



University of  
Pittsburgh



# Institutional Master Plan | City Council Hearing

July 2021

# AGENDA

- Background
- Overview of the IMP
- Development Sites
- Supporting Plan Information
- Q&A



# BACKGROUND



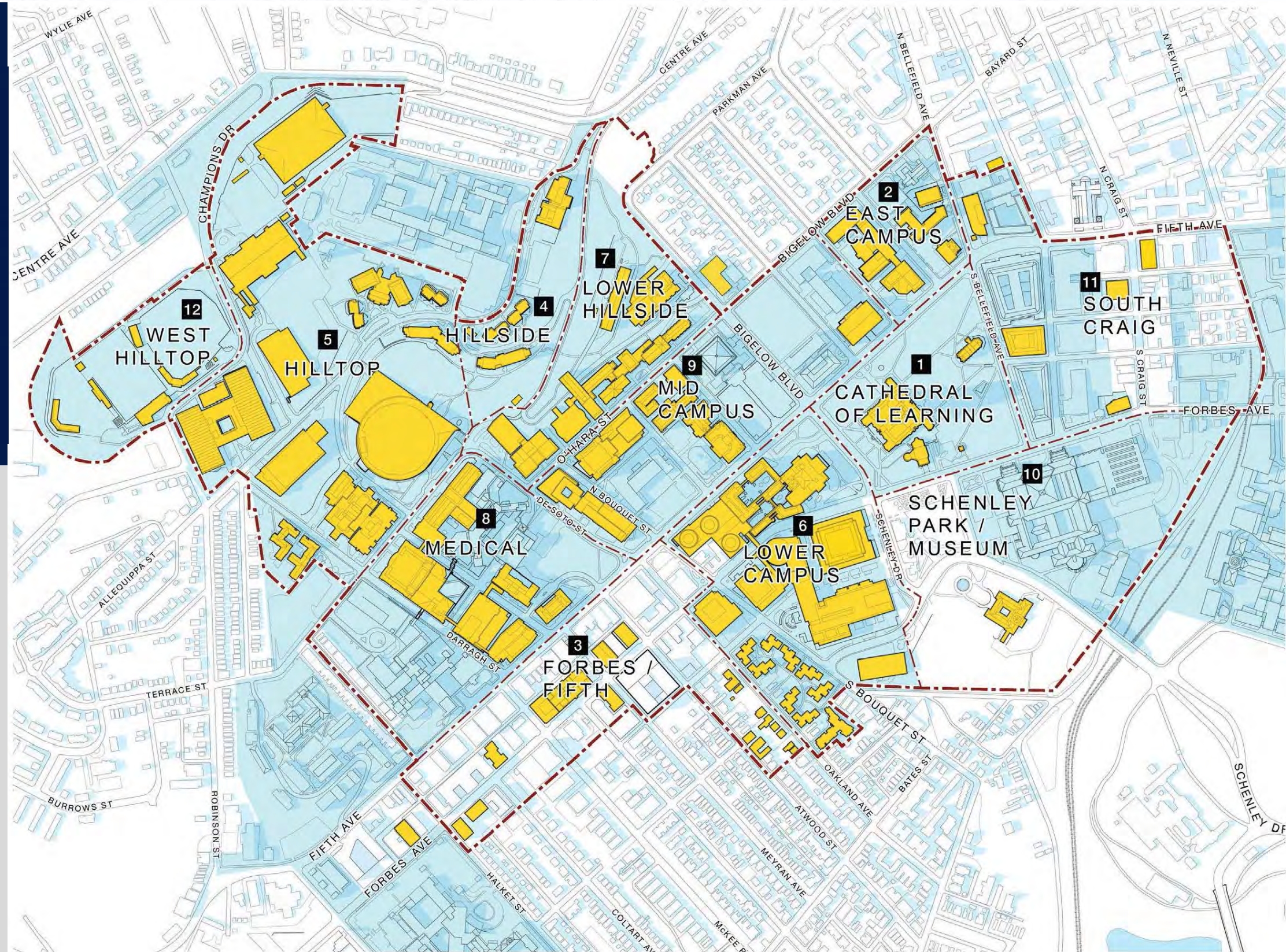
## PITTSBURGH CAMPUS:

**16** SCHOOLS AND COLLEGES      **145** ACRES,  
131 BUILDINGS

**300+** CENTERS,  
INSTITUTES, AND  
LABORATORIES

**18,785** UNDERGRADUATE STUDENTS  
**8,225** GRADUATES/PROF PRACTICE STUDENTS  
**5,865** FACULTY/RESEARCH  
**7,394** STAFF  
**7,851** BEDS OF STUDENT HOUSING

(Fall 2018)





- Annual Economic Impact - \$4.2 billion
- Over \$870 million in external research support imported into the region
- More than 80 new companies formed based on Pitt innovations and discoveries in the past five years
- More than 18,400 direct jobs, and support nearly 38,000 jobs
- More than 13,000 faculty and staff employees in Pittsburgh
- More 91,000 alumni in Allegheny County and more than 194,000 in Pennsylvania



All valedictorians and salutatorians in the Pittsburgh Public Schools system are guaranteed admission to one of our five Pitt campuses

All eligible students will receive a minimum of \$2000 in scholarship funding and the University is committed to meeting the full financial need of any Pell Grant eligible Pittsburgh Public Scholars

Named an Innovation and Economic Prosperity (IEP) “Place” Award winner by the Association of Public and Land-grant Universities in 2020

The award recognizes Pitt’s outstanding efforts in community, social and cultural development work

