Landslide Prone
Undermined Area
Steep Slopes



DEVELOPMENT SITES OVERLAY - ENVIRONMENTAL

OVERLAY DISTRICTS

IMP Environmental Study Area
Ten-Year Development Sites
Landslide Prone
Undermined Area
Steep Slopes

7.2.3 Recommendations for Areas Impacted by Environmental Overlay Districts

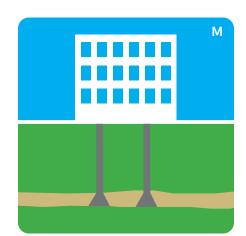
The overlay districts on the University of Pittsburgh's campus cover approximately half of the Environmental Study Area. The environmental overlay districts are comprised of three geological constraints: Undermined areas, steep slopes, and landslide prone areas. Each can be a limiting factor when proposing new development projects. These constraints must be examined on a case-by-case basis and it is likely that developing within one of the three overlay districts will impact cost. Sites that are on steep slopes and are landslide prone will require remediation related to erosion and slope stabilization. Undermined areas present their own restrictive factors. Many developments throughout western Pennsylvania are built above coal mines. The cost of building on undermined areas can be variable. In the event a coal seam will be impacted, DEP permits can be required for construction. Raising the finished floor of a development can help avoid impacts, but could significantly increase the cost for a project.

Areas Underlain by Deep-Mined Coal Seams (M)

Before design begins, part of the site analysis should confirm the existence of coal seams and estimate their depth. Potential impacts to structures significantly decrease if the coal seam is over 100 feet deep. A coal mine collapse can be bridged within the bedrock above and can have little to no structural impacts. The presence of coal seams should be evaluated carefully and a geotechnical engineer must be consulted for a professional opinion.

Steep Slope Areas (S)

A large portion of the University's campus is located on steep sloping terrain. While some of these areas have been cleared, there are still some places where woodland exists. Areas with significant tree coverage on steep slopes should remain. Vegetation helps hold soil in place and if it is removed, the slope must be stabilized by regrading or terracing the land with retaining walls.



Grouting Coal Seam

In the event that a proposed building is planned above a previously mined area, portions of the mine can be filled with coarse aggregate and grout. These grouted areas provide support of the overlying bedrock and reduce the potential for mine collapse.



Constructing Deep Foundations

If an undermined area is closer to the surface, cylindrical foundations called caissons can be used to support the weight of the building. Essentially deep holes are drilled and cylindrical concrete forms are poured. Caissons must bear below the coal seam in order for this method to be effective.



Retaining Walls on Steep Slopes

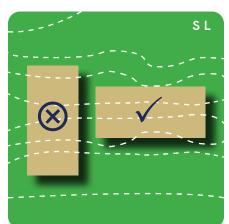
In order for development to occur, a portion of land must be leveled to create a building pad. More land may need to be flattened to provide vehicular and pedestrian routes. Retaining walls can be used in the event that grades are already at maximum slope. Though retaining walls are expensive, they permit land to be drastically reshaped for the development.

Landslide Prone Areas (L)

Slopes that expose siltstone and shale have the tendency to percolate water, which could result in a landslide. These areas are identified by mapping the bedrock. Further investigation of the exposed material can reveal high permeable substances such as decaying roots, trees, and other organic debris. It is important to deter stormwater infiltration in landslide prone areas. Infiltration can encourage permeability and weaken the slope material.







Limiting Grading Envelopes

When planning the site development, it is important to analyze the natural topography throughout a site. Aligning roads and buildings along ridge lines and contours can save significant cost related to earthwork. It is especially important to limit unnecessary grading on landslide prone areas. Less disturbance reduces the chances of adjacent erosion and slope movement.



Minimize Stormwater Infiltration

Stormwater infiltration is preferable and encouraged in most locations. Water can have adverse reactions when it drains into severely sloped areas that are undermined. Stormwater can penetrate the mines and exit hillsides in the form of acid mine drainage. Increasing groundwater in landslide prone areas can encourage erosion as well. It is important in these areas to utilize stormwater inlets and pipes to capture excess stormwater and slope movement.



Extending Fill Embankments

Landslide potential can be reduced by keying engineered fill material through older fill, topsoil, and colluvium, the material that commonly forms at the base of a slope. Fill slopes should be benched and the keyway should extend into intact bedrock at the base of the proposed slope. This is called the toe-of-fill keyway.

7.2.4 Tree Preservation and Tree Canopy

After an extensive effort, a complete list of trees within the Environmental Study Area was compiled. Almost 4,000 trees over four inches in diameter at breast height were documented within the study area. These trees encompass a diverse range of species and maturity size. The data collected includes species, approximate diameter at breast height (DBH), tree condition, and approximate canopy size. Refer to the Appendix for the complete tree survey.

It is important to understand that the canopy growth projections are not to be considered final since trees in urban environments are subject to a number of stressors which can impact growth and decrease tree longevity. These factors include, but are not limited to:

- Soil compaction
- Poor nutrient deficient soils
- Soils with low water storage capacity
- Deicing salts, root injuries
- Physical damage to roots, trees and/or bark
- Extreme temperatures
- Reduced moisture availability due to restricted roots and surrounding impervious pavement
- Lack of adequate sun exposure (due to building shading)
- Inadequate soil volumes
- Limited spacing between trees and limited size of tree opening

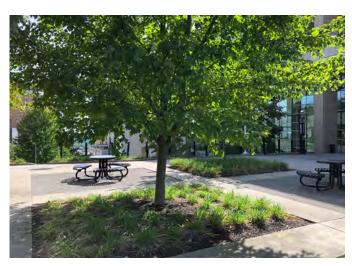
For reference see the Arboriculture and Urban Forestry journal article "Appraisal of Key Abiotic Parameters Affecting Street Tree Growth" and also the lecture "Three Design Issues that Impact Long Term Health of Urban Trees" by James Urban, FASLA. With these parameters and limitations in mind, it is imperative that future trees are sited in streetscapes and urban conditions in a manner that reduces the impact of these stressors on tree health. Street trees will be selected and planted based on the City of Pittsburgh Municipal code and the City of Pittsburgh Department of Forestry recommended species and tree quality requirements. Refer also to the University's Sustainable Landscape Guidelines.

The 2018 University of Pittsburgh Sustainability Plan set a goal to increase the tree canopy across all campuses in the next 10 years. Given it's urban context, the University of Pittsburgh Oakland Campus will only be able to achieve a 4% increase in tree canopy. The subsequent map's exhibits and descriptions

provide a contextual overview of the existing and proposed tree canopy within the Oakland campus. Maintaining existing trees and proposing new trees is essential to fostering a significant increase in canopy that will align with the site-wide University goal. In order to encourage advancements towards IMP goals, the University will implement the following tree preservation goals. These goals overlap with and reinforce the Sustainable Landscape Design Principles, outlined in the Sustainable Guidelines of the Pitt Sustainability plan. The IMP Goals are listed below:

- Protect trees identified to remain during new construction, renovations, infill development, and greenfield construction
 - Tree roots, trunks, and canopies should be well outside of the limits of development
 - Tree protection fences should be utilized around the trees predicted root zone extents
 - Construction entrances should be planned to avoid tree stands
- New site designs should consider pervious or permeable pavements to promote extended root systems for trees
- Landscape designs should locate shade trees away from paved surfaces to encourage maturation of tree heights and canopies
- Partner with Oakland community and groups to replant street trees
- Provide tree wells with a minimum area of 30 SF and a minimum width of 3', additional SF to be evaluated based on specific location
- Monitor health of significant trees on campus
 - Utilize GIS data to identify trees susceptible to current and possible diseases, pests, and fungi
- Proposed treatments for trees that are in poor health
- Remove trees if diseases are highly contagious
- Plant new shade trees at a spacing that factors in mature canopy size
 - Trees will compete for root and canopy space if planted too close together
- Require designers to maintain a percentage of tree cover within future RFPs
 - RFP should reference the Landscape Sustainability Guidelines and the IMP Environmental Protection section
 - Designers should be required to preserve a minimum percentage of existing canopy and propose a percentage that aligns with the goal of increasing net tree canopy









Tree species were examined in a variety of growing conditions. In order to accurately identify each species, numerous attributes had to be considered including the leaves, bark, fruit, form, and buds.





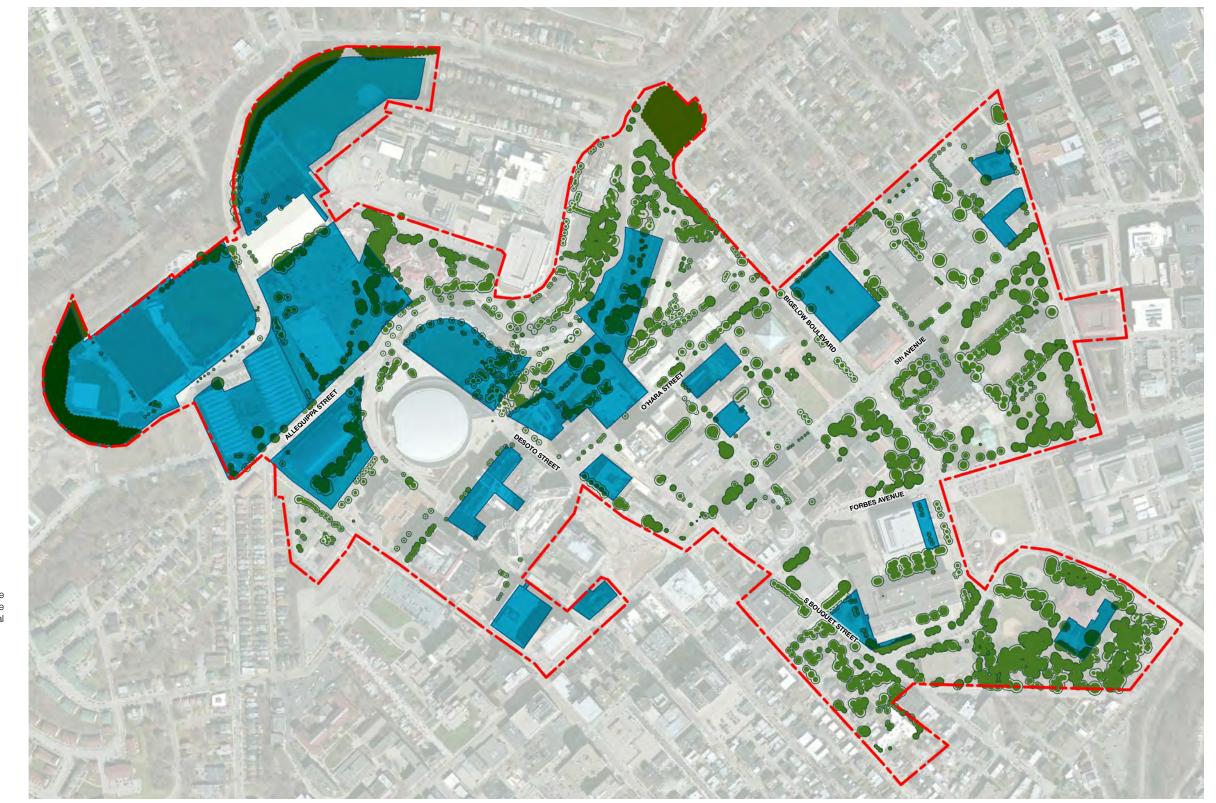


Total Canopy Area: 29.95 Acres
Total IMP Environmental Study Area (Without Public Streets): 177.4 Acres
Existing Tree Canopy Coverage =16.8%

Some canopy coverage was calculated using aerial mapping. These trees are noted on all of the tree canopy maps.

EXISTING TREE CANOPY

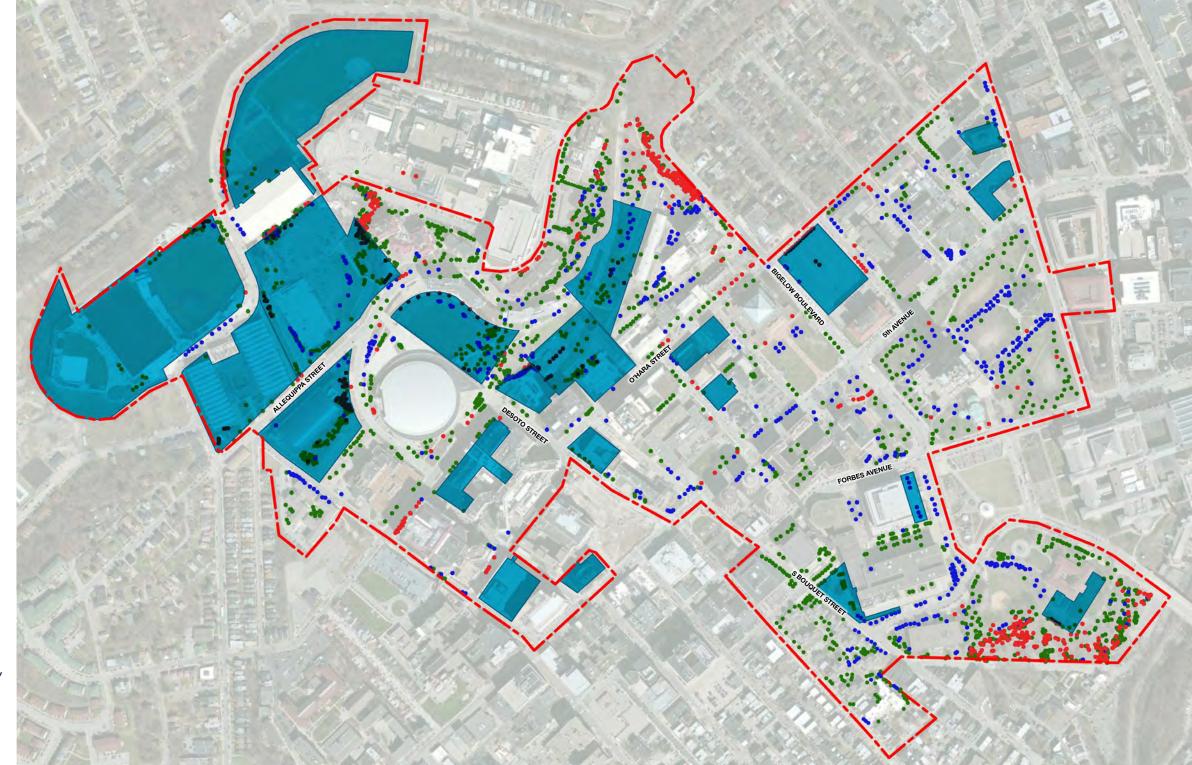


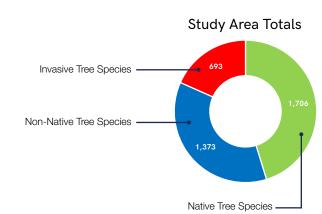


This map is provided to illustrate the overlap of focus areas and existing tree canopy. Development sites will not necessarily impact tree canopy. Future projects within development sites will evaluate the impacts to environmental goals.

DEVELOPMENT SITES OVERLAY - TREE CANOPY

IMP Environmental Study Area
Ten-Year Development Sites
Existing Tree Canopy
Aerial Located Canopy
Ten-Year Development Sites





DEVELOPMENT SITES OVERLAY - NATIVE, NON-NATIVE, AND INVASIVE TREE SPECIES

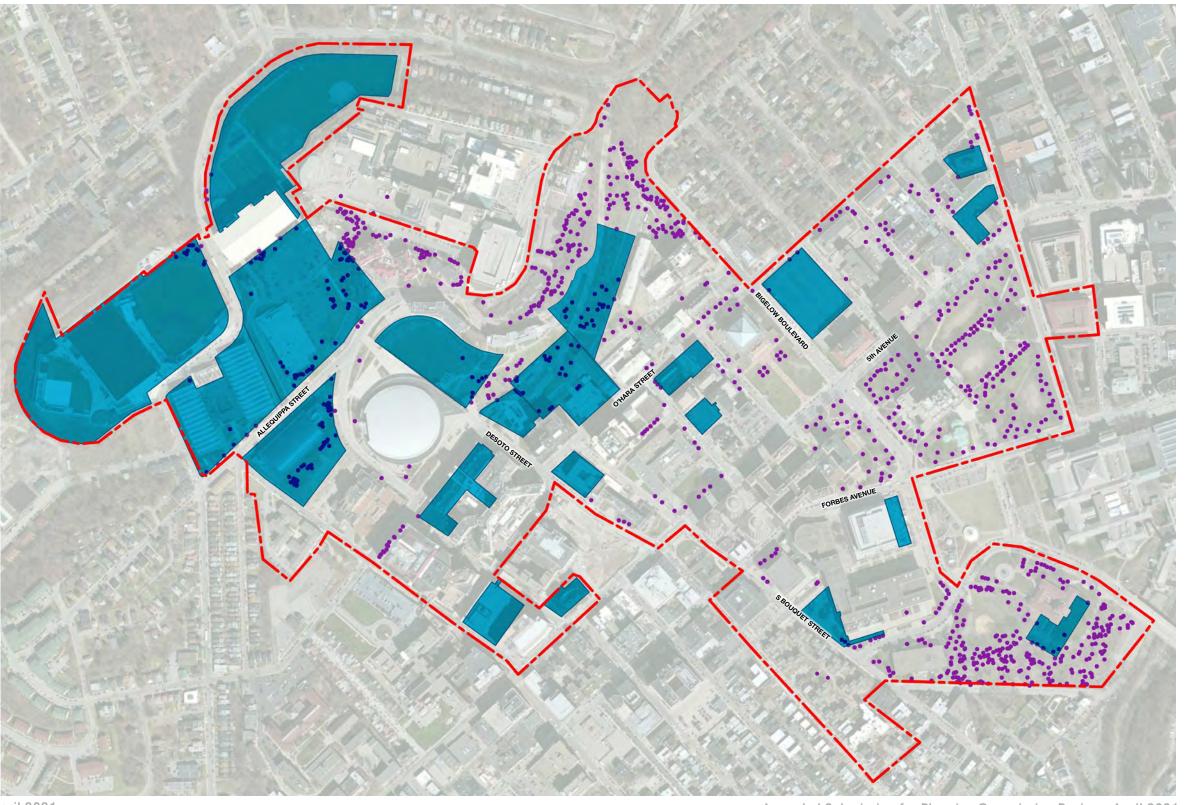
IMP Environmental Study Area
Ten-Year Development Sites
Native Tree Species
Non-Native Tree Species
Invasive Tree Species



Significant trees are defined as trees that exceed 12 inches DBH. City of Pittsburgh Zoning requires that all trees over 12 inches that are removed from a property are replaced inch for inch on the same site.

DEVELOPMENT SITES OVERLAY -TREES OF SIGNIFICANCE

IMP Environmental Study Area
 Ten-Year Development Sites
 Tree Species with DBH >12 Inches



Tree Canopy Constraints within the IMP Environmental Study Area

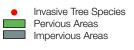
The majority of the University's campus within the Environmental Study Area is comprised of buildings, streets, and pavement. The likelihood of these impervious surfaces decreasing significantly over the next ten years is low, but there are still possible locations next to pavement where trees can be planted. Development will most likely take place on greenfield or grayfield sites. Grayfield sites include previously developed, outdated and/or underutilized sites. Most existing buildings on campus will not be demolished in the foreseeable future, thus tree canopy will not dramatically increase on previously developed sites. Preserved and proposed tree canopy will mostly be limited to areas that are pervious and will feasibly remain pervious for the next 10 years. If greenspace continues reducing, the University will consider soil cell systems under impervious surfaces. These systems can encourage extensive root growth which can effectively increase the size of tree canopies.

Tree canopy is not all the same quality. As seen on the map to the right, many areas of coverage are inundated with invasive tree species. The most concerning invasive trees are the species that exist in naturalized areas. Gradual removal of invasive species and replacement of native species should be considered as future projects develop on development sites. Adjacent and off-site remediation should also take place to encourage a healthier canopy.

Total Canopy Area: 29.95 Acres
Total IMP Environmental Study Area: 177.4 Acres
Existing Tree Canopy Coverage =16.8%

EXISTING TREE CANOPY - AREA CONSTRAINTS







Despite limited available greenspace, there is potential for future tree canopy growth. The total surface area of existing canopy is approximately thirty acres. The total proposed potential canopy areas amount to 1.30 acres. The proposed additional canopy area will increase coverage from 16.8% to 17.6%, which represents a 4% increase. Several factors must be considered before assuming that space is available for additional trees.

Shade trees can grow an average of 40-60 feet wide and 60-100 feet tall over their lifetime. When a shade tree is planted, it is usually 8-12 feet wide and 12-14 feet tall. Shade trees provide some of the best functional aspects for a site. They are utilized for their dense and wide branching structure that can obscure UV spectrum light. Their leaves filter the air by intercepting pollutants and particle debris. They can remove large quantities of stormwater from the ground using their extensive root systems while also surviving extended droughts. Their canopy also creates a barrier for precipitation and reduces the heat island effect of urban communities. When used appropriately, shade trees can be a direct economic benefit by reducing heating and cooling costs and increasing property values.

While larger trees provide numerous benefits, they also have drawbacks. They require more maintenance as they age, their large canopies can block views, and they require more space to grow. The yellow dots on the map indicate potential areas for trees to be planted in the future to increase the overall canopy within the Environmental Study Area. The trees are arranged by following certain criteria. The trees are planted with space to account for a variety of species and for the average mature spread of a shade tree. There are many locations throughout the study area that would accommodate narrow formed trees better. This would need to be examined on a case-by-case basis. Existing trees, especially those that are middle-age, should have exclusive space to expand their canopy. Many proposed trees are staggered to mimic existing woodland conditions and utilize space more efficiently.

Trees are not proposed in areas that are expected to have heavy development. This includes the future athletic complex adjacent to Allequippa Street. Historic and culturally sensitive areas will require additional outreach and coordination, but these are potential areas for significant future canopy growth. These lawns require some of the most intense maintenance. Rooftops that are currently fitted or will be fitted with greenroofs are another potential area to create canopy. Special considerations and planning must accompany potential rooftop tree plantings, but this is a possibility.

Several private and public streets are also envisioned with additional street trees. Tree canopy along streets could be incorporated into future BMPs, enhance views, and provide areas of refuge in warmer months. The Pitt Sustainable Landscape Guidelines outlines Landscape Typologies which provides contextual guidelines for each distinct area within the Oakland Campus. These standards are an important reference to consider for future tree placement. The University has also initiated a Campus Tree Advisory Committee to oversee the long term preservation and expansion of tree canopy.

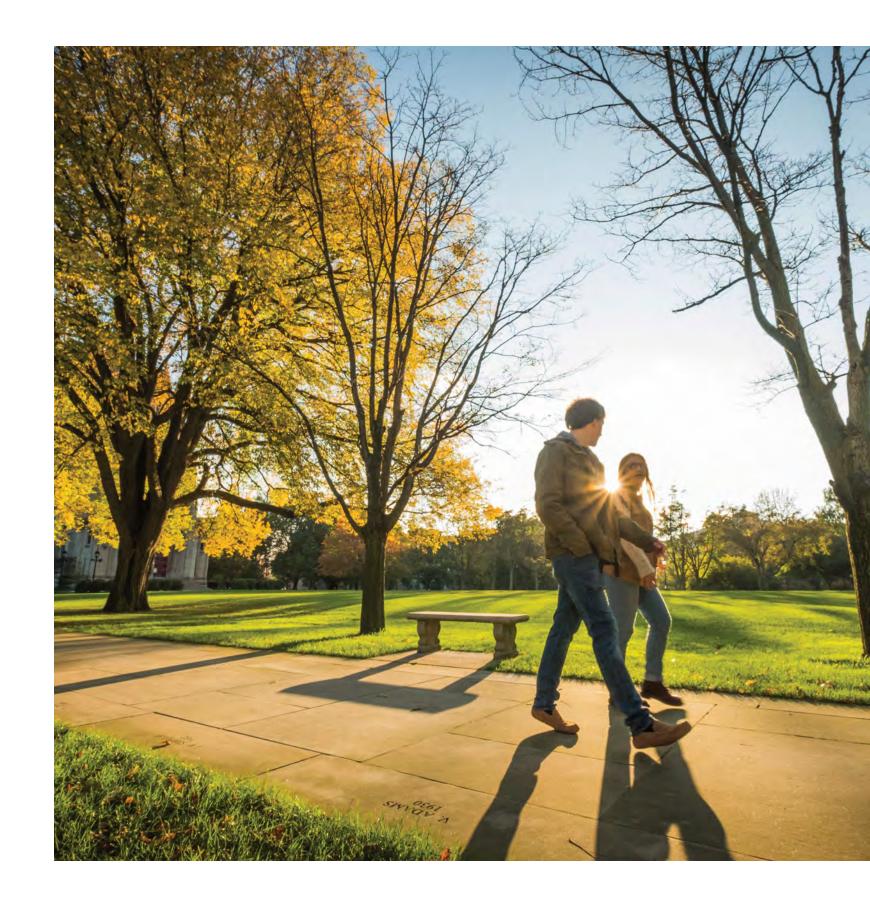
Any University investment in trees within the public realm, beyond site specific development requirements, will be applied toward the University's tree canopy goal.

Reforestation: Tree Replacement and Slope Revegetation

The University intends 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 as an acceptable alternative compliance approach
- The University will work with the City to identify appropriate areas for tree mitigation, such as areas that are deficient or that can address urban heat island
- Creation of a "Tree Mitigation Bank" as an acceptable alternative to paying into the City's tree fund for on-site tree

Additional information may be found in Appendix A16.0.





Total Existing Canopy Area: 29.95 Acres = 16.8% Proposed Additional Canopy Area: 1.30 Acres Total IMP Environmental Study Area: 177.4 Acres

Potential Tree Canopy Coverage =17.6% (29.95+1.30) ÷ (177.4)

EXISTING TREE CANOPY POTENTIAL CANOPY INCREASE

IMP Environmental Study Area
Existing Tree Canopy
Projected 10-Yr Canopy
Aerial Located Canopy

Conceptual Tree Placement
Pervious Areas
Impervious Areas
Opportunity Tree (Non-Pitt
Property)

7.2.5 Recommendations for Lawn Replacement

Open lawn areas are a nostalgic characteristic of college campuses. Quads date back to the University of Virginia in Charlottesville, where Thomas Jefferson's lawn was a central spire for cross-disciplinary exchange. Today, greenspaces have become ubiquitous on college campuses. While they may be designed for a similar purpose to Jefferson's lawn, they also encourage non-sustainable practices. There is a high cost associated with maintaining large turf areas.

In northern states, where outdoor lounging may be limited to a few critical months, designed greenspace should be more thoughtful and limited. When large areas are intended to highlight views, native grass species can be planted with less mowing throughout the growing season. Monumental views can be improved by introducing new species with diverse color palettes. Areas for outdoor sports and activities can remain, although, underutilized adjacent lawn space can be converted to native habitats.

Ecological diversity can also be a large factor with lawn replacement. Meadow grasses, perennial wildflowers, and groundcovers provide a more suitable environment for a variety of species to thrive. Many of these species are pollinators. Bees, butterflies, hummingbirds, and other species are required for transferring pollen between plants. Pollination allows flowering plants to thrive and the process helps feed birds and other wildlife. Pollinators are showing signs of decline due to a variety of causes including the use of pesticides. Reducing heavily maintained turfgrass with pollinator habitats will help bolster this vital process.

The map on the following pages highlights specific lawn areas within the core campus that could potentially be converted to a native grass mix. These areas are not exact boundaries that can be quantified. Significantly large lawn areas on University of Pittsburgh's campus are typically adjacent to iconic buildings. These spaces are well manicured and create a distinct sense of place. These lawns also attract heavy use and this can be identified by their consistently stressed look on aerial photography. Overall, these turfgrass lawns should remain manicured, preferably without the use of herbicides. In some instances, overly expansive open lawns should be considered for additional plant species, be that shrubs, meadow grass, or perennials.

Secondary lawn spaces, on the other hand, should be evaluated to determine their frequency of use, cost to maintain, and cultural significance. These areas can be reverted back to native meadows which require only periodic maintenance, improve stormwater interception, and enhance local ecology. The University's goal is to achieve a 15% total reduction of turfgrass within the Oakland IMP Boundary. Each reduction area is only a small portion of the overall turfgrass surface within the University's core campus. Additionally, future development will continue to eliminate greenspace on campus. Incorporating more native meadow space will be a challenge when greenspace becomes more of a premium, but it is a vital component to the health of the community.





Lawn Reduction Exhibit

Small areas throughout the core campus make up a large portion of turfgrass coverage. These areas are much harder to maintain than the open lawns. The University's campus is largely located on slopes that exceed safe access for lawn vehicles. Converting steep terrain to a native meadow grass variety would reduce mowing costs significantly. Seasonal color of meadow grasses and wildflowers would bolster view corridors and add to the aesthetic quality of the campus.



POTENTIAL LAWN REDUCTION AREAS



University of Pittsburgh Institutional Master Plan

7.0 | INFRASTRUCTURE PLAN

37.0 | INFRASTRUCTURE PLAN

7.2.6 Public Area Enhancements

The University shares its campus with the Oakland community. Many areas already exist that are well developed and open for public use. The Cathedral of Learning offers a large area of greenspace that can be used as cut-throughs and small gatherings. The Cathedral lawn has adapted its walkways to accommodate popular routes through its spaces.

Landscaping, outdoor seating, and public art are examples of public realm enhancements. When pedestrian paths bisect large city blocks, they create safer and more efficient routes for multimodal travel. Oakland's blocks are not highly segmented due to the neighborhood density and topography. Though the blocks are large, there are numerous pedestrian routes that serve as cut-throughs.

It is important to create pathways that feel safe and are highly visible. When pedestrian linkages are poorly integrated, they do not encourage people to use them daily and can become forgotten spaces. Posvar Hall's courtyard space is a highly utilized area. It is accessible, open, shaded, and has a variety of furnishings. The area under the building skyway is shaded and protects from precipitation, though it feels closed off and not part of the courtyard. The area adjacent to Bouquet Street, essentially one of the two entrances to the through-way, is even less vibrant. The scale and architectural style of Posvar Hall makes the plaza feel small. There is little shade, and few comfortable seating opportunities. The entry sequence is much different from Schenley Drive and the space does not feel as visible or as safe.

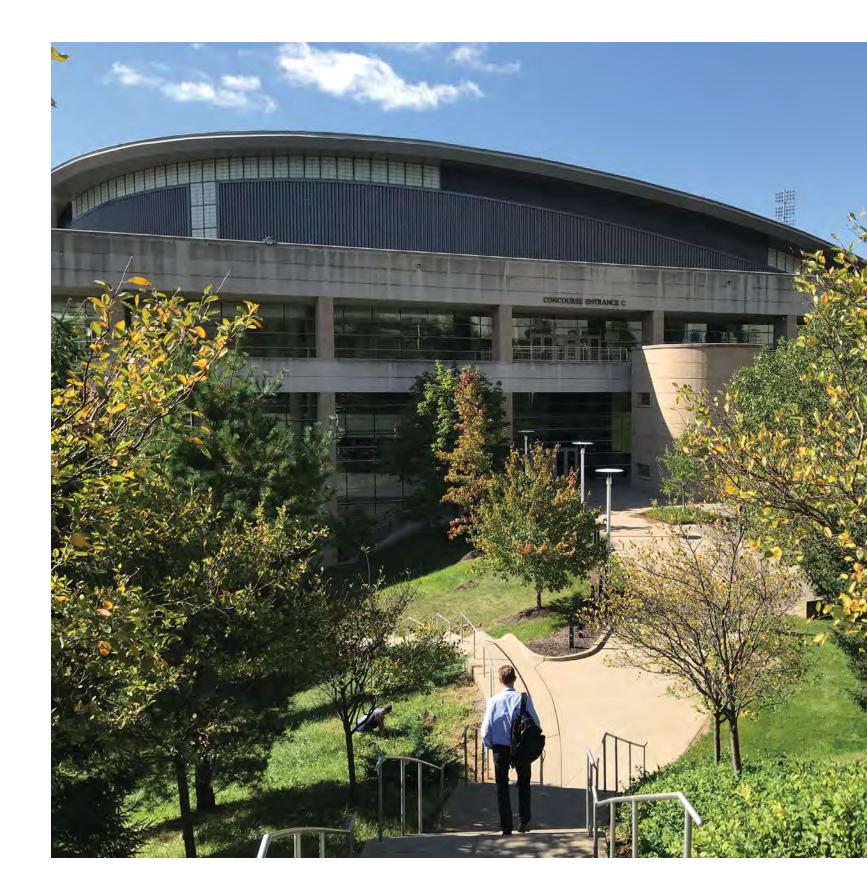
It is important to create a sense of intimacy within a space without closing it off visually to encourage more use. No matter the number, pedestrian routes are not successful unless they encourage positive interruptions in travel and cause people to observe or interact with spaces. These interruptions can be caused by interesting public art, comfortable and diverse furnishings, or shaded refuge.







The images above depict the sequence of walking through Posvar Hall's linked courtyard spaces.



The University is committing to enhancing these open space commitments by setting a goal to make or improve Public Realm Green Spaces (PRGS's) as a part of the IMP.

PRGS establish a sense of place and are characterized as open spaces that are publicly accessible and open at reasonable times, frequently serving as a circulation path, having public realm elements such as seating & landscaping and being of high quality at a variety of scales. They would include accessible areas employing universal design principles. In establishing a sense of place, these spaces are human-engaged and include biophilia principles with sustainable landscapes and are inclusive of reforested areas, bioswales, rain gardens, and other similar strategies that can serve to address both storm water functions and the enhancement of the aesthetic quality of the public realm.