# PREFACE



- Captured and synthesized input from the various constituencies into a flexible framework to guide campus development
- The IMP includes multiple development options and broad parameters that are sensitive to their context, yet allow for flexibility
- The University will engage the community and participate in the City's approval processes as these sites are developed balancing the flexibility of the development sites with the accountability to a public process as those specific development details are known



# MISSION VISION GOALS



## Institution Mission:

- Educate diverse students
- Expand boundaries of knowledge
- Enrich quality of life

## Pitt's Strategic Plan Goals:

- Advance educational knowledge
- Engage in research of impact
- Strengthen communities
- Promote diversity and inclusion
- Embrace the world
- Build foundational strength

## IMP Goals:

- Provide for flexible growth
- Support the student experience
- Identify opportunities for neighborhood enhancement



# NEEDS OF THE INSTITUTION



- The University is planning for an average growth of 5% -10% over the next 10 years. A few select undergraduate and/or graduate/professional programs may see greater increases
- Accommodate projected growth by adding to student housing campus-wide and upgrading existing housing stock: including affordable and quality options, encouraging more students to live on campus.
- Anticipating a net increase of 775 new beds – 2400 new beds needed with 1,625 beds taken out of existing inventory.





# COMMUNITY PROCESS



# COMMUNITY PROCESS



## IMP DEPARTMENT OF CITY PLANNING (DCP) MEETINGS:

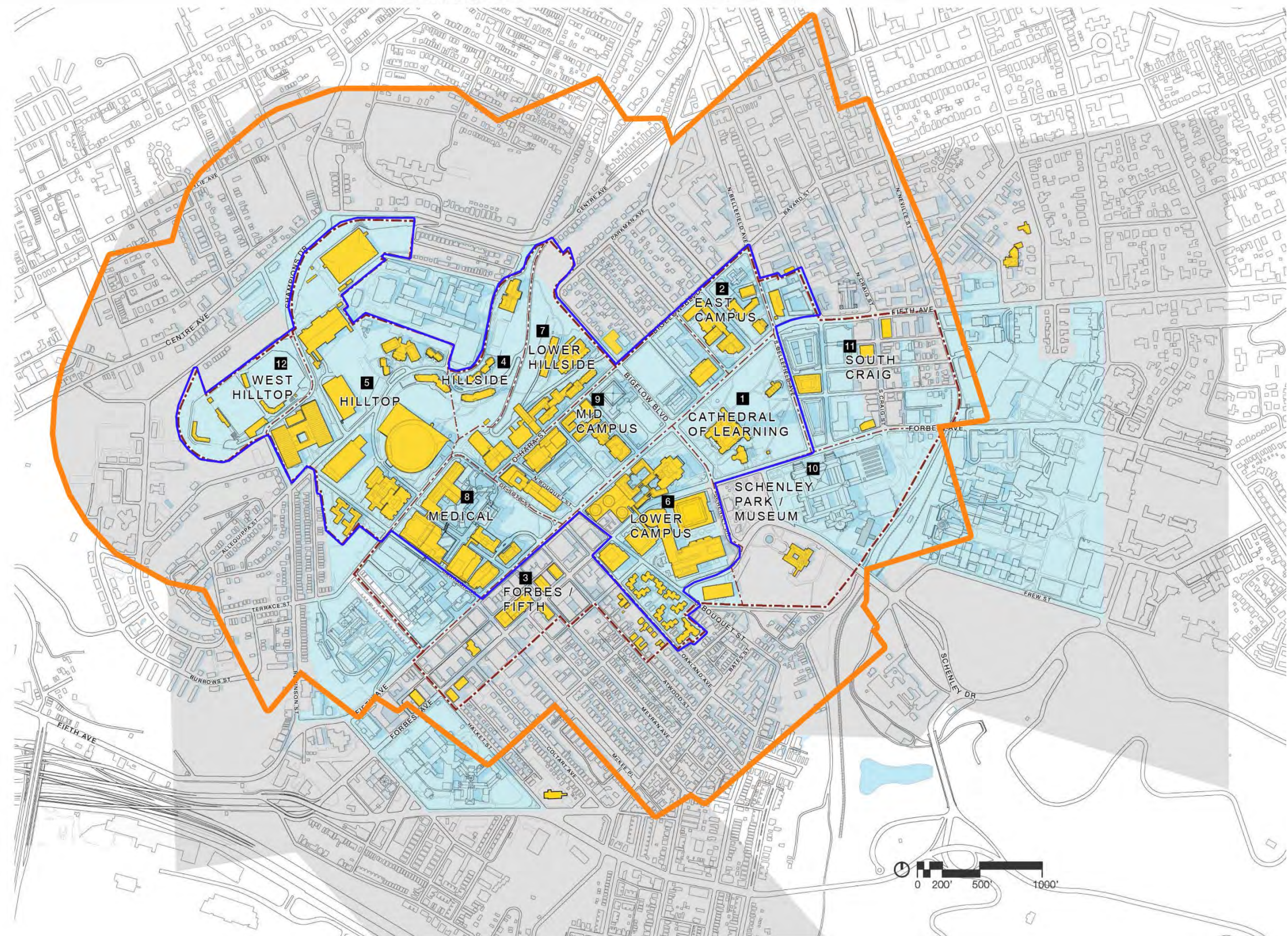
December 20, 2018	City Workshop: Performance Target Meeting #1
February 22, 2019	City Workshop: Performance Target Meeting #2
August 7, 2019	City Workshop: Performance Target Meeting #3

## IMP PUBLIC MEETINGS:

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, Oakcliff 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