Common Space Legend



Greenway/Greenspace



Gathering/Seating



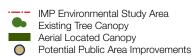


Streetscape Improvements

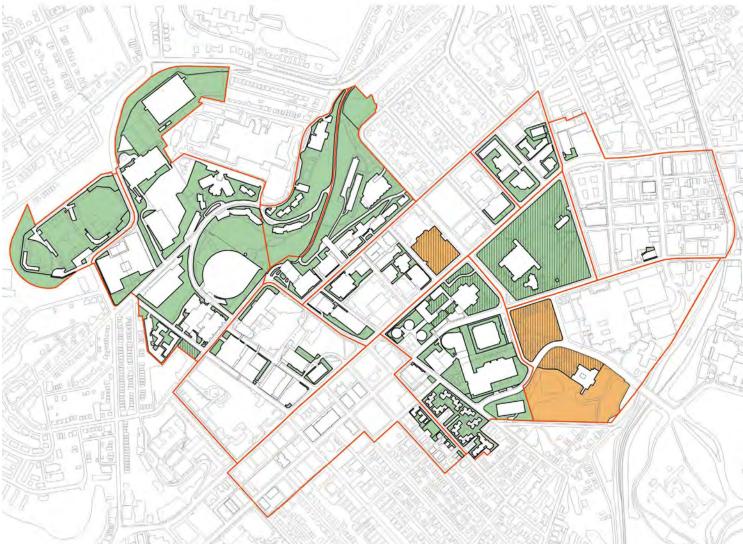


Pedestrian Connection

SAMPLE PUBLIC AREA IMPROVEMENT SITES







EXISTING OPEN SPACE

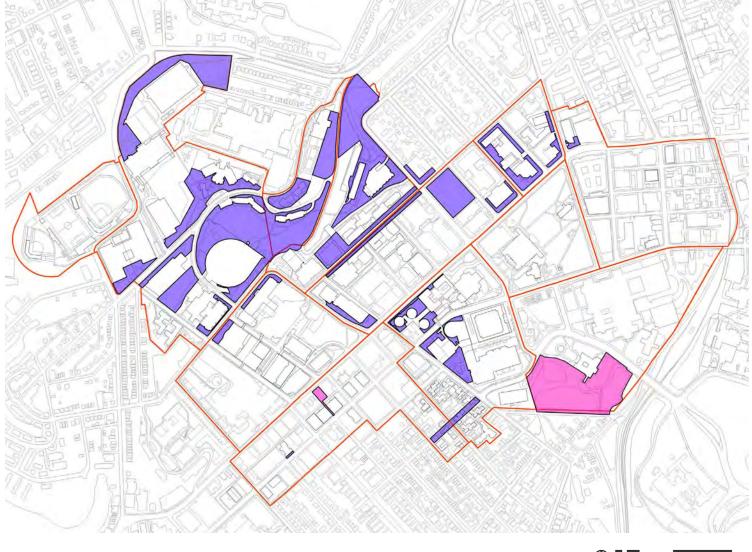
EXISTING PITT OPEN SPACE (Approximately 79.7 Acres, incl. Pitt Public Realm Green Spaces)
191. Open Space means that portion of a lot which is not occupied by buildings,
parking areas, driveways, streets or loading areas,
EXISTING PITT PUBLIC REALM GREEN SPACES (Approximately 14.0 Acres)

EXISTING OPEN SPACE (Approximately 12.7 Acres, incl. Public Realm Green Spaces)
EXISTING PUBLIC REALM GREEN SPACES (Approximately 7.3 Acres)

IMP BOUNDARY

The University has approximately 150 acres of land, inclusive of buildings and building sites, approximately 80 acres of which is open space. Of this 80 acres, 14 acres is PRGS. There is an additional 20 acres of open space adjacent to campus but not owned by the University, 7 acres of which is PRGS.





POTENTIAL PUBLIC REALM GREEN SPACE

POTENTIAL PITT PUBLIC REALM GREEN SPACES (Approximately 37.8 Acres)

POTENTIAL PUBLIC REALM GREEN SPACES (Approximately 8.0 Acres)

Will require development agreement with land owner.

IMP BOUNDARY

There is an additional 38 acres of Pitt land and 8 acres not owned by the University that could be developed to be PRGS. Some of the Pitt property will be future campus development that could include PRGS.



The University will measure its contribution to PRGS's over the 10-year development period reporting on campus developments as sites are developed. Currently, the University has 53% of its land in open space, 9% meets the PRGS standard. The University is committed to increasing its PRGS to 15% of its current acreage, including improving where permissible, other land shown and improving existing open spaces to the PRGS standard.



The aerial above depicts the intersection of Bigelow Boulevard, Parkman Avenue, and O'Hara Street. While this is not the case for all intersections, this is a good example of limited public realm within a block radius. Each building and parking lot are built to the maximum allowed envelope which restricts public use to the streetscape. There are few street trees along either road and no visible furnishings to create positive interruptions in pedestrian travel.

If this intersection were improved, several elements would add vibrancy, character, and functionality to the pedestrian route. The image on the following page shows a conceptual building taking the place of the surface parking lot. When a monumental architectural scale is utilized, it is important to create a transition back to human scale. Setbacks, plantings, and architectural articulation can be methods to preserve the human scale.

Sculptures can be helpful wayfinding objects and encourage gatherings. Seating opportunities are a vital aspect to public enhancements. The arrangement and diversity of furnishings all factor into the success of a public space. Typically, movable furnishings offer the greatest benefits to a space because they encourage flexible use.

Proper landscape design techniques can also heavily impact the perception of a space. Locations that offer shade, views, and an appropriate level of diversity can see increased use. Street trees should be planted wherever possible. When street trees are utilized appropriately, they separate pedestrians and vehicles, provide shade to encourage longer walks, and soften urban environments.



Common Space Legend



Greenway/Greenspace



Outdoor Gathering/Seating



Placemaking/Landmark



Streetscape Improvements



Pedestrian Connection

7.3 Campus Energy Planning

The University's Comprehensive Energy Master Plan and Energy Conservation Plan, completed in 2018, documents existing conditions of heating, cooling, electricity, water and stormwater systems. The Energy Master Plan also identifies deficiencies and articulates recommendations to support the existing campus and the anticipated growth. The Energy Master Plan provides one approach to diversifying the technologies of the University's district energy systems that would create a platform for future technology innovations; the objective of eliminating waste heat is core to the approach. In better understanding the Energy Master Plan at the building and district scale (as well as the interaction between the two) the university and its partners can move forward via a number of future scenarios to curb costs and emissions while enhancing delivery of reliability of energy to our building stock.

As a part of the Pittsburgh 2030 District, the University's energy goals and aspirations, as documented in the Pitt Sustainability Plan, include the following:

- Strive toward climate neutrality, with a goal to reduce GHG emissions by 50% by 2030 from 2008 baseline.
- Produce or procure 50% of the University's electric energy portfolio from renewable resources by 2030.
- Achieve 2030 Challenge goals of 50% reduction below the national average in energy use intensity (consumption per square foot) by 2030 (from 2003 baseline) and establish design standards and operational practices to achieve them.

In addition, the University is a partner in the recently convened Oakland Energy Planning Stakeholder Group and is committed to working with City and others toward a common goal (not yet identified); identifying shared areas of opportunity. As that work proceeds, the stakeholder group will collectively identify funding sources and partnership investment strategies.

Appropriate investments are being made to upgrade aging energy infrastructure at both a building and campus scale to reduce greenhouse gas emissions. Rooftops are and should continue to be evaluated for their potential contributions to onsite renewable energy generation.

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. It will account for 15% of electric usage. 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).

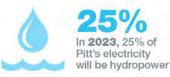
The ability to apply the renewables toward the on-site goals was based on three key factors: the new hydro facility is less than five miles from the University's main campus, Pitt is the sole off-taker of both electrical and environmental renewable attributes for a minimum of 20 years, and Pitt also will have an on-site learning center at the property to be used for research, educational, and engagement 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.

Hydropower for Pitt



The hydropower plant will produce enough electricity each year to power the Cathedral of Learning 10 times over.

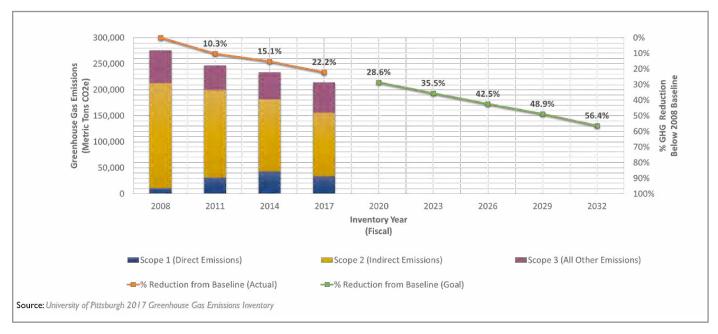






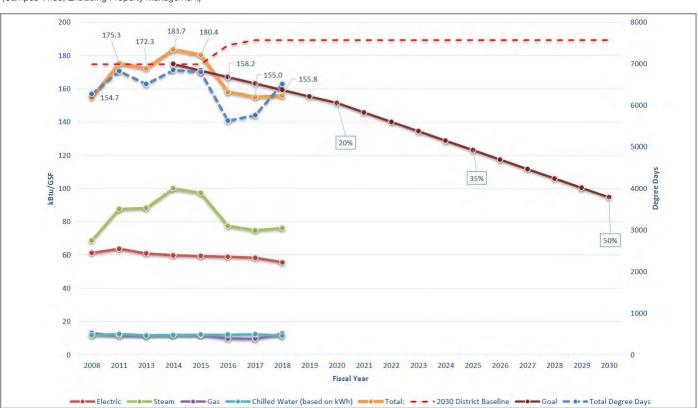
Rye Allegheny Lock Dam Substation Rendering

Pitt Greenhouse Gas Emissions



Campus Energy Consumption/GSF - 2008+

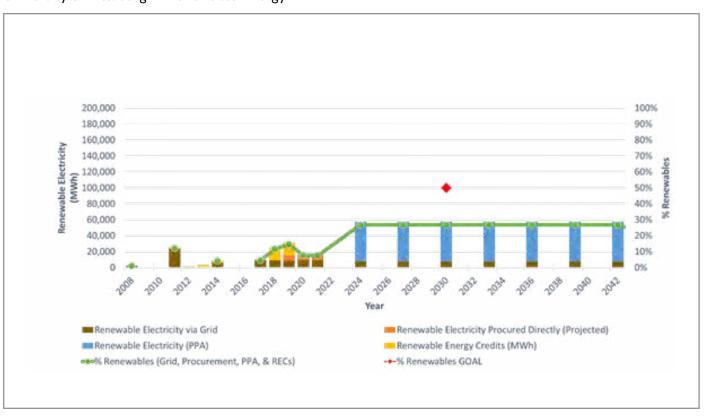
(Campus-Wide, Excluding Property Management)



University of Pittsburgh - Aggregate Energy Report



University of Pittsburgh - Renewable Energy



7.4 Stormwater Management

7.4.1 Goals of Stormwater Management

The intensity and frequency of storms has increased in recent years. The changing volume of rain events will require significant stormwater upgrades to prevent continual damage to property. In order to understand the limitations of the existing utility infrastructure and plan for future improvements, the University is completing a Stormwater Management Masterplan for the Oakland campus. The Stormwater Management Master Plan will study stormwater impacts within the Environmental Study Area. The overall area will be divided into watershed districts that are strategically defined by geographic and topographic characteristics. This plan will aim to increase overall campus resiliency and clarify necessary improvements to stormwater infrastructure. The outcome of the Stormwater Management Master plan will result in potential enhancements for not only the University, but for the Oakland Community, and the City of Pittsburgh.

The University of Pittsburgh is an urban campus constrained by Pittsburgh's surrounding street grid. It has limited open space and existing stormwater management facilities. Nearly all the campus development and infrastructure were constructed prior to the enactment of updated stormwater management and water quality regulations as of March 20, 2019. These revised regulations require permanent detention for one inch of stormwater. Capturing the first inch of rainfall depth during a storm event reduces the speeds at which stormwater runoff enters streams. The complete regulations can be found in Title 13, Chapter 1303, Section 3 and 4 in the Pittsburgh Zoning Code.

The IMP Environmental Boundary encompasses approximately 177 acres of land. The area within the boundary was analyzed using GIS and aerial technology to determine the current acreage of impervious surface coverage. The areas of pervious and impervious coverage are illustrated on the following map. The pervious areas are shaded green and the impervious surface areas are shaded gray. The amount of pervious area is approximately 65 acres and the amount of impervious surface area is approximately 112 acres.

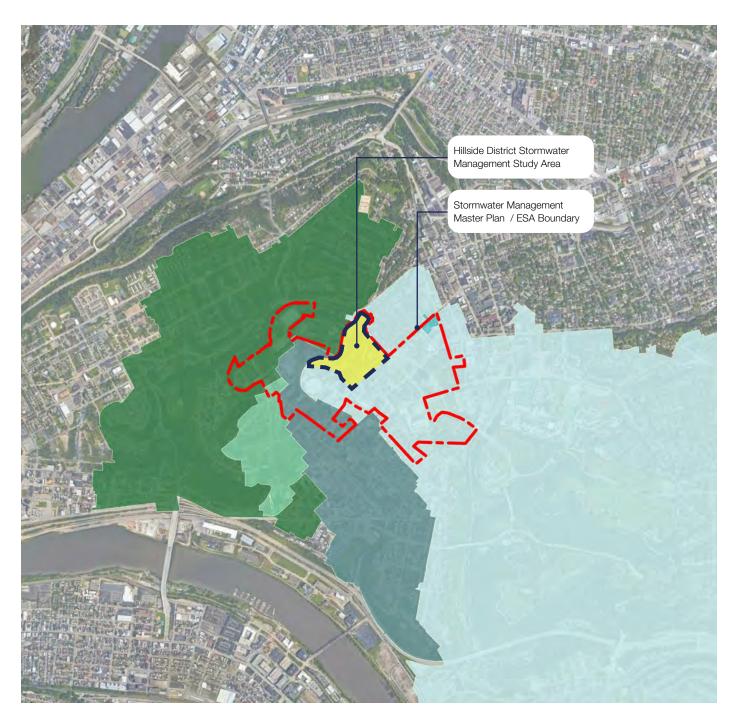
The University's core campus drainage area is divided into the Junction Hollow and Soho Run combined sewer overflow watershed. Existing Green Infrastructure consists of a variety of Best Management Practices (BMPs), such as green roofs, rain gardens, and detention and retention tanks.

The long-term goal for stormwater management will be to meet the rate and volume requirements in the City of Pittsburgh's Stormwater Management Code and the Pennsylvania DEP's Stormwater BMP Manual for future development projects. The City's objective is to maintain or decrease the post-development runoff volume for all storm events equal to or less than the two-year, twenty-four hour rainfall. This requirement aims to permanently remove all runoff flow from at least the 95th percentile storm event. The existing runoff volumes for the 2-year/24-hour storm event are calculated using Volume Control Guideline 1 in the Pennsylvania DEP's Stormwater BMP Manual. The guideline requires that existing non-forested pervious areas be analyzed as meadow in good condition and that 20 percent of existing impervious surface areas are considered meadow in good condition. As development occurs over the campus and new impervious surface areas increase the runoff volume, green infrastructure will be developed to offset these increases

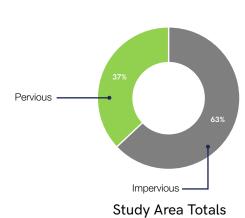
In addition to meeting the City's requirements, the 2018 Pitt Sustainability Plan set goals to decrease its stormwater impacts. The University of Pittsburgh aims to decrease total impervious surfaces by 20% and to divert 25% of stormwater to green infrastructure, BMPs, and water re-use systems. This can be achieved through water reuse, detention, and retention structures. The University is currently involved in planning discussions with The Pittsburgh Water and Sewer Authority (PWSA) to explore regional detention opportunities.

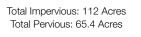
The IMP strives to expose the impacts of stormwater and offer recommendations for future success. The IMP will:

- Identify existing drainage areas on campus as determined by PWSA
- Map impervious/pervious surface coverage areas on campus
- Locate existing Best Management Practice (BMP) structures within core campus
- Define Opportunity Areas within core campus for future BMP structures



The map above depicts Pittsburgh Water and Sewer Authority's watersheds that exist within the Environmental Study Area. The University's Stormwater Management Master Plan will be studying the existing conditions of stormwater utilities within the Environmental Study Area. The Environmental Study Area will be comprised of several districts to allow for more in-depth analysis of stormwater impacts. The Hillside District extents are shown within the Environmental Study Area.





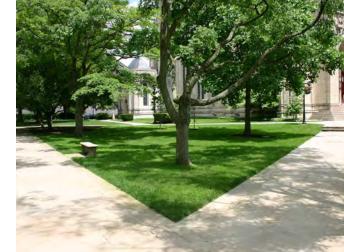
IMPERVIOUS AND PERVIOUS AREAS

Pervious Areas
Impervious Areas









The University of Pittsburgh is a heavily urbanized campus that spans significant topographic change. Despite the constrained footprint, the University still manages to maintain substantial view corridors and pedestrian thoroughfares. Development footprints are mostly limited by existing buildings and culturally significant landmarks. Impervious surfaces include buildings, paved surfaces, and artificial turf facilities. Pervious surfaces are typically characterized by native woodlands and planted areas. If an area is pervious, it has a direct connection with native soil and allows stormwater to infiltrate into the soils. These images depict the variety of paved surfaces and greenspace within the core campus.









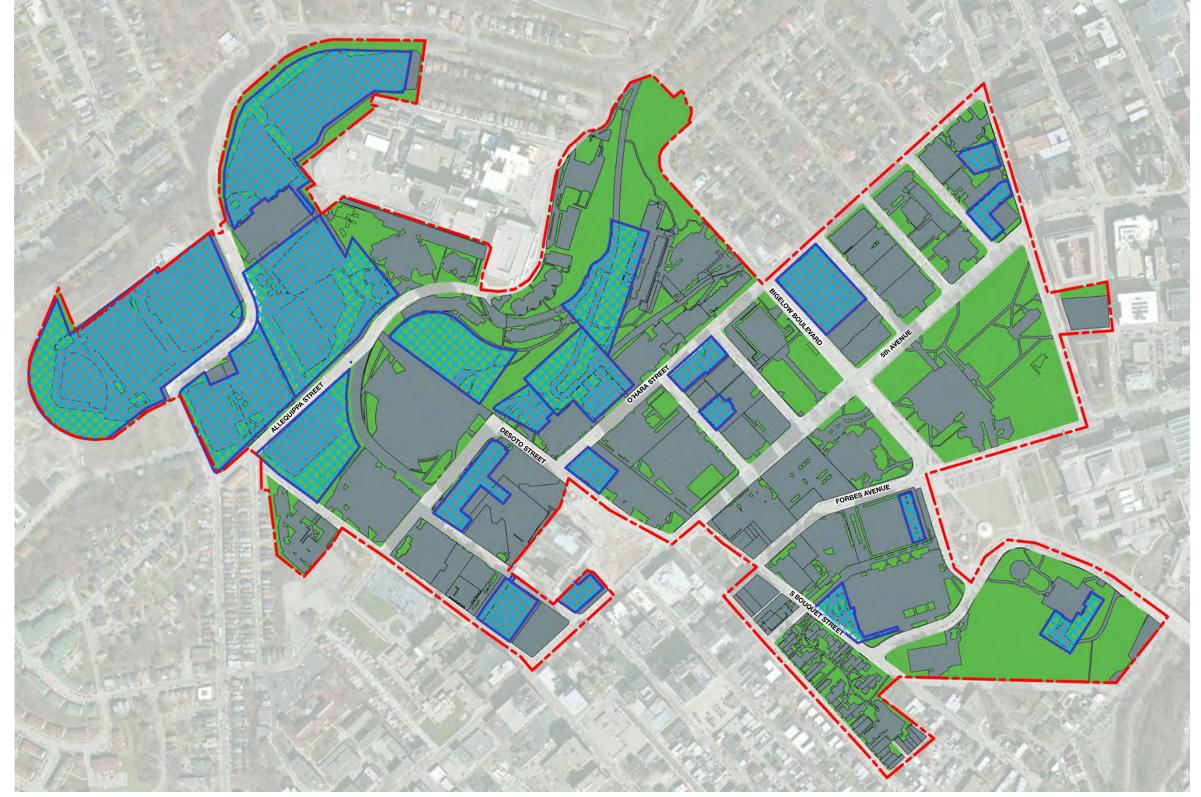
7.0 | INFRASTRUCTURE PLAN

7.4.2 Impervious and Pervious Impacts to Stormwater on Campus

The ten year development sites have the potential to dramatically change the physical makeup of the University. Each one of these sites presents opportunities to create healthy and sustainable places. The introduction of more impervious surfaces is inevitable. Buildings and paved surfaces often offer many benefits to students and increase the University's teaching and research capabilities. Future development should be balanced with adequate greenspace. Actions to maintain and enhance greenspace will need to occur in order for the University to ultimately meet their stormwater goals.

Most ten-year development sites envelop areas that are already highly impervious. Future projects within these development sites should explore methods to reduce impervious surfaces while providing a high-quality user experience. Two case studies are briefly described on the following pages. Best practices have been incorporated into both of the designs that succeed at reducing stormwater runoff in proven BMP structures. In order for designs like these to occur, impervious surface impacts to stormwater must be incorporated into RFPs and be a guiding force in the design process.

A land coverage worksheet has been developed and included in this section of the IMP. The worksheet should be maintained by the University's facilities' staff and their consulting engineers.



DEVELOPMENT SITES OVERLAY -IMPERVIOUS AND PERVIOUS AREAS

.___ IMP Environmental Study Area Ten-Year Development Sites Pervious Areas

Case Studies

Scaife Hall

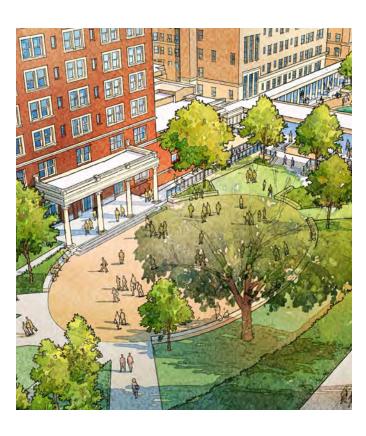
Scaife Hall is currently being designed with a significant upgrade to its interior and exterior. The streetscape was designed specifically to collect and store stormwater from roof runoff. The primary roof drains are designed to convey water to the uppermost planter as a rain garden. Each planter overflows into the next when full. In a storm event, if planters filled to capacity, they overflow into a yard drain at the bottom of the site on Lothrop Street. This design will reduce the overall impervious surface within the project area. In addition to a rain garden, a green roof will be added to the building and contribute to water quantity and quality control.

This project is ongoing and is subject to change.



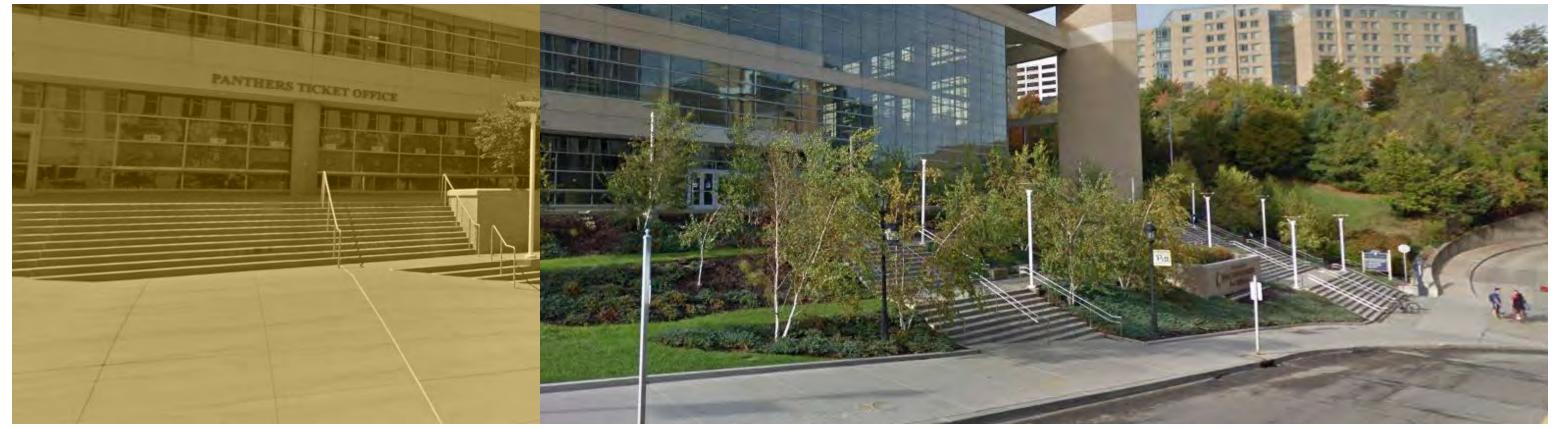
William Pitt Union

The William Pitt Union passenger loading area and plaza will be updated with a new design. The area will include a new oval plaza comprised of pervious pavers for student passive activity space. In addition to this, several rain gardens are proposed to collect stormwater from the project area. Unlike Scaife Hall, William Pitt Union is located on relatively flat terrain and at a lower elevation. Larger project sites similar to William Pitt Union will have the opportunity to slow and capture a large volume of stormwater. Identifying these opportunities will become crucial in years to come.









Left Image: Peterson Event Center in 2011. Right Image: Peterson Event Center in 2017. Concrete pavement and concrete steps were converted to landscape and planted with high functioning plants.

Recent Efforts to Reduce Impervious Surfaces

Stormwater interruption and infiltration can be achieved by simply removing existing hardscape from campus. Walkways are typically oversized around sports complexes to allow for the flexible movement of pedestrians. This is also a precaution so that during emergencies people can evacuate quickly. These areas can quickly become unnecessarily dominated with paved surfaces. Flexible movement and safety can still be achieved with clear sight lines and pedestrian pathways away from the building. Replacing pavement with landscaped surfaces also can help remove awkward grade transitions and create opportunities for ADA accessible routes.

Urban campuses are also challenged by limited space and landscape cannot always be included on ground surfaces. Green roofs, while sometimes high-maintenance, can offer significant benefits if designed correctly. They also replace unused space with a natural tapestry that breaks up the traditional urban context.



Image: Benedum Hall
A green roof was installed to reduce stormwater runoff, improve building insulation, and mitigate the urban heat island effect.



Image: Sutherland Hall, 2015
Concrete pavement was removed to create plant beds and rain gardens.

BMP Structure Descriptions

The following BMPs are potential stormwater upgrades within the University of Pittsburgh's Environmental Study Area.



Subsurface Infiltration

Description: Collects surface runoff via inlets and stores it below grade in a gravel bed and/or pipes. The outflow from the system is controlled to slowly release the volume over a long period of time. The attenuation of the stormwater runoff promotes infiltration into the subsurface soils below the gravel layer. Percolation through a gravel bed also provides some filtration to improve water quality.

Design Considerations: This BMP is generally installed below parking lots and away from building foundations, under recreational fields or within open space areas.

Operation/Maintenance: Subsurface infiltration facilities generally require less maintenance than other structural BMPs. Maintenance programs typically require a regular schedule of sediment and debris removal. All inlets connected into the facility should be inspected and cleaned a minimum of two times annually.



Bioswales

Description: Bioswales are utilized to disconnect runoff from impervious surface areas and are a conveyance alternative to storm sewers. The advantage of using bioswales in lieu of storm sewers is that the swales slow down the water and allow water to infiltrate into the soils below. Bioswales are also effective at pollutant-removal.

Design Considerations: Bioswales can be used to collect drainage off parking lots or drive aisles. Ideal locations for bioswales are flat areas where the swales can be installed at less than 2% slope. Bioswales should be 2' - 8' wide to spread flow and provide room for diverse vegetation. Check dams can be installed within the swales to provide storage and promote infiltration.

Operation/Maintenance: Bioswales must be inspected after large storm events to correct erosion problems and sediment and debris removal. They must be maintained throughout the year with regular mowing and trimming and restoring channel geometry and vegetation as needed.



Rain Gardens

Description: Rain gardens are a bioretention system consisting of depressed areas within landscaping that collect and filtrate water through soil and gravel layers prior to discharging downstream. Rain gardens are typically landscaped with specialized plantings that soak the water up through the roots and provide evapotranspiration.

Design Considerations: Rain gardens are typically installed adjacent to impervious surface areas to disconnect the runoff from the down stream storm sewer system.

Operation/Maintenance: Rain gardens require annual pruning, weeding, and removal of sediment and debris. The rain garden should be inspected after large storm events for erosion, clogging, and vegetative conditions. Mulch beds should be replaced every 2 -3 years.



Cisterns/Water Re-Use

Description: Cisterns or rain barrels are used to retain runoff that can be reused. The facilities can be either underground or aboveground. The re-use of the water is typically used for irrigation of surrounding vegetated areas or athletic fields.

Design Considerations: These BMPs are typically used to collect roof water, which generally has minimal pollutants compared to runoff from streets and parking areas. Regular reuse of the water is necessary to maximize the storage capacity of the facility.

Operation/Maintenance: The facility should be inspected a minimum four times annually and after storms exceeding 1 inch of rain for any sediment build-up or trash and debris which may clog the system and reduce capacity. Any upstream inlets or gutters should be cleaned four times annually and after storm events exceeding 1 inch of rain needed.





BMP Structure Descriptions

The following BMPs are potential stormwater upgrades within the University of Pittsburgh's Environmental Study Area.



Green Roof

Description: A green roof is a layer of soil media, vegetation, waterproofing, and insulation installed on the top of flat or gently sloped rooftops. Green roofs collect water at its source, slow its release, and reduce volume through evapotranspiration from plants, in addition to mitigating thermal impacts.

Design Considerations: Structural design of the building must accommodate the addition of the facility on the rooftop. Steeper sloped roofs may require supplemental structural stability measures against sliding.

Operation/Maintenance: Vegetated roof systems require a minimum bi-annual inspection of the roof membrane, health of the vegetation, and drainage collection system. Weeding, fertilization, in-fill planting, and irrigation should be completed as needed.



Porous Pavement / Pavers

Description: Pervious pavement or paver blocks consists of porous asphalt, concrete or paver surface underlain with a uniformly-graded stone bed which provides storage volume and promotes infiltration into the underlying soils.

Design Considerations: Pervious pavements are ideal applications for parking lots, sidewalks, plazas, playgrounds, tennis courts, and other similar uses. In addition to capturing surface runoff, area inlets and roof collectors can be connected into the stone bed.

Operation/Maintenance: Pervious pavements are more maintenance-intensive than other stormwater BMP facilities. The pavement surfaces should be vacuumed bi-annually with a commercial cleaning unit. The surface should be inspected after large storm events and any deposited soils should be cleaned immediately. Any inlets or gutters connected to the gravel bed should be cleaned a minimum of 4 times annually and inspected after storm events greater than 1 inch of rain.



Planters/Tree Pits

Description: Planters or tree pits are landscaped islands where runoff can be directed and filtered through the vegetation, soil, and underlying stone.

Design Considerations: Planters or tree pits are ideal for areas adjacent to buildings, along streetscapes, or steep slope areas. An underdrain at the bottom of the system must be able to connect into a nearby storm sewer system.

Operation/Maintenance: The facility requires routine inspection to remove any trash and debris, and upkeep of the plantings.



Detention Tanks

Description: Collects surface runoff via inlets and stores it below grade in a gravel bed and/or pipes. The outflow from the system is controlled to slowly release the volume over a long period of time.

Design Considerations: This BMP is generally installed below parking lots and away from building foundations, under recreational fields or within open space areas.

Operation/Maintenance: Maintenance programs typically require a regular schedule of sediment and debris removal. All inlets connected into the facility should be inspected and cleaned a minimum of two times annually.









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7.4.3 Existing BMP Structures and **Recommendations for Future Low-Impact** Development

University of Pittsburgh has already invested significantly in low-impact development. Greenroofs, rain gardens, and underground infiltration tanks are utilized throughout the Environmental Study Area. These structures contribute to impervious surfaces and stormwater runoff deductions. Most of the BMPs also create amenities for the public.

Greenroofs can improve the aerial views of an urban area. Some greenroofs are also accessible and increase pedestrian activity when space is limited. Barco Law Building has incorporated planting beds on its structure to improve the pedestrian experience. Rain gardens can be designed to appear as natural depressions or geometrical expressions. The Cathedral of Learning rain garden utilizes cast stone walls to contain its diverse selection of planting. The contemporary appearance, along with stone seat walls, can make for a more comfortable setting for relaxation.

Two areas are indicated on the map, but have not been constructed yet. A green roof will be constructed on the Scaife Hall roof and a rain garden will be constructed adjacent to Scaife Hall. The William Pitt Union drive-through will be converted from concrete to permeable unit pavers. It is important to note both of these projects because of their significant size and possible benefits to stormwater management in the near future.