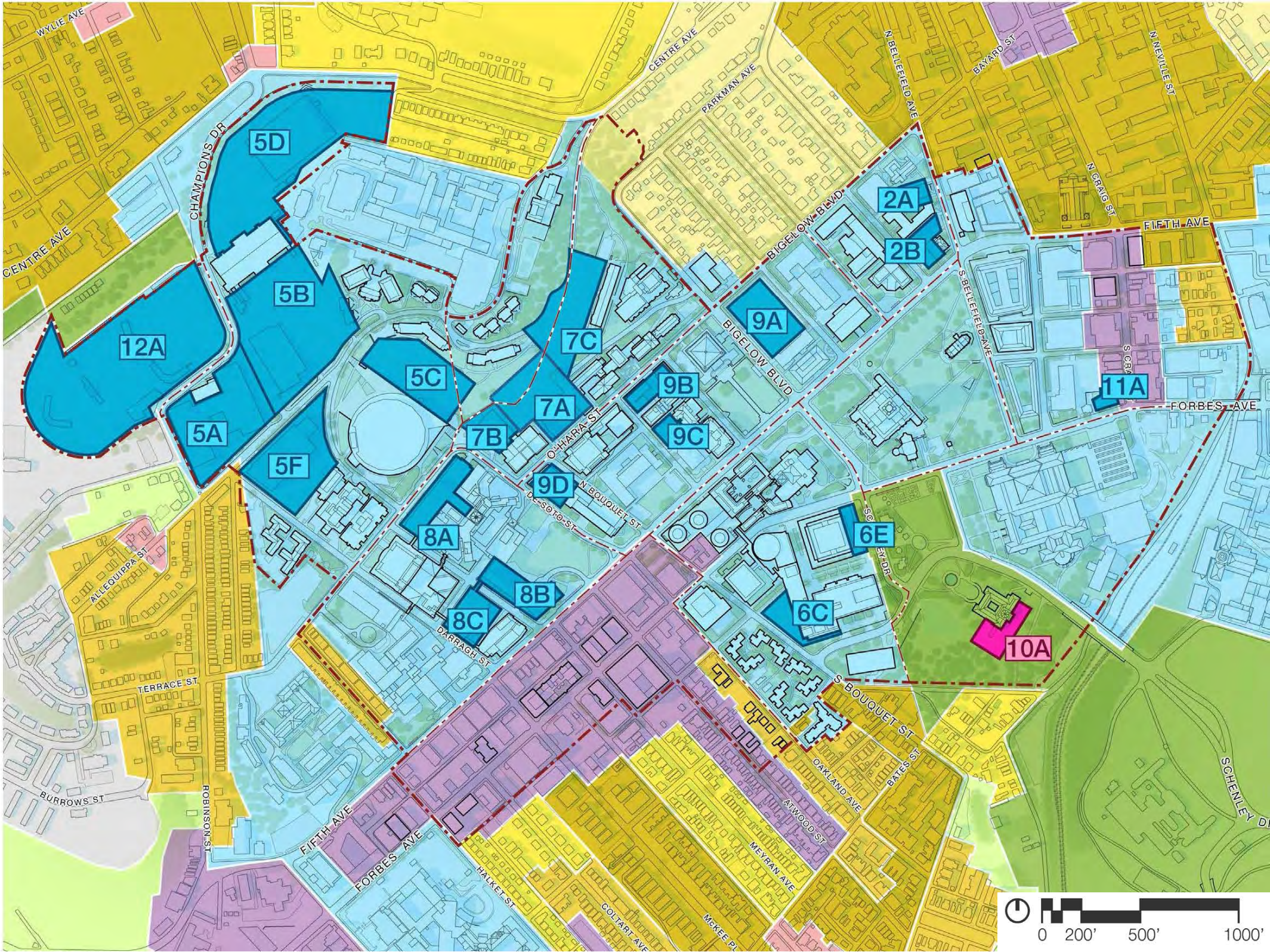
# IMP BOUNDARY AREA



## EMI BOUNDARY

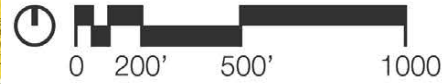
- IMP Boundary / Districts
- Educational/Medical Institution (EMI)
- PITT Owned and Controlled Buildings
- Other Buildings
- Area within 1,000 Feet of EMI Boundary
- PITT EMI Zone
- PITT 1,000' Radius