BMP Legend









Porous Pavement/ Pavers

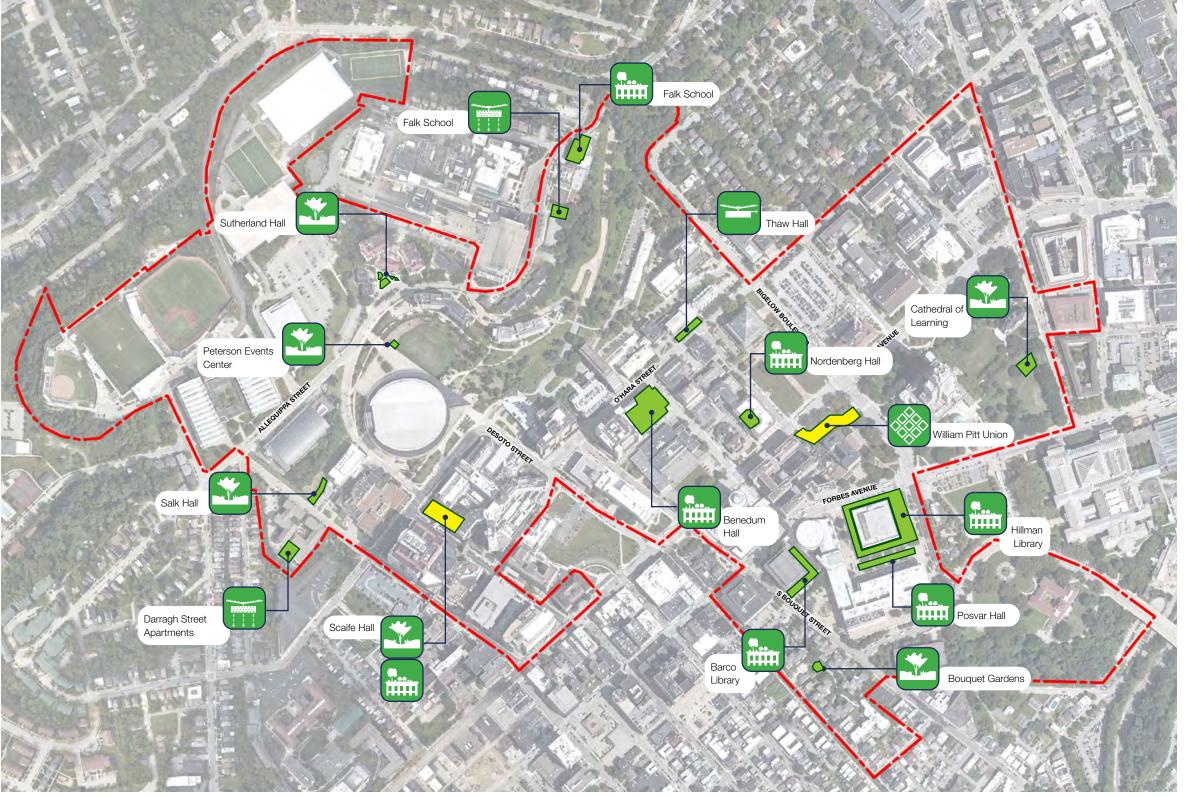


Cistern/Water Reuse

Planters/Tree Pits

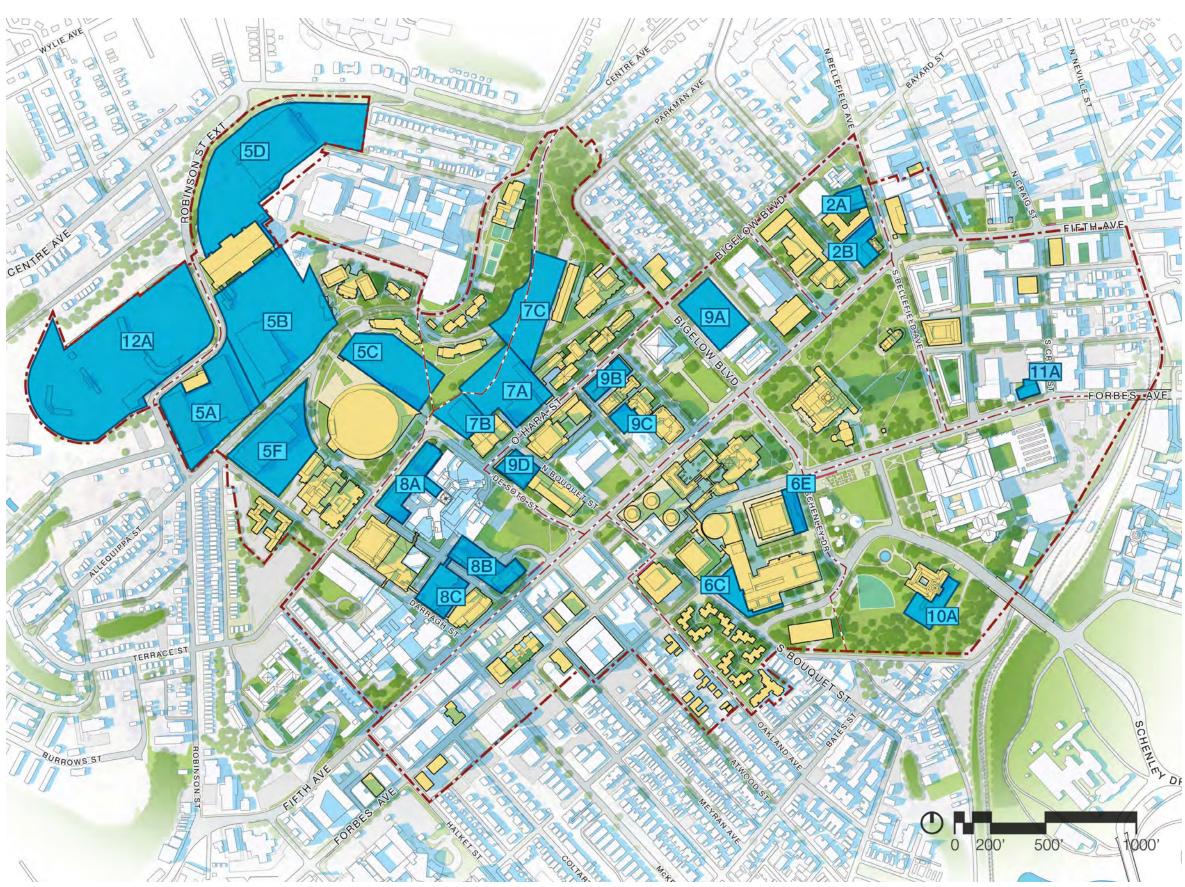
EXISTING BMP STRUCTURES

---- IMP Environmental Study Area BMP Structures Upcoming BMP Structures



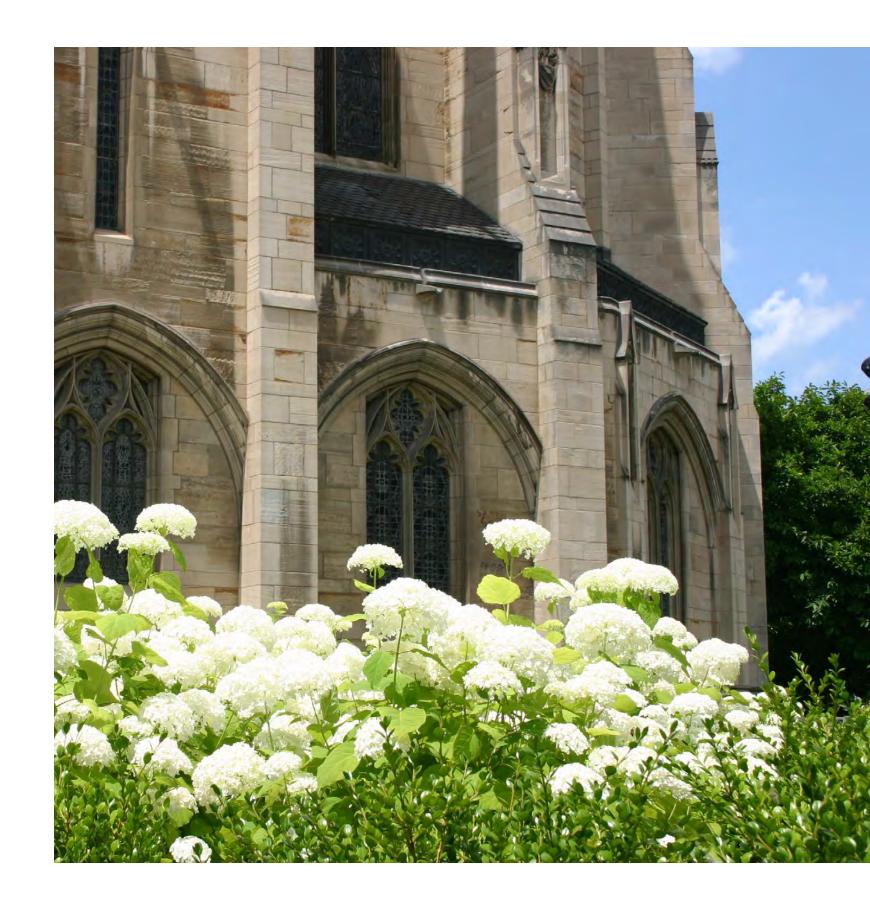
Ten-Year Development Sites

The map to the right identifies the areas of projected improvement over the next ten years. Potential stormwater mitigation within is outlined in the following pages.



		Potential Stormwater Management BMP							
		Subsurface	Bioswale	Rain	Cistern/Water	Green	Porous Pavement/	Planters/Tree	Detention
	TEN-YEAR DEVELOPMENT SITES	Infiltration		Garden	Reuse	Roof	Pavers	Pits	Tanks
2A	Information Sciences Redevelopment	/	_/	_/		_/	/		_/
2B	RA Lot Site	/	/	/	/	1	/	/	
5A	Trees Hall Site	•			/	/	/	/	
5B	OC Lot Redevelopment	/	/	_	/	/	/	/	/
5C	Peterson Bowl Infill	/	1	1		/		/	
5D	Playing Field Site							/	/
5F	Fitzgerald Field House Redevelopment				\	√	√	√	√
6C	Wesley W. Posvar Hall Expansion	\checkmark	\checkmark		√	\checkmark	\checkmark	\checkmark	\checkmark
6E	Hillman Library Expansion				√	\checkmark	\checkmark	√	$\sqrt{}$
7A	Recreation and Wellness Center	V	\checkmark	V	V	\checkmark	$\overline{}$	\checkmark	\checkmark
7B	WPIC Expansion				√	\checkmark	$\sqrt{}$	√	√
7C	Lower Hill Housing				V	V	√	√	√
8A	Scaife Hall Expansion				V	V	_	V	V
8B	Integrated Health Sciences Complex	V	√	V	V	V	√	V	V
8C	Victoria Hall Redevelopment	_			V	V	,	V	√
9A	One Bigelow	√	\checkmark	\checkmark	√	V	√	\checkmark	\checkmark
9B	O'Hara Student Center / GSCC Redevelopment	√			√	\checkmark	√	√	√
9C	University Club Expansion	√	√		V	V		V	√
9D	Crabtree Hall Redevelopment				V	V	V	V	V
10A	Frick Fine Arts Expansion	V	V	V	V	V	√	V	√
12A	Peterson Sports Complex Expansion	V	V	V	V	V	√	√	\checkmark

Note: Refer to BMP Feasibility Notes for additional explanations regarding excluded BMPs.



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Potential BMPs Across Campus

The IMP identifies sites, spaces and buildings that are candidates for potential renovation, development, or redevelopment. These sites are generally sized to indicate full build out conditions. The following BMPs should be considered for each developed zone based on certain criteria. Some of the future development sites are vast and can incorporate sustainable practices that benefit from large infiltration areas. Other development sites are highly constrained by the surrounding uses and environmental factors. Areas in urban developments must accumulate a large volume in a small area and provide the maximum pervious coverage possible in order to achieve a measurable level of stormwater offset. Potential BMPs are indicated in green.

Some BMPs are not advisable, given the limitations of each development site. These BMPs are colored red. Each individual future project within the development sites will evaluate the practicality and benefits of these and other selected BMP practices. These diagrams are intended for planning purposes only. Future RFPs within development sites shall refer to section 7.4.3 and contain BMP Planning Diagrams. A licensed professional engineer shall conduct a formal study of each project and complete the BMP tracking spreadsheet.

Cistern/Water

Reuse

Planters/Tree Pits

BMP Legend





Green Roof



Bioswale

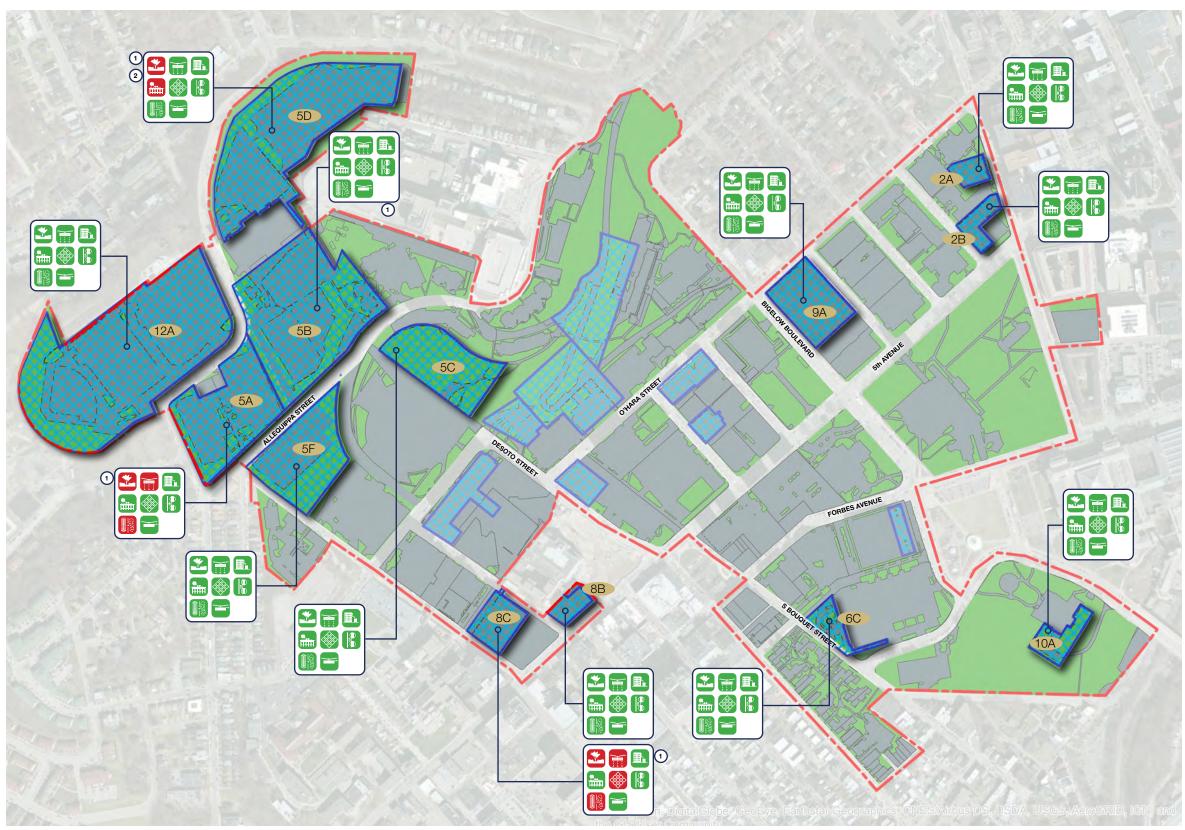


Subsurface Infiltration

Detention Tanks

*BMP Feasibility Notes:

- 1. Evaluate feasibility of infiltration BMPs to avoid steep slopes and landslide prone areas on the site.
- The IMP considers a field for this site. However, green roof is possible if buildings are proposed.
- The IMP indicates potential development over the base of a building/ structure. There are BMP limitations with this construction.
- Groundwater seepage downslope of the site is a current issue. Infiltration is not recommended.



POTENTIAL BMP STRUCTURES





BMP Legend



Rain Garden



Green Roof



Bioswale



Subsurface

Infiltration

Cistern/Water

Reuse

Planters/Tree Pits

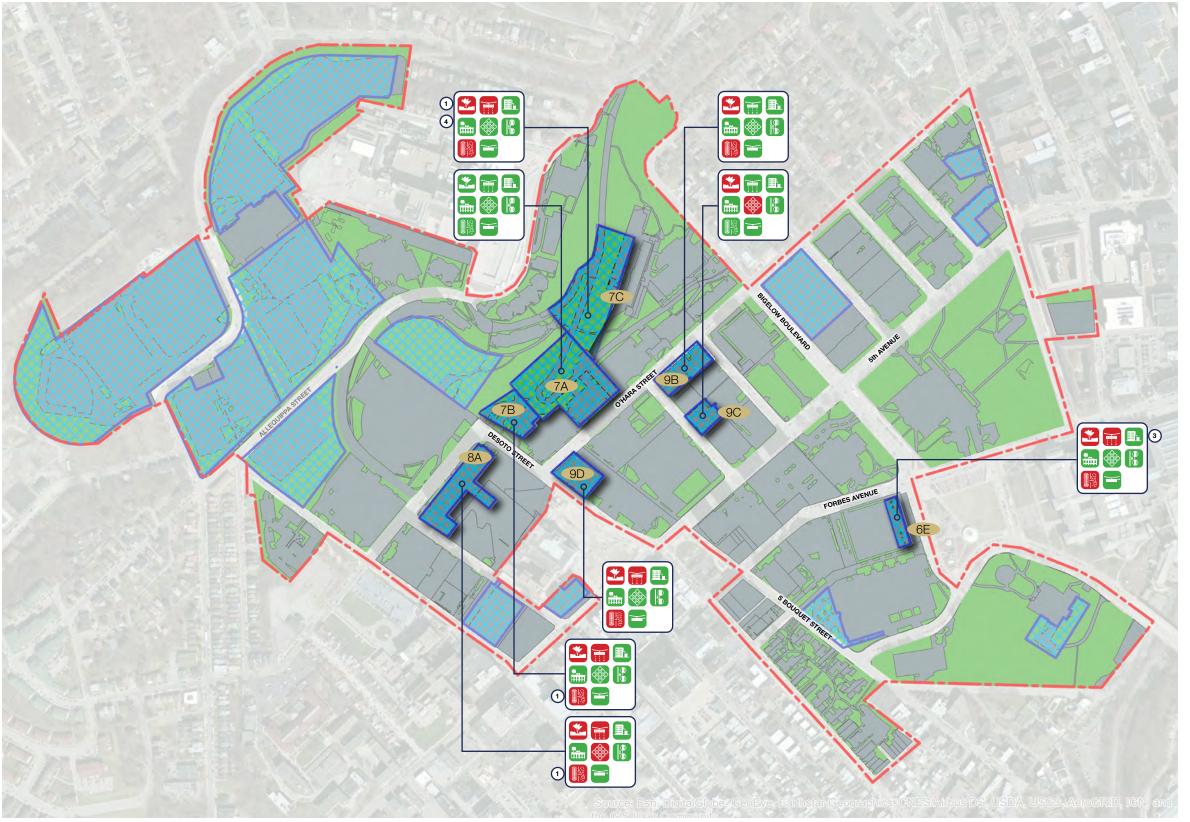
Porous Pavement/ Pavers



Detention Tanks

*BMP Feasibility Notes:

- Evaluate feasibility of infiltration BMPs to avoid steep slopes and landslide prone areas on the site.
- The IMP considers a field for this site. However, green roof is possible if buildings are proposed.
- 3. The IMP indicates potential development over the base of a building/structure. There are BMP limitations with this construction.
- 4. Groundwater seepage downslope of the site is a current issue. Infiltration is not recommended.