# EXISTING ZONING

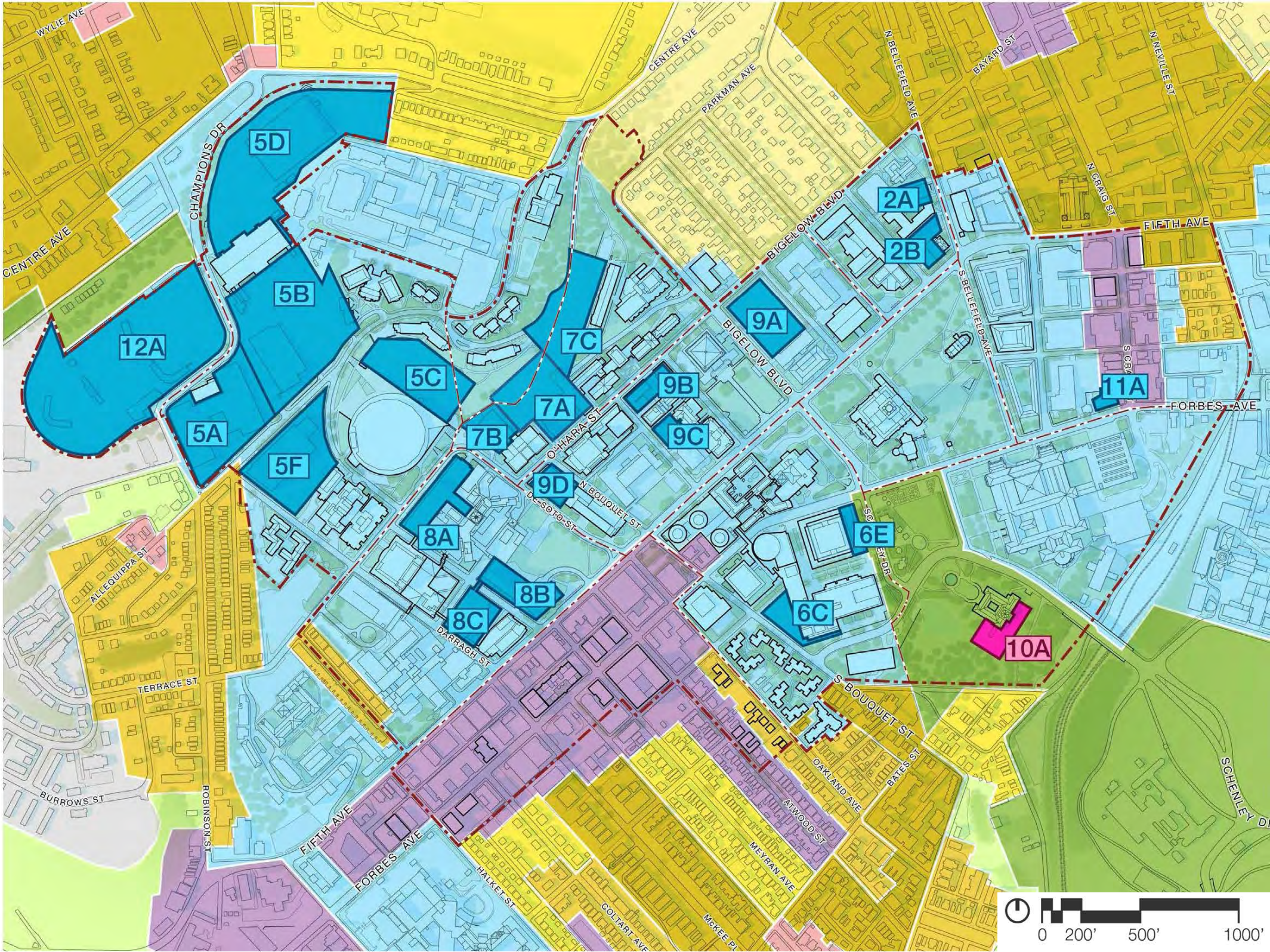


## EXISTING ZONING

- |                                       |                           |                               |
|---------------------------------------|---------------------------|-------------------------------|
| Educational/Medical Institution (EMI) | Detached Residential      | Planned Unit Development      |
| Parks and Open Space                  | Semi-Detached Residential | Oakland Public Realm District |
| Hillside                              | Attached Residential      | IMP Boundary / Districts      |
| Neighborhood Commercial               | Multi-Unit Residential    | Pitt Buildings                |
| Development Site Within EMI           |                           |                               |
| Development Site Outside EMI          |                           |                               |



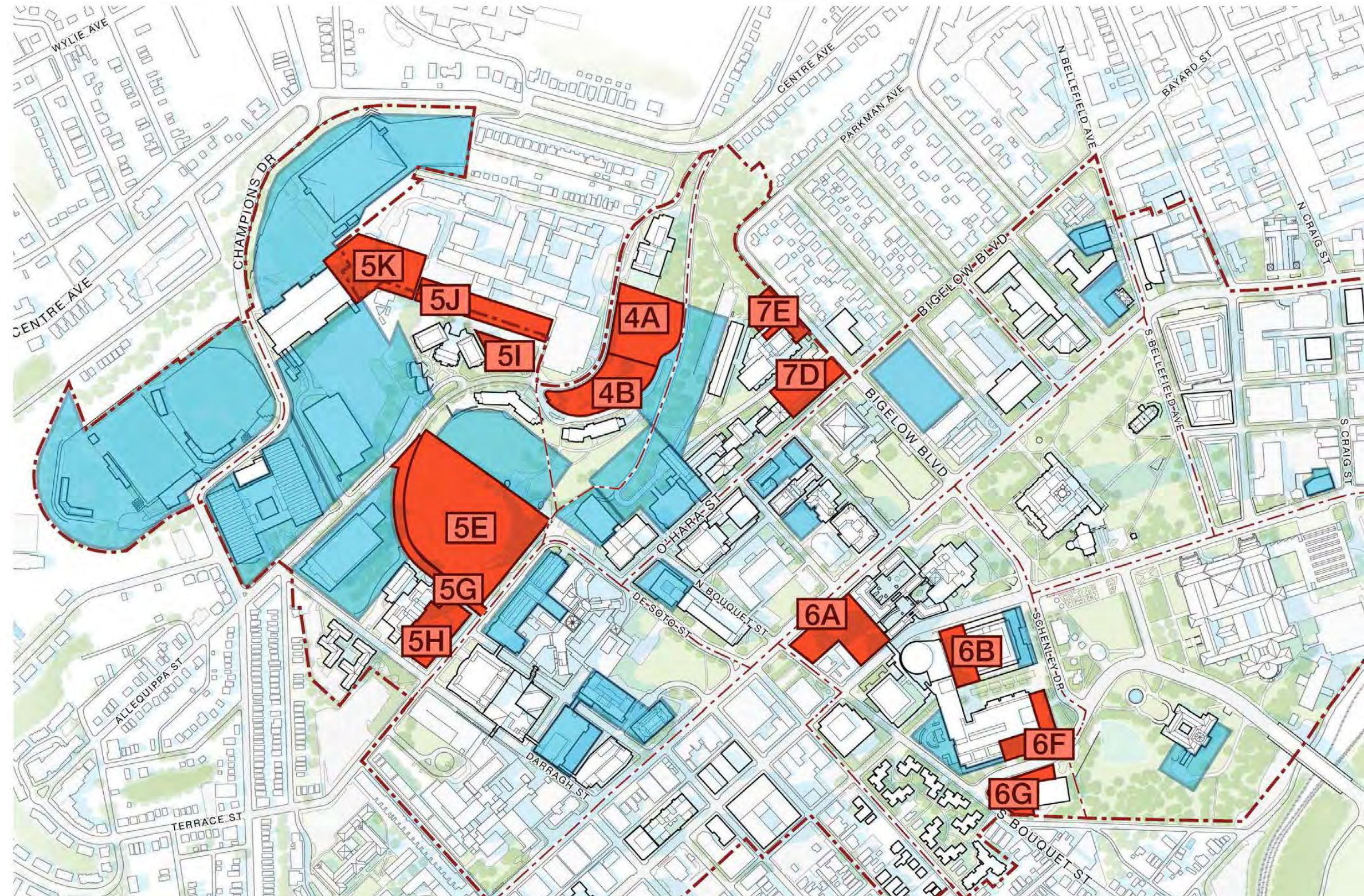
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# LONG-TERM VISION & GROWTH | 25 YEAR SITES



## IMP TWENTY-FIVE YEAR DEVELOPMENT SITES

- Twenty-five Year Development Sites
- Ten Year Development Site
- IMP Boundary / Districts
- Pitt Buildings
- Other Buildings



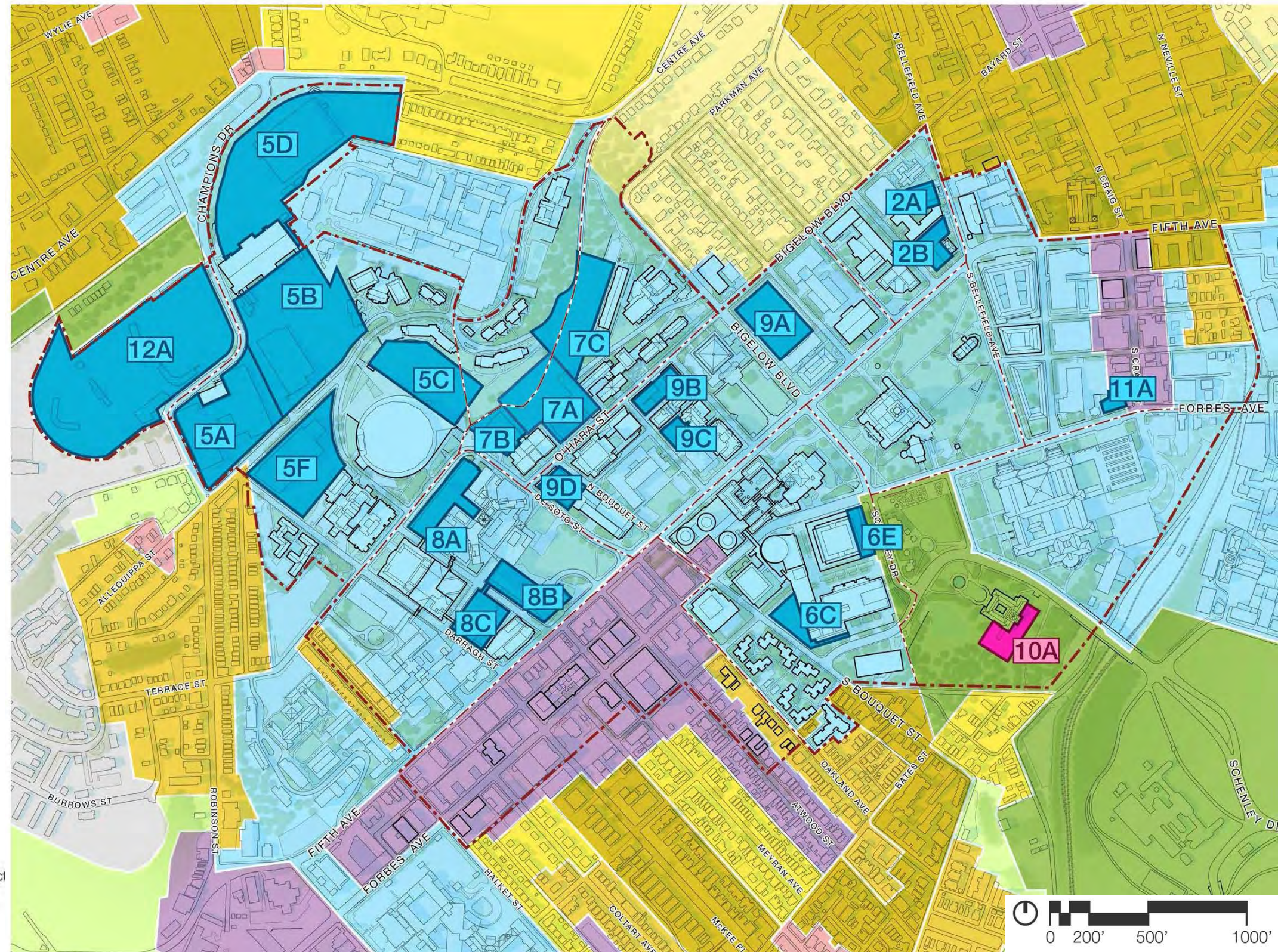
5.3.5 District Guidelines



- 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

■ Ten-Year Development Sites

# EXISTING ZONING

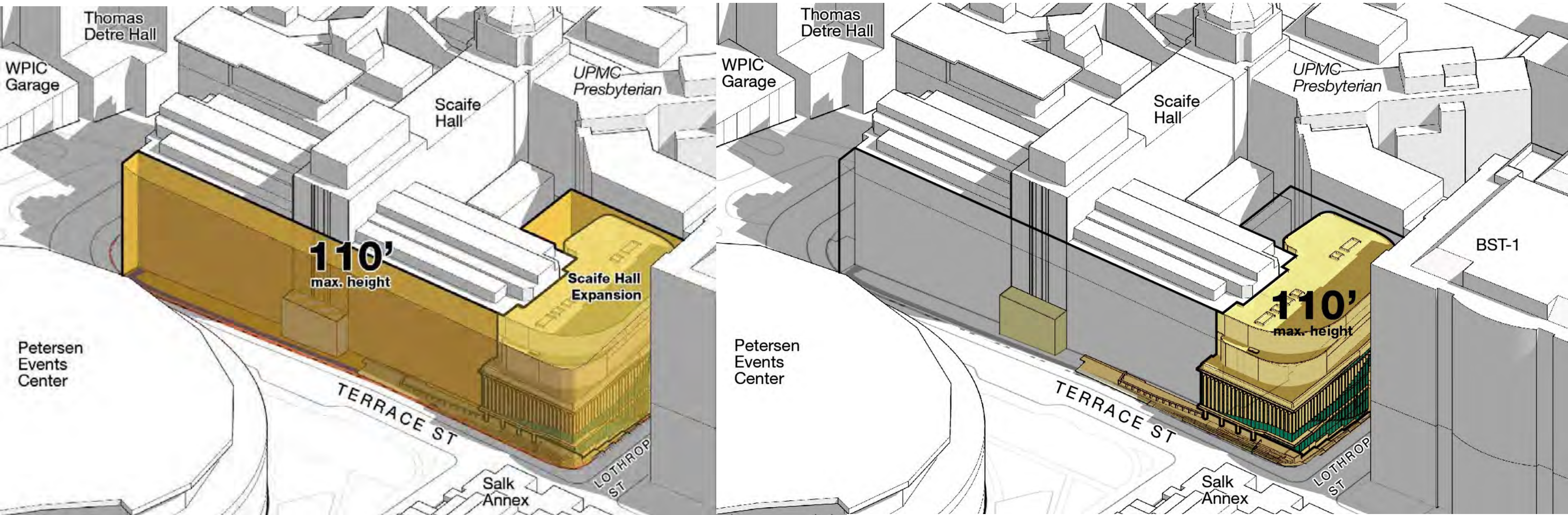


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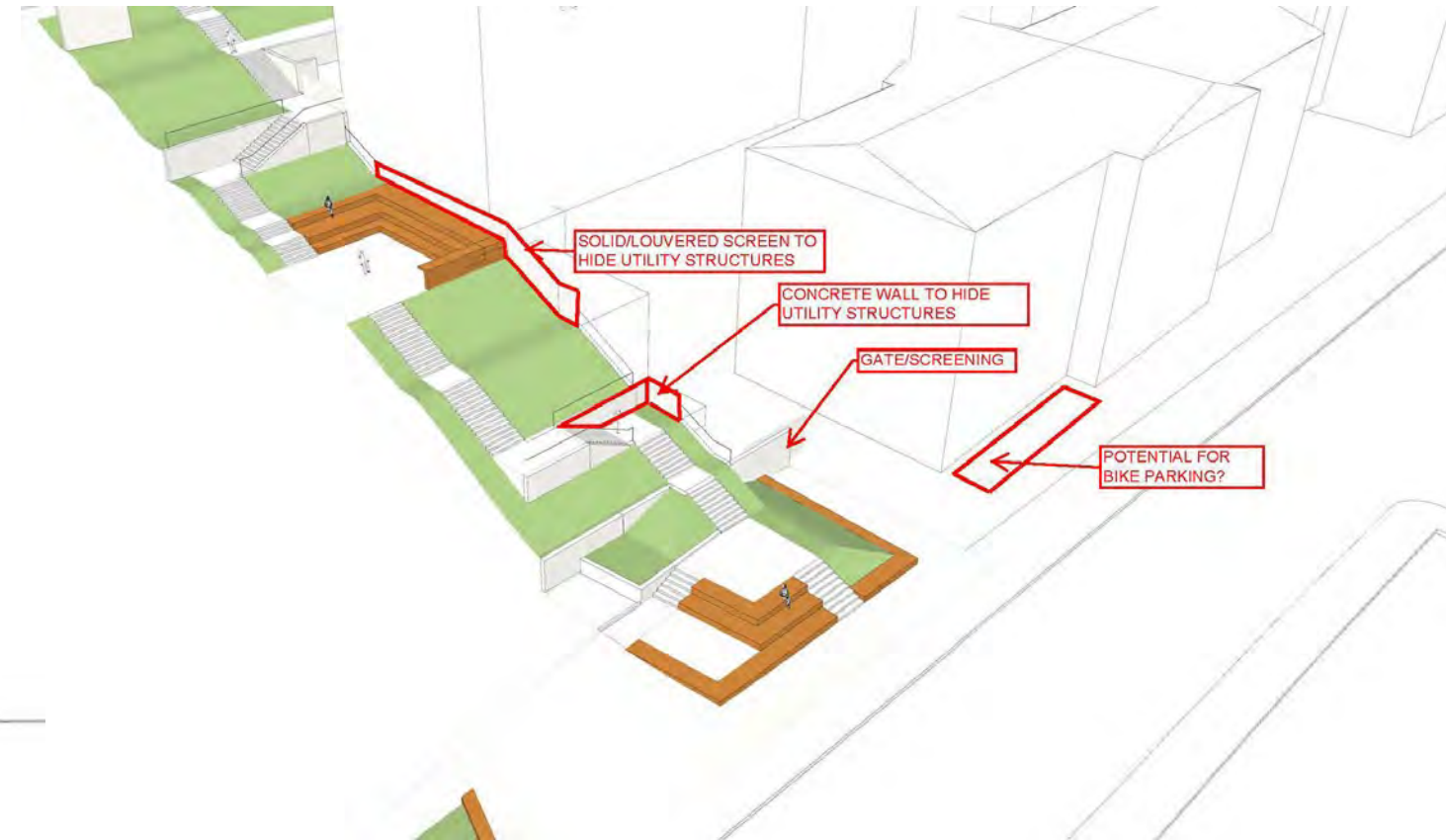
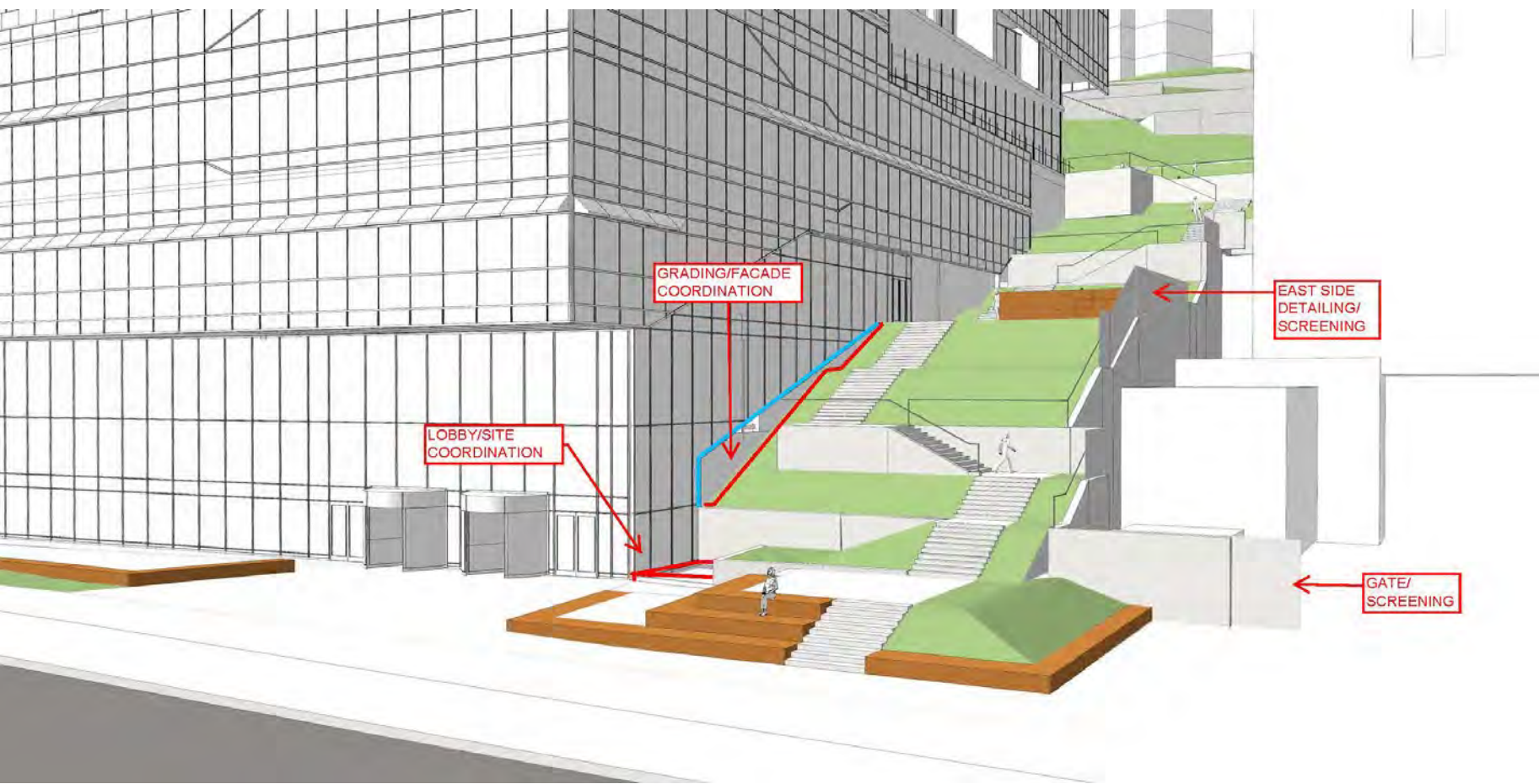
# UNDERSTANDING THE “YELLOW BOX”



# DESIGN GUIDES, OPEN SPACE, TREES



- Design Guides
- Open Space/Pedestrian circulation/Landscape



# GOALS OF THE URBAN DESIGN GUIDELINES



The Urban Design Guidelines apply to both building and landscape projects in the Ten-Year Development Envelope. The Guidelines are intended to:

- Provide criteria that will foster design that is compatible with the existing campus and urban context
- Create an enhanced campus environment
- Promote open spaces for both the campus and the surrounding community
- Enhance the pedestrian experience and establish a network of barrier free routes
- Guide the use of materials and architectural details that contribute to an innovative and integrated environment

# HISTORIC PRESERVATION



The University values its rich and diverse architectural heritage which represents a wide variety of styles:

- Georgian
- Greek Revival
- Italianate
- Romanesque
- Beaux-Arts
- 20th Century Modern

Exterior modifications to buildings within historic districts are subject to the Oakland Civic Center or Schenley Farms Historic District Guidelines and must be reviewed by the Historic Review Commission.