POTENTIAL BMP STRUCTURES



7.0 | INFRASTRUCTURE PLAN

Tracking Impervious and Pervious Project Impacts Over the Next Ten Years

Goals for stormwater management will be achieved incrementally and require frequent analysis to understand the net effects of projects. Each IMP development site will impact the campus differently. It is important to measure the impacts of individual projects within development sites to clearly understand the progress towards the overall goal of impervious surface reductions. Recording BMP positive impact data and surface classification together will help draw tangible conclusions about BMPs. These conclusions can be case studies for future projects and influence decisions for stormwater reduction.

The land coverage chart above is intended as a sample for the IMP. The chart records pre-construction and post construction surface types to establish the net effects of projects within each of the development sites. The University would utilize their design consultant or GIS team to gather the information early in the design process. Each project's impacts to net impervious reduction would be analyzed. This could influence impervious reduction and encourage discussion about BMPs.

If the project included a BMP, an additional worksheet would need to be completed. The worksheet would record stormwater volume reduction and output a credit value for the BMP design. The credit would be used in the land coverage chart, negating some of the impacts of increased impervious surface area. The worksheets on the following page are excerpts from the DEP Stormwater Manual. A similar version of these worksheets would need to be prepared and adopted by the University for planning and tracking purposes.

Both the spreadsheet and worksheet shall be required submittals for land development within the Environmental Study Area. A stormwater impact goal for each project would need to be determined prior to the release of each RFP.

* Existing runoff volume should be calculated using the current stormwater management design criteria in the City of Pittsburgh Zoning Code and the DEP Stormwater Manual.

		Existing Land Coverage					
		Impervious Surface	Open Space	Meadow	Woods	Total (SF)	Existing Runoff Volume (CF)*
	TEN-YEAR DEVELOPMENT SITES						
2A	Information Sciences Redevelopment						
	Sample Project A	10,000	2,000	8,000	2,000	20,000	27,547
	Project B						
	Project C						
2B	RA Lot Site						
	Project A						
	Project B						
	Project C						
	Project D						
5A	Trees Hall Site						
	Project A						
	Project B						
	Project C						
	Project D						
	Project E						
	Project F						

Proposed Land Coverage						
Impervious Surface	Open Space	Meadow	Woods	Total (SF)	Proposed Runoff Volume (CF)	
15,000	5,000	N/A	0	20,000	31,102	

Net Increase in Volume	BMP Storage Volume (Reduction)	Final Volume
9,555	1,000	8,555

Results

7.0 | INFRASTRUCTURE PLAN 409

Comprehensive Stormwater Tracking Strategy

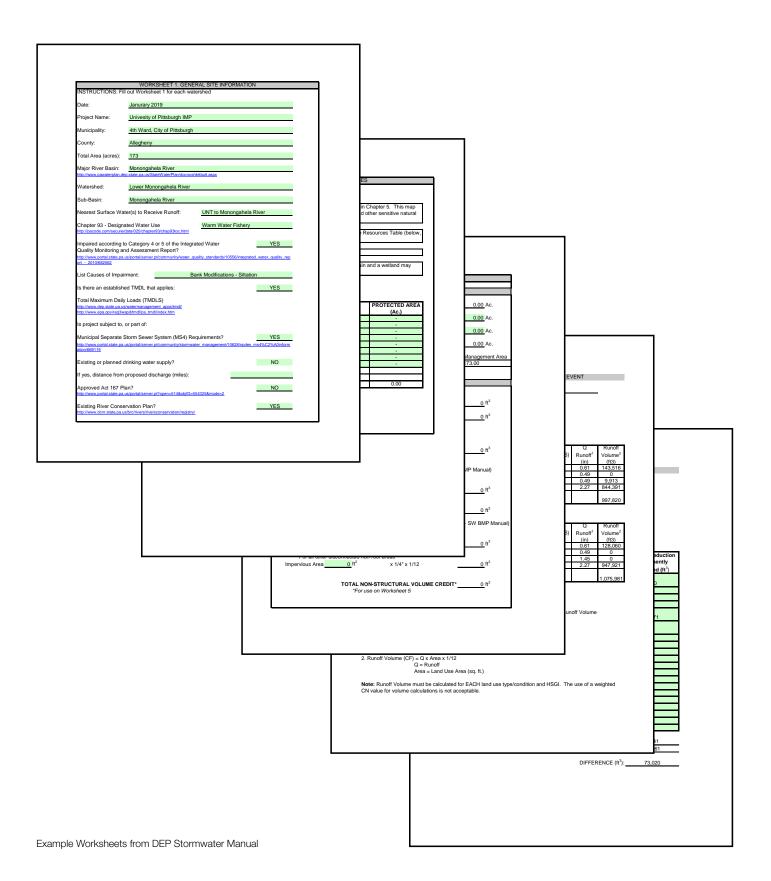
University of Pittsburgh Institutional Master Plan

The City's Stormwater Ordinance applies to all regulated activities and all activities that may affect stormwater runoff, including land development and earth disturbance activity. Stormwater review is triggered by regulated activities resulting in cumulative earth disturbances equal to or greater than 10,000 SF or the addition of 5,000 SF of impervious area. Regulated Activities are defined as any earth disturbance activities or any activities that involve the alteration or development of land in a manner that may affect stormwater runoff. The Code does not explicitly tie regulated activities and stormwater management to a single parcel.

As part of this Institutional Master Plan, the University will track and evaluate storm water management across multiple sites owned or controlled by the University, which may occur over multiple phases. The University intends to use a system of credits and debits across multiple sites to confirm compliance of individual projects. Calculating compliance across multiple sites will produce a larger, more cohesive plan for stormwater management and allow for increased green infrastructure than could otherwise be provided. The resulting comprehensive stormwater management plan will meet or exceed the requirements for the parcels in sum, while parcels viewed individually may exceed or be below Code-required minimums.

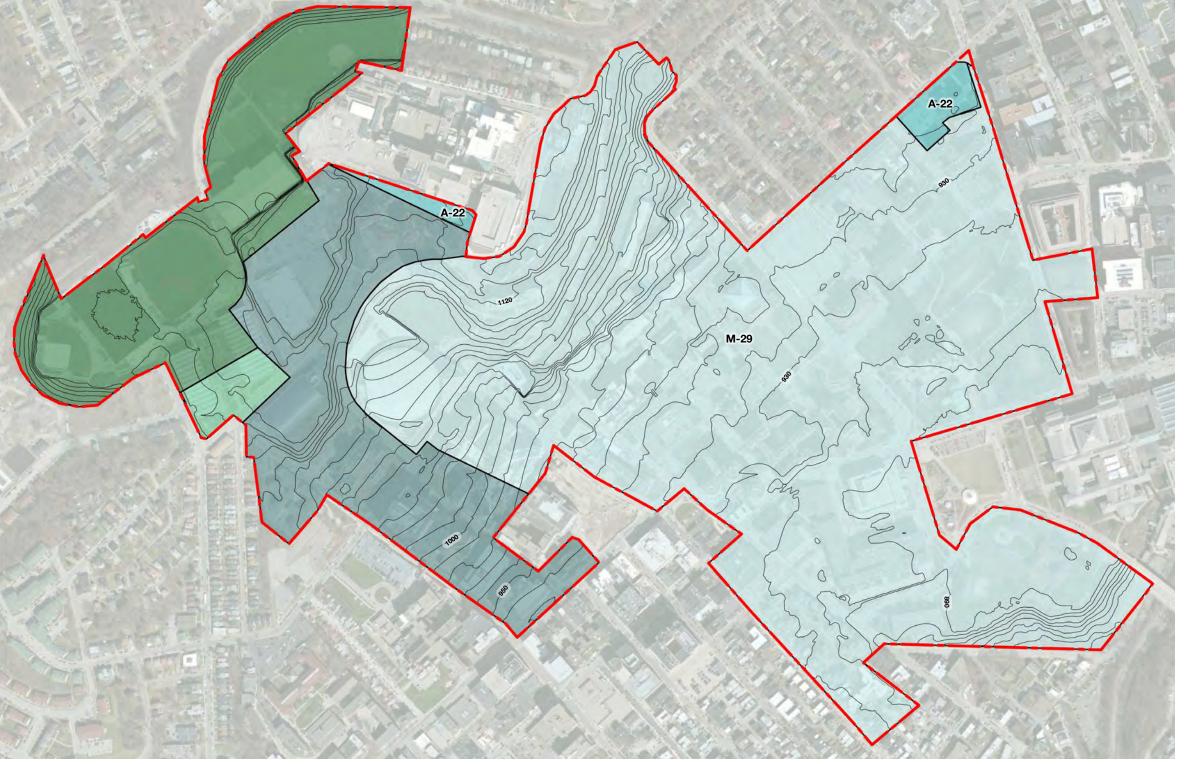
Strategies for implementing the University's goal for comprehensive tracking include the following:

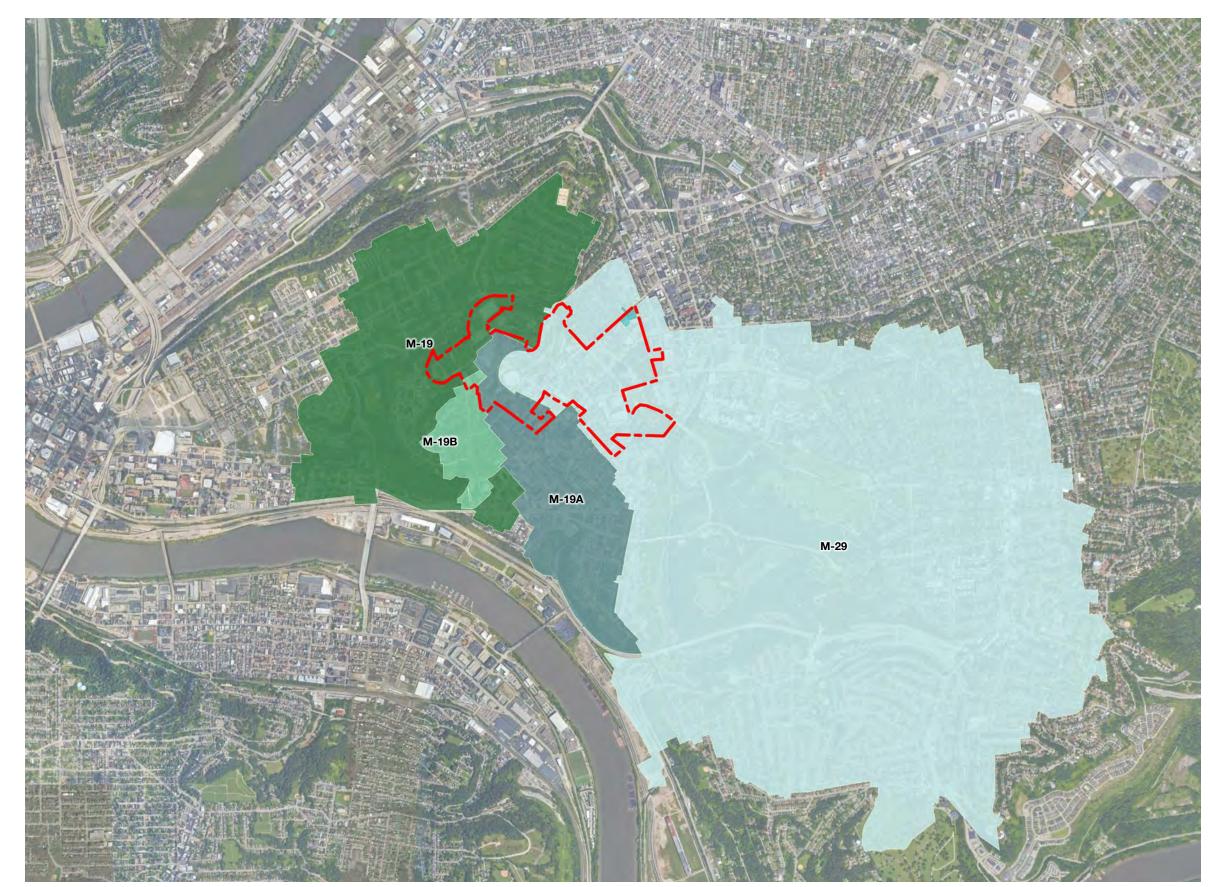
- The University intends to propose and construct a project or multiple projects that exceed stormwater capture requirements (each a "Master Stormwater Project").
- The University and City Planning Department will review the specifications for a Master Stormwater Project and agree upon stormwater capture metrics that exceed the otherwise applicable stormwater capture requirements, such amounts will be referred to as "Stormwater Credits".
- As individual development projects advance under the IMP, such projects can either (a) comply with storm water ordinance requirements, or (b) to the extent they do not comply, take advantage of the Stormwater Credit by debiting the Stormwater Credit in an amount sufficient to make the project compliant.
- The University will keep a master list of Stormwater Credits and debits, and will provide an update to the list for each project that is advanced using the Stormwater Credit system.



EXISTING SEWERSHEDS

M-29 Sewershed (Junction Hollow)
M-19A Sewershed (Soho Run) A-22 Sewershed
M-19B Sewershed (Soho Run) M-19 Sewershed (Soho Run)





EXISTING SEWERSHEDS - EXPANDED VIEW

IMP Environmental Study Area
M-29 Sewershed (Junction Hollow)
M-19A Sewershed (Soho Run)
A-22 Sewershed
M-19B Sewershed (Soho Run)
M-19 Sewershed (Soho Run)

7.5 Green Buildings

The University of Pittsburgh is committed to sustainable building. The University's Campus Master Plan, from which this Institutional Master Plan is derived, describes a campus development strategy that includes the renovation of existing building as well as new construction of facilities to meet institutional strategic planning goals. Reinvestment and renovation in existing facilities comprises 73% of the capital investment to be dedicated to Pitt's development agenda.

All new construction and major renovation projects at the University are evaluated for potential Leadership in Energy and Environmental Design (LEED) certification or WELL Building Certification. The planning process for construction at Pitt strictly considers design and performance factors such as building energy performance, water use, stormwater management, indoor air quality, daylighting and views, and use of regional materials. These factors are incorporated into design standards that form the building blocks for the construction and renovation of University facilities.

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 requires life-cycle costs analysis for systems, equipment, building envelope strategies, etc. As a baseline Pitt will set energy use intensity (EUI) and water use intensity (WUI) targets in line with the University's campus-wide 2030 goals. The University has made a commitment to evaluate all projects greater than \$5 million in project value for pursuit of a green building certification. For smaller value projects, the University has made a commitment to include healthy material products for our built environment, in accordance with our design manual Division C Architectural Design Guidelines for Sustainability, Products and Materials. 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.

The University of Pittsburgh is home to 12 LEED certified projects:

- McGowan Institute for Regenerative Medicine (2005)
- Swanson School of Engineering's Benedum Hall Phase I Renovations (2011)
- Mascaro Center for Sustainable Innovation (2012)
- Chevron Science Center Annex (2013)
- Thomas E. Starzl Biomedical Science Tower 12th-floor Renovation (2013)
- Mark A. Nordenberg Hall (2014)
- Mid-Campus Research Complex Nuclear Physics Laboratory Renovation (2014)
- University of Pittsburgh at Greensburg Sustainable Office & Classroom Building (Cassell Hall) (2014)
- University of Pittsburgh at Johnstown Nursing and Health Sciences Building (2015)
- Graduate School of Public Health Addition (2015)
- Benedum Hall Phase 2a Renovation (2016)
- Salk Hall Pavilion (2016)
- Van de Graaf Building (2014)

Pitt is also pursuing LEED certification for additional recent construction and renovation projects. The University's Sustainability Plan sets a goal to LEED and/or WELL certify all projects with a value of more than \$5 million.



Mascaro Center for Sustainable Innovation



Mark A. Nordenberg Hall



Graduate School of Public Health Addition



Chevron Science Center Annex

7.6 Waste Management & Water Conservation

7.6.1 Materials and Waste

While Pitt's current sustainability goals related to materials primarily address consumer waste streams, the University has been making (and will continue to make) strides toward campuswide materials reuse, waste minimization, and landfill diversion, especially related to construction. The Campus Master Plan consciously includes projects that will reuse the most carbonintensive portions of buildings. Campus architectural and interior design guidelines are being updated to increase the use of construction products with fewer environmental impacts and greater benefits for human health and well-being.

The University strives for sustainable consumption and diversion practices by considering sourcing, usage, and ultimate disposal at time of purchase and renovation. The following goals and aspirations are identified in the Sustainability Plan:

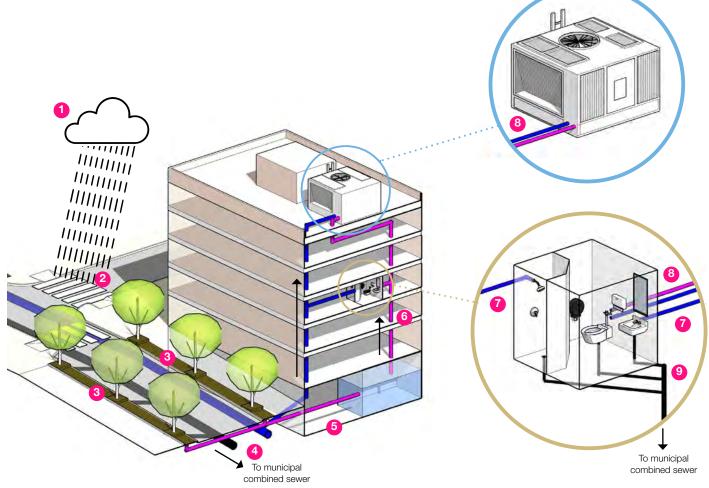
- Establish procedures, policies, practices, and educational tools to reduce the quantity and environmental impact of materials entering and exiting the University.
- Reduce landfill waste by 25% by 2030 from 2017 levels.
- Use healthy products for our built environment in accordance with future Pitt Green Building Standards.
- Expand the food waste composting program to compost 50% of food waste by 2025.
- End of useful life considerations.

7.6.2 Water Conservation

The University strives for responsible consumption of potable and non-potable water sources and uses best-practice stormwater management and reuse on campus. The following goals and aspirations are identified in the Pitt Sustainability Plan:

- Work with the City to ensure clean, healthy drinking water for all in our community.
- Strive toward a water neutral campus, with a 3% reduction in water use by 2020 from 2017 baseline.
- Embrace the 2030 District goals of 50% reduction below the district average in water use intensity (consumption per square foot) by 2030 and establish design standards and operational practices to achieve them.
- Reduce impervious surfaces by 20% by 2030 from 2017 baseline
- Divert 25% of storm water from remaining impervious surfaces to rain gardens, bioswales, or rainwater harvesting tanks by 2030.

As Pittsburgh's regional stormwater fee will soon be levied, strategies that reclaim rainwater will have financial payback while supporting regional goals to reduce combined sewer overflows. Aging underground and in-building water infrastructure will require investments to reduce potable water consumption as well as sanitary and stormwater outputs. Reclaimed rainwater could be used to provide HVAC makeup water, flush toilets, or feed irrigation systems on campus. To further reduce water demand, Pitt is already shifting away from turf grass landscaping where possible.

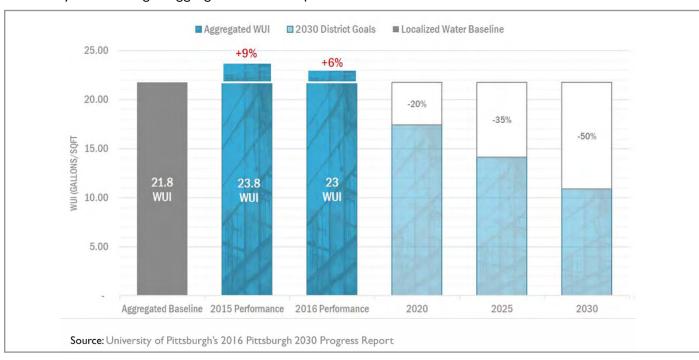


WATER FLOWS AT PITT

Municipal Combined Sewer Line
Municipal Supply Line
Future Pitt Reclaimed Water Line

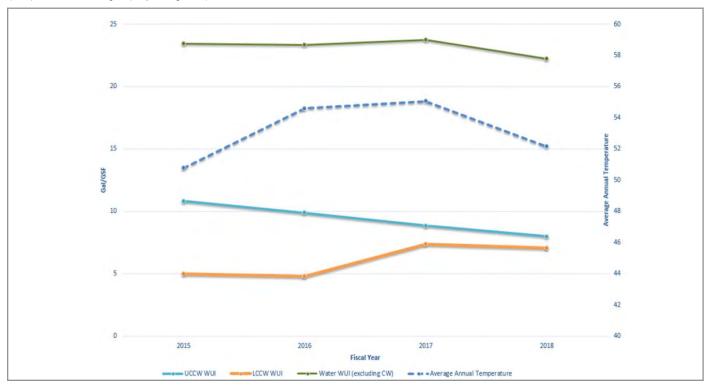
- While rainwater is not part of Pitt's current water supply, it could be integrated as a source in the future.
- 2 Rainwater falls on impervious hardscape surfaces and becomes runoff.
- 3 Runoff is directed to tree trenches at street edges.
- Today, rainwater that is not directed to tree trenches overflows into municipal combined sewers.
- 5 Instead of directing rainwater overflow to the municipal system, such water could be redirected to cisterns in purple pipe to distinguish it from the municipal potable supply water.
- 6 Water stored in cisterns could be cleaned and returned to buildings for
- Flush and flow fixtures such as showerheads, sinks, and tollets are currently provided with municipal potable supply water. Fixtures in which people come in contact with water should always be supplied from this source.
- Once cleaned to an acceptable level, water from cisterns could be used as an alternate source for water to flush toilets, provide HVAC makeup water, or irrigate landscaping.
- 9 Wastewater from flush and flow fixtures is directed to municipal combined sewer infrastructure.

University of Pittsburgh: Aggregated Water Report



Campus Water Consumption/GSF - FY 2015+

(Campus-Wide, Excluding Property Management)





7.7 Open Spaces & Pedestrian Circulation

ZONING CODE REFERENCE

905.03.D.4 (i) Open Space and Pedestrian Circulation Plan

The Institutional Master Plan shall include open space and pedestrian circulation guidelines and objectives, including a description of the circulation system to be provided through the campus and plans for ensuring the accessibility of pedestrian areas and open spaces.



Campus Open Space

The University open space network is comprised of a series of distinct spaces varied in scale, vegetation, topography, and connectivity. Formal gardens, natural landscapes, hardscapes, and urban streetscapes create an interconnected fabric that helps to define the campus within the urban context. The University intends to enhance these campus open spaces and strengthen their connectivity in order to maximize their impact and benefit to the Pitt community as well as the surrounding neighborhoods. Further, where the University has the opportunity to create or shape new or connected open spaces with its proposed developments, it shall strive to achieve goals of maximizing open, accessible, and public spaces. These will be defined on a project by project basis, but the success of the 10-year plan shall be the degree to which open spaces are improved in their aggregate, recognizing that not all development sites have the opportunity to maximize contribution in this area. For all contributions, the University will seek in its developments the improvement of the quality of existing open spaces and the development of high quality, new open spaces.

The University will implement the following strategies to improve existing open space and develop additional open spaces:

- Improve connectivity between open spaces, particularly between upper and lower campus
- Decentralize student spaces within the urban context
- Create open spaces in a variety of scales along circulation paths
- Reinforce vistas and views
- Integrate stormwater retention and sustainability goals with open space design
- Improve accessibility by creating ADA compliant paths and interior building connections
- Utilize new development projects, particularly housing and recreation projects, as a catalyst for creating new open space

The IMP Section 5.3 Urban Design Guidelines provides additional general as well as site specific guidance for open space, pedestrian circulation, and streetscape improvements.

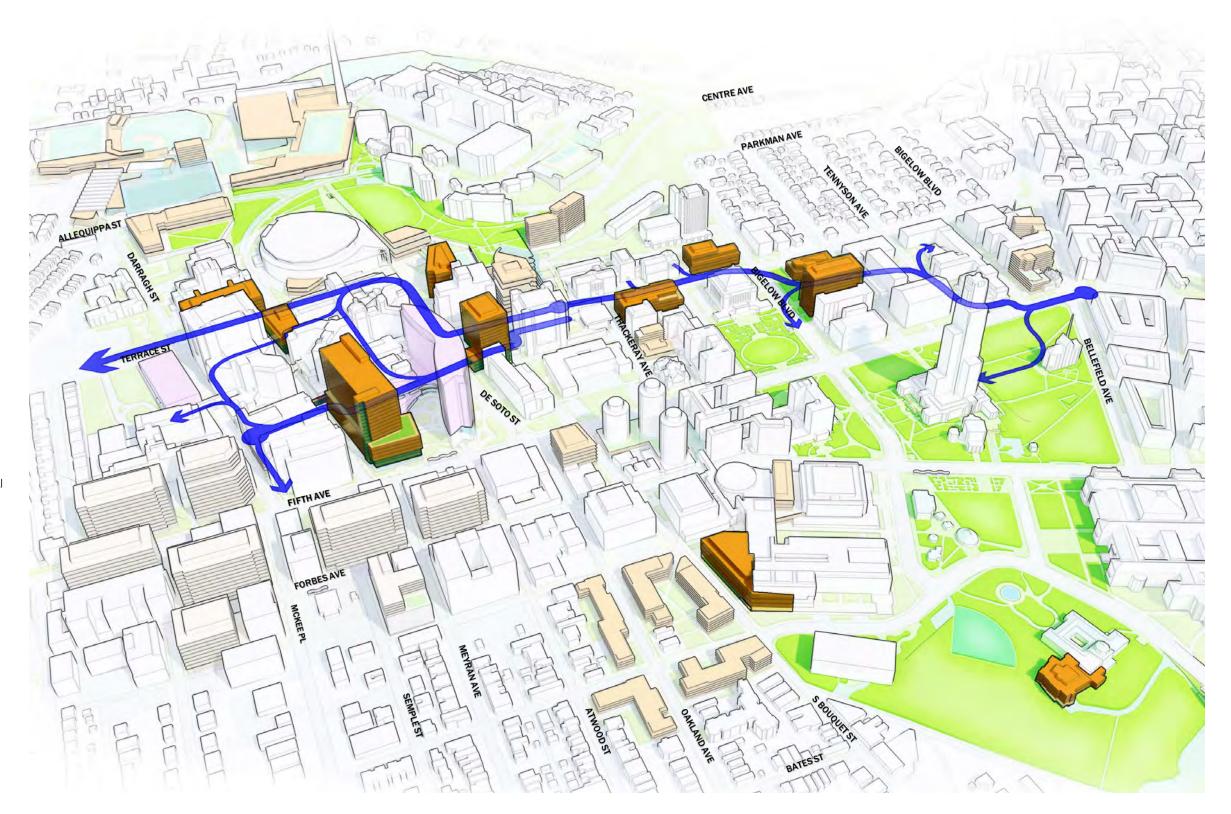


East-West Braid

Pitt can take advantage of its dynamic urban setting by developing pedestrian and vehicular connections between campus buildings and open spaces. The Campus Master Plan envisions critical connections weaving themselves through Pitt's urban grid. These "braids" link existing campus destinations to new development and are facilitated by improved open spaces and pedestrian amenities.

An east-west connection or "braid" will create synergies among teaching, research, and clinical uses. New buildings along this academic link reinforce Pitt's role as a place of academic and research excellence and innovation. The east-west braid is intended to capitalize on adjacencies, create multidisciplinary synergies and advance campus renewal and stewardship in alignment with the Pitt Sustainability Plan.

The east-west braid links gateway opportunities, existing campus buildings, proposed Academic and Health Sciences projects, UPMC Development, and the future Innovation District. Development to provide opportunities to create stronger physical connections, improve the public realm, and provide spaces, both interior and exterior, for innovation and collaboration.



North-South Braid

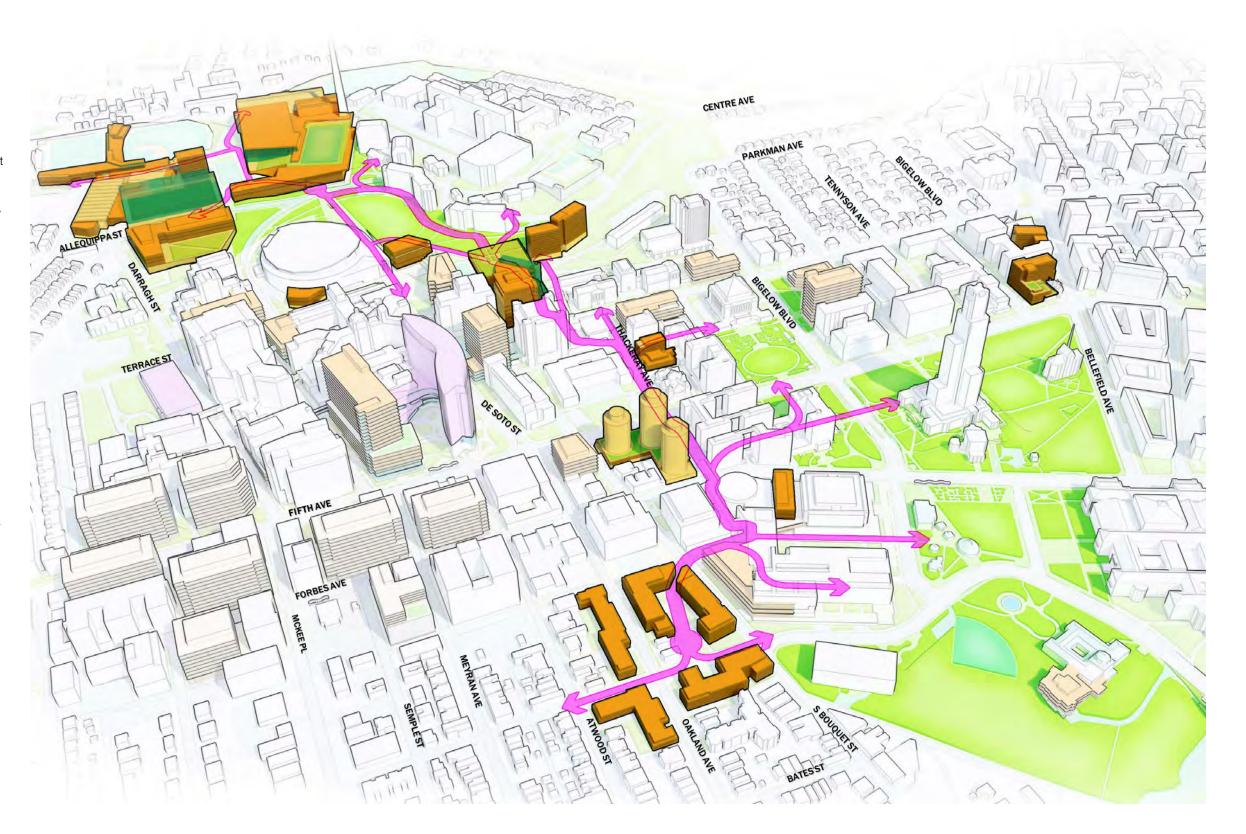
North-South Braid

The proposed north-south "braid" will link residential and student services. A combination of projects integrates living and learning to transform the student experience. Through the north-south braid, the Campus Master Plan intends to connect appropriately scaled facilities that support mind and body, improve student support, and increase cohesion within the campus and beyond.

Topographic change creates a significant challenge to the connectivity envisioned by the North-South braid. The path from O'Hara and Terrace Streets north to Allequippa Street requires a grade change of approximately 400'. This grade change, currently navigated with stairs, is not accessible and is not conducive to bicycle or other alternate means of transportation.

Projects on development Sites 7A and 7C, in conjunction with plans to realign University Drive, will mitigate this vertical transition. By providing access to interior elevators, accessible interior paths will be created to connect planned exterior open spaces at upper and lower levels. The existing LRDC building will be replaced with a new open space that provides a series of paths, ramps, steps, and landscaped nodes connecting the lower campus with recreation and residential areas on the upper campus.







University of Pittsburgh Institutional Master Plan

View from Soldiers and Sailors



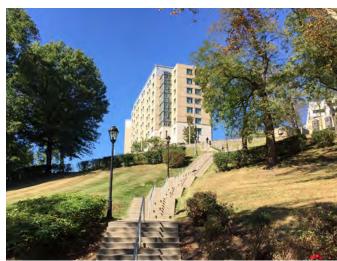
View from Petersen bowl



View from edge of Petersen bowl



View along de Soto Street



View from University Drive



View across Petersen Events Center Plaza



Landscape Plan: Green Ribbon

University of Pittsburgh Institutional Master Plan

7.0 | INFRASTRUCTURE PLAN

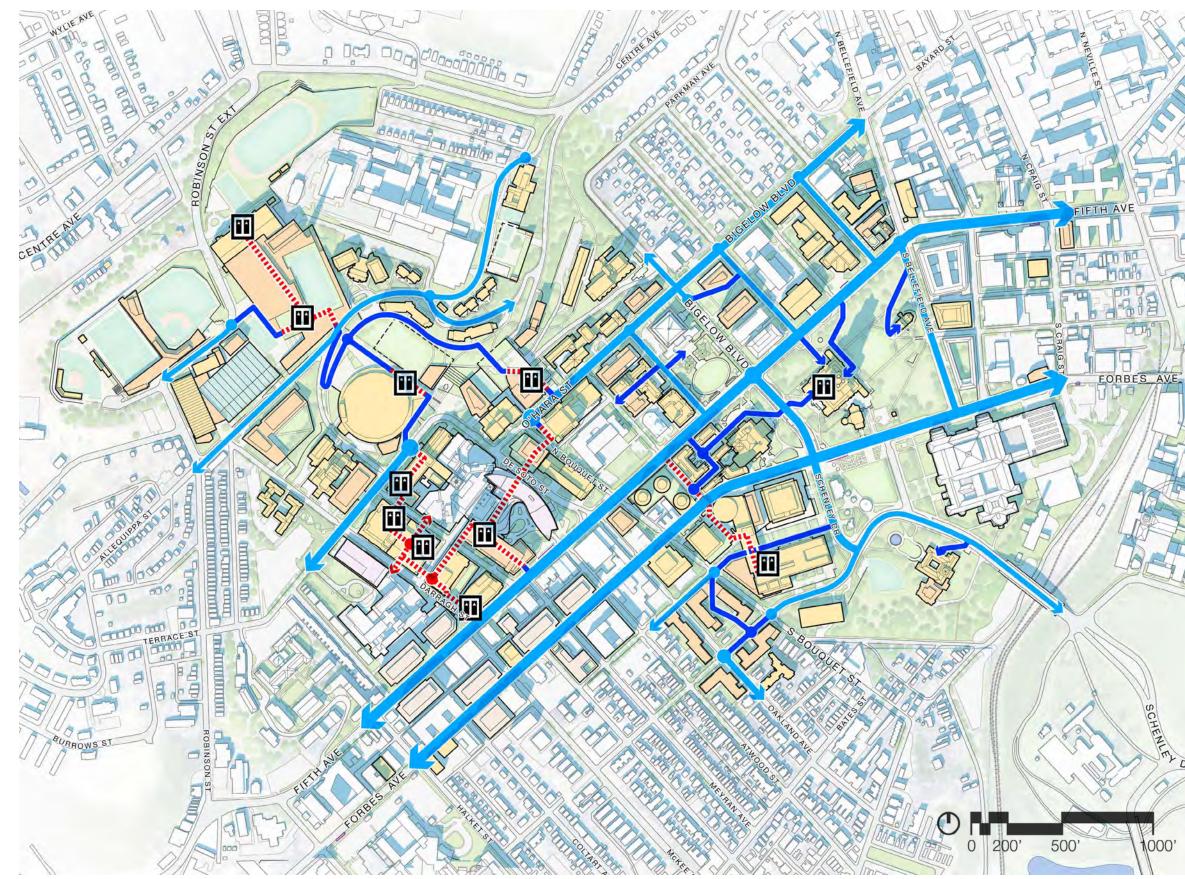
7.7.2 Accessibility

With a goal of "access for all," the University aspires to establish a network of barrier-free routes, pathways, and facilities for use by all members of the campus community. The University's commitment to universal design results in an environment that benefits everyone, not just people with disabilities. The University aims to think creatively about buildings, pathways, roadways, and landscaping designs that are both functional and truly accessible for all members of the community.

The University approaches accessibility holistically. At a minimum, the University is committed to meeting or exceeding the level of accessibility required by the Americans With Disabilities Act and other applicable laws. This requires strategies for addressing the significant topographic conditions of the campus, existing buildings, and other barriers identified in previously completed accessibility assessments.

The Office of Diversity and Inclusion works to identify and prioritize building projects that will improve accessibility. Campus capital projects are planned to enhance accessibility through both interior and exterior design solutions. Landscape and open space improvements are planned to replace steps with accessible ramp systems and paths. Curbside management improvements enable easier access to building entries throughout campus. Significant topographic conditions of the campus create challenges that require thoughtful and creative solutions. The University intends to use the following strategies to improve accessibility across campus and between upper and lower campus:

- Exterior ADA compliant ramp systems
- Linked interior circulation paths utilizing elevators
- Campus shuttles/transportation system



ACCESSIBILITY CONCEPT



Proposed Projects UPMC Development Potential Innovation District Partnership Sites Existing Pitt Buildings Other Buildings



8.0 NEIGHBORHOOD ENHANCEMENT STRATEGY

- Engagement Process Enhancement Strategy

8.1 Engagement Process

ZONING CODE REFERENCE

905.03.d.4 (k) Neighborhood Protection Strategy

The Institutional Master Plan shall identify standards and programs that will be put in place to ensure that the quality of the surrounding neighborhoods is maintained or enhanced.



The University has been, and continues to be, committed to an ongoing, transparent consultation and dialogue process that engages the community in all projects that potentially impact surrounding neighborhoods. Through a series of public workshops (six public meetings and five neighborhood association meetings), the University reached out to community stakeholders including resident associations, community development corporations, transportation advocacy organizations, adjacent residents, City Council representatives, other institutions, and other relevant stakeholders early in the planning process and regularly throughout the development of the IMP. The University publicized the neighborhood engagement process through multiple methods including print, email, web, mobile applications, social media, and through Oakland's registered community organization. The engagement and evaluation process:

- 1. $\underline{\textbf{Listened}}$ 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. <u>Informed</u> University leadership where Pitt needs to prioritize initiatives and resources
- Challenged University leadership to think broader and act holder
- 7. **Developed** recommendations
- 8. **Secured** commitments from University leadership on a portfolio of strategies to share with the community

A framework for a neighborhood enhancement strategy was formulated after listening to community stakeholders. The strategies, organized by the issues they address, are based on discussions during community workshops and other previous meetings. A number of these strategies are already implemented by Pitt, but in some cases need to be better communicated or enhanced as an ongoing commitment.

8.2 Enhancement Strategy

Within the city's IMP guidelines, the actions institutions take to address their impact on surrounding neighborhoods are called "Neighborhood Enhancements." We acknowledge the University of Pittsburgh has impacted the Oakland neighborhood 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 the Oakland community.

Pitt currently commits resources in neighborhood enhancement through participation in, and routine engagement with numerous community-based organizations; direct financial support for community organizations – many in Oakland; program management focused on neighborhood investment, neighbor relations; and community development and investment in the built environment through its development projects which pursue high standards of design.

Pitt views its roles in Neighborhood Enhancement as follows:

 <u>Collaborator and Convener</u> in community engagement that includes routine dialogue with, and participation in community organizations and efforts to bring together stakeholders for project specific initiatives.

- <u>Direct Contributor</u> through strategic deployment of funding for community-based programs (e.g. the Pitt Farmers Markets, Pitt concerts, and holiday celebrations) and volunteer support for neighborhood enhancement projects (e.g. Clutter for a Cause)
- <u>Investor</u> in projects that serve University and community goals, such as Bigelow Boulevard, the diversification of commercial retail and dining, and the Fifth Avenue and Bellefield Avenue intersection improvements
- <u>Catalyst and Enabler</u> for neighborhood renewal, which includes implementing urban design standard, distinctive architecture, implementing strategic housing / mixed-use development, and advancing the Innovation District by drawing industry partnerships into the Oakland area.

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.

IMP COMMUNITY ENGAGEMENT

The following key issues 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

Moving forward, we see two areas as critical to our neighborhood enhancement commitments: campus edge development and a continued commitment to community engagement. Our efforts at the campus edge are designed to mitigate impact and maximize the asset value for development sites specifically on the campus edge (Public realm interface, design standards, parking, pedestrian safety, mobility and circulation, community amenity incorporation into high density developments). Our continued commitment to Community Engagement will be realized as we:

- Continue to seek community input and feedback on Pitt's long-term Oakland campus vision by <u>participating</u> <u>regularly in existing community meetings</u> and by hosting dialogue forums specific to projects identified in the IMP as they are implemented.
- Fully participate and engage in <u>City Planning's</u>, <u>Oakland neighborhood planning process</u> 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, <u>directly engage</u> <u>community stakeholders early, and throughout their</u> <u>design</u> 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.

Strategy

ALLEVIATE PITT'S IMPACT ON THE NEIGHBORHOOD

- Improve connections with the community
- Reduce litter
- Support positive and respectful relationships between students and our neighbors
- Address parking and transportation concerns

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
- IMPROVE COMMUNITY ACCESS
 TO PITT PROGRAM AND
 FACILITY RESOURCES
- Increase <u>awareness</u> 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
- Create the Hill District CEC to foster deep, sustained community-University collaboration



8.2.1 Alleviate Pitt's Impact on the Neighborhood

Pitt recognizes that adjacent neighborhoods located close to the institutional core of Oakland endure certain impacts. Addressing them requires a strengthened University commitment to develop and implement feasible strategies during the 10 year window of the Institutional Master Plan. The IMP public process identified priorities that include:

- Addressing non-residential parking volume in residential areas and advocacy for permit parking legislation/ enforcement
- Enhanced residential code enforcement; education and legislation advocacy to address over-occupancy issues
- Traffic and parking congestion on residential streets associated with events at the Peterson Events Center
- Broadening mobility options for Oakland residents
- Deploying resources to address litter (e.g. during student move in/out time periods), and continuously evaluating performance of current programs to more effectively deploy resources moving forward

The University's impact on the neighborhood certainly can not be understated - it is essential for Pitt to cooperate with the community for the benefit of all. However, not all interactions between the University and surrounding communities are positive. Pitt is committed to minimizing these impacts and working with the community to jointly find solutions to ongoing issues. Some strategies include:

1. Improve connections with the community

- Create a monthly neighborhood/university forum for "Community Conversations" to highlight and educate community members about programs at Pitt that are open to them, to address neighborhood cohesiveness and quality of life issues, track concerns, and verify performance and effectiveness of measures taken
- In addition to Pitt's Facilities Management (FM) web site, develop a blast email communications strategy, similar to the Oakland Transportation Management Association's (OTMA) transportation communication, to better inform the community about 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 the University already conducts.
- Continue programs for students to better integrate into the Oakland Neighborhood
- Enhance 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 broader university participation in community led coalitions and neighborhood group meetings

2. Reduce litter

• Continue to invest in Oakland Neighborhood Quality Program through financial and volunteer support of various OPDC services including Adopt a Block, Oakwatch Code Enforcement Project, Clean and Green, Oakland Landlord Alliance, and Clutter for Cause and evaluate the effectiveness of these programs

University of Pittsburgh Institutional Master Plan

- Continue the Student 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. Confirm location with OPDC via PITT's community and Government Relations
- Continue to support OBID's Clean and Safe program
- Develop metrics and regularly monitor effectiveness of all current programming, and redeploy resources to address opportunities for improvement

3. Support positive and respectful relationships between students and our neighbors

- 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 Pitt Police as the point of contact to report unacceptable behavior, code enforcement concerns, etc.
- Continue and enhance Community and Governmental Relations (CGR) partnership 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: Document listings that conform to the occupancy code on Off-Campus Living web page
- Collaborate with the City and community stakeholders to STUDY issuance of residential parking permits or ways to address residential parking issues
- Address landlord/student/neighborhood concerns: Office of Off-Campus Living now attends Quarterly Oakland Landlord Alliance meetings with CGR, and monthly Oakwatch Code Enforcement
- 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
- 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.



4. Address parking and transportation concerns

- Enhance Pitt's Transportation Demand Management
- 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 disseminating Pitt's new Remote Work Policy
- Increase Pitt's mode share away from singleoccupancy vehicles (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
- Support the implementation of the Port Authority's Bus Rapid Transit Program
- 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

- Enhance mobility:
 - Improve Central Oakland circulation by bringing Louisa Street through to Bouquet as part of a student housing project
 - Work with City DOMI to improve mobility options for bicycle and pedestrian access in Oakland
- Plan and implement effective curbside management when developing projects
- Study the following in the context of the Oakland Neighborhood Plan 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 campuswide and in adjacent neighborhoods
- 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 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 so that it:
 - Ensures an efficient operation
- Serves student safety and access, and facilitates employee mobility
- Is considerate of community access and neighborhood encroachment

8.2.2 Enhance Pitt's Impact on the Neighborhood

Pitt's campus development aspirations can enhance the public realm and adjacent neighborhoods in several locations. The University will continue to strongly engage neighborhood partners in optimizing the enhancements. Pitt looks forward to the Oakland Neighborhood Plan being a forum to prioritize the opportunities and identify partnership strategies for implementation. For example:

- We recognize that Oakland is a wonderful place to live and that enhancing home ownership and housing affordability are important. We are committed to working with internal and external partners to investigate strategies that celebrate and promote living in Oakland and make it possible for people (including Pitt employees), across the economic spectrum, to live in Oakland as long-term residents
- Identifying opportunities to incorporate amenities that serve student and residents' needs in developments at the campus edge
- Activating first floors of Pitt-controlled buildings as is financially feasible. Discussing possibilities for activation of first floor spaces with educational and cultural opportunities that benefit both the neighborhood and the university
- Collaborate on investment opportunities in the public
- Explore opportunities in Oakland for owner occupied housing and possibilities for implementation

Pitt's relationship with its neighbors can be enhanced by a variety of means, and can manifest itself in the built environment or in the form of programs, amenities, and collaborations with the surrounding neighborhood.

- 1. Strengthen connections with the community for University related development projects
 - Communicate and be transparent in 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 Central Oakland development projects
- Identify retailers through thorough market analysis 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
- Engage with Oakland Business Improvement District (OBID) for retail, Innovation District, and related commercial development initiatives and development efforts including those adjacent to the commercial district.

2. Improve the built environment

- Establish a University Public Art Initiative to deploy public art around campus as part of project development
- Work with the city and institutional and community partners to achieved city-wide and public art goals
- Create an internal art commission
- Engage with OBID to identify appropriate opportunities to incorporate public art in University commercial district properties
- 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
- Work with community partners such as OPDC and OBID to identify and implement additional opportunities to improve the public realm. Work through the Oakland Neighborhood Planning process to prioritize them
- 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.
- Fund, and implement a Complete Street design on key University, campus area streets
- Implement Bigelow Boulevard: University direct investment is approximately \$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:
 - Request from utility service providers placement below grade of overhead utilities that are related to new construction projects
- Create Campus Design Guidelines master plan
 - · Advance branding and wayfinding initiatives, and collaborate with other wayfinding initiatives

- · Create more usable green space and, where appropriate, incorporate public art
- · Add site furnishing standards to the Facilities Management Professional Design Manual and deploy them - trash, seating, bike racks, etc.
- · Find ways to celebrate international diversity in the built environment
- Adopt Campus Design Principles that respect the architectural heritage within the Oakland Civic Center Historic District while promoting innovative and contextual buildings and structures for new development

3. Support community-led strategies for neighborhood stabilization and housing affordability

IMPROVE SUPPLY

- Invest in OPDC's Community Land Trust:
 - Work with OPDC and other stakeholders to support the success of the community land trust
 - The University promises to be a partner in identifying strategies for making housing affordable within a community-wide housing that Pitt deems to be crucial



BETTER MEET 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

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

4. Increase Pitt's commitment to sustainability

- Strengthen external relationships for collaborative initiatives:
 - Partner with the City and Oakland energy stakeholders to improve plan for strategic 2030 challenge. Align energy efficiency and performance across interconnected buildings and where feasible a district energy system.
 - Continue Pitt's partnership with the City on a wide variety of energy performance/efficiency issues:
 - Provide the City of Pittsburgh with pro bono support (academic research and expertise), where possible, for energy planning, along with collaborative funding pursuits, etc.
 - Actively participate in watershed stormwater management initiatives and serve on PWSA's Stormwater Advisory Council
 - Be a strong partner of Make My Trip Count (MMTC) regional, triennial commuter survey
- 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
- Apply rigorous sustainability guidelines in developing the campus built environment, including:
 - Establish energy performance standards for new construction projects
- Increase tree canopy
- 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

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8.2.3 Improve Community Access to Pitt Program and Facility Resources

Pitt currently has program commitments that afford residents in adjacent neighborhoods the opportunity to benefit from its community service mission. Moving forward, the University will strengthen its efforts to communicate existing opportunities, improve upon them, and provide additional opportunities for adjacent neighborhood residents.

The University is committed to promoting access for all to resources, such as University facilities and related community and economic programs, located on the Pitt Campus and beyond. Opportunities include:

1. Increase awareness of community access to Pitt facilities and programs

- Improve publicity about programs and offerings of interest to the community (e.g. small business development programs)
- 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

2. Grow Existing Community Programs

- 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
- Maintain the Pitt Community Garden in a highly visible location
- Provide better communication about and connection to - current community serving programs:
- Legal Assistance: Pitt's Law offers several legal clinics available at no cost to eligible individuals.
 - Dental Health: School of Dental Medicine

- provides nearly \$4 million in fee savings for local
- 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 Collaborative 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 works to enhance professional and institutional ethics and accountability in public leadership.

3. Promote and create opportunities for "local" businesses and entrepreneurs

- 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
- Engage OBID as a liaison to local and small business owners in the Oakland commercial district to link to the programs opportunities that are identified or initiated in this strategy
- Determine neighborhood-serving commercial tenants for University buildings, especially those adjacent to residential areas
- Promote "local" businesses and minority retail business tenanting 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
- Work with the City to create opportunities for twoday event business licenses, and short-term food and 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 additional Pitt construction management training 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

4. Create paths and programs for continuous student volunteering in local community groups

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

5. Establish ways to make Pitt facilities more accessible

- 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 Start on Success 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

6. Create the Hill District CEC to foster deep, sustained community-University collaboration

• 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.