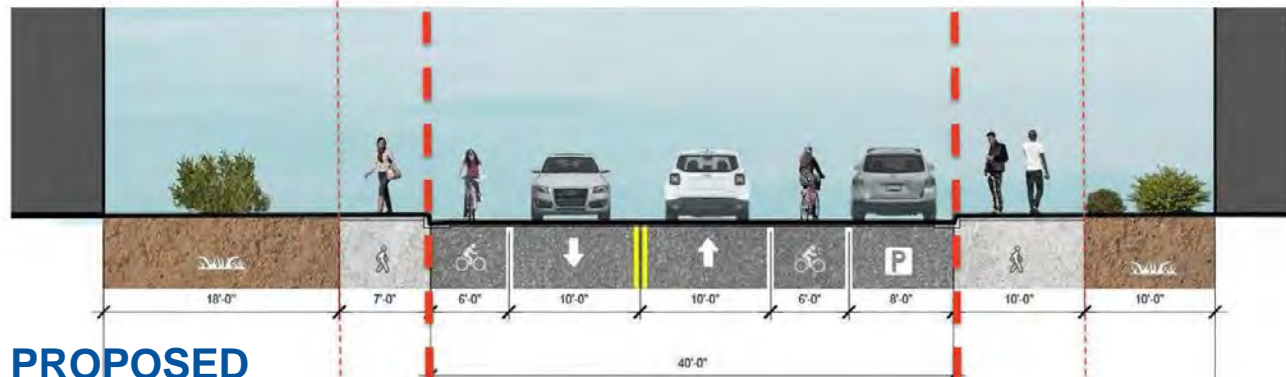
The University intends to preserve its architectural heritage while promoting innovative and contextual buildings to meet programmatic needs.



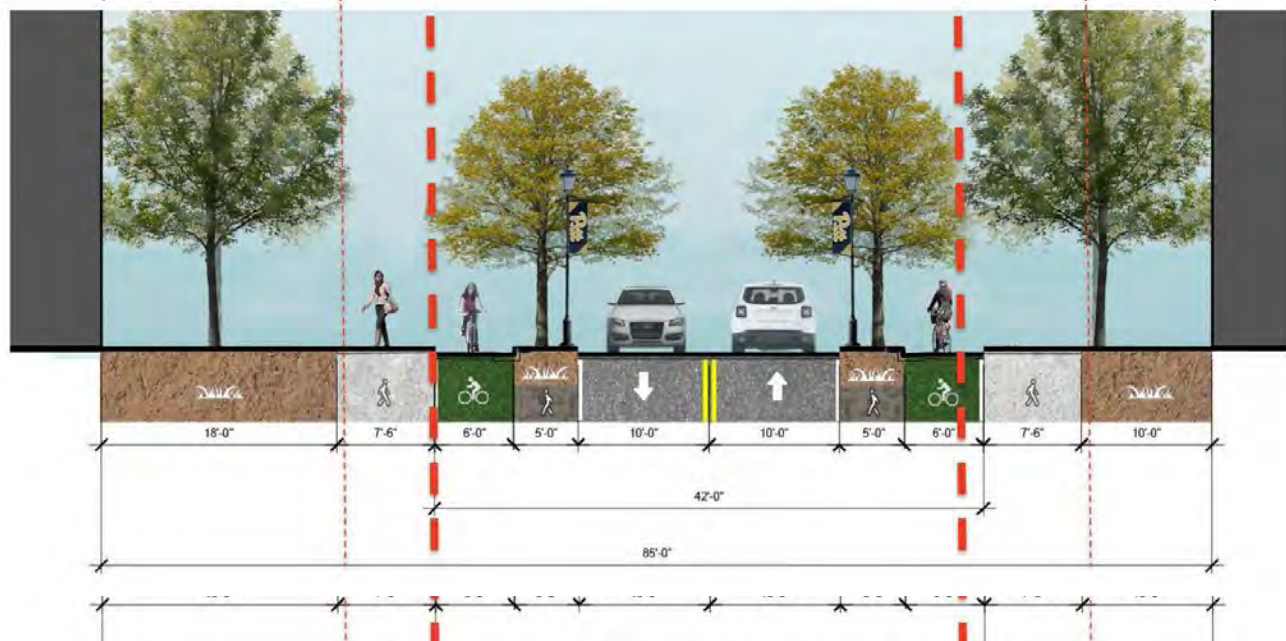
# STREETSCAPES | CAMPUS VIEWS AND VISTAS



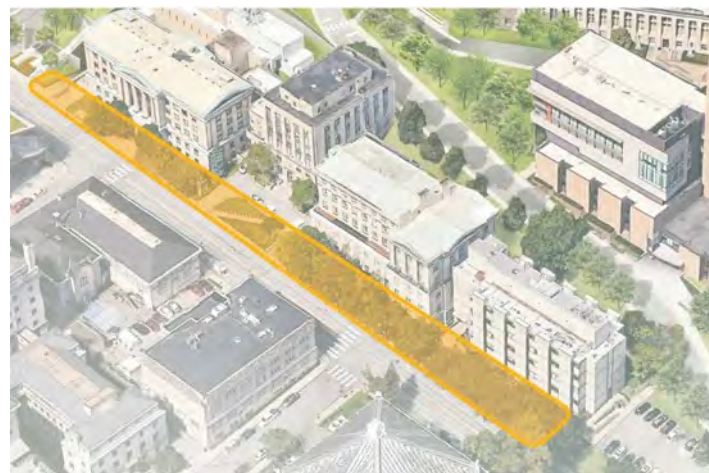
## EXISTING



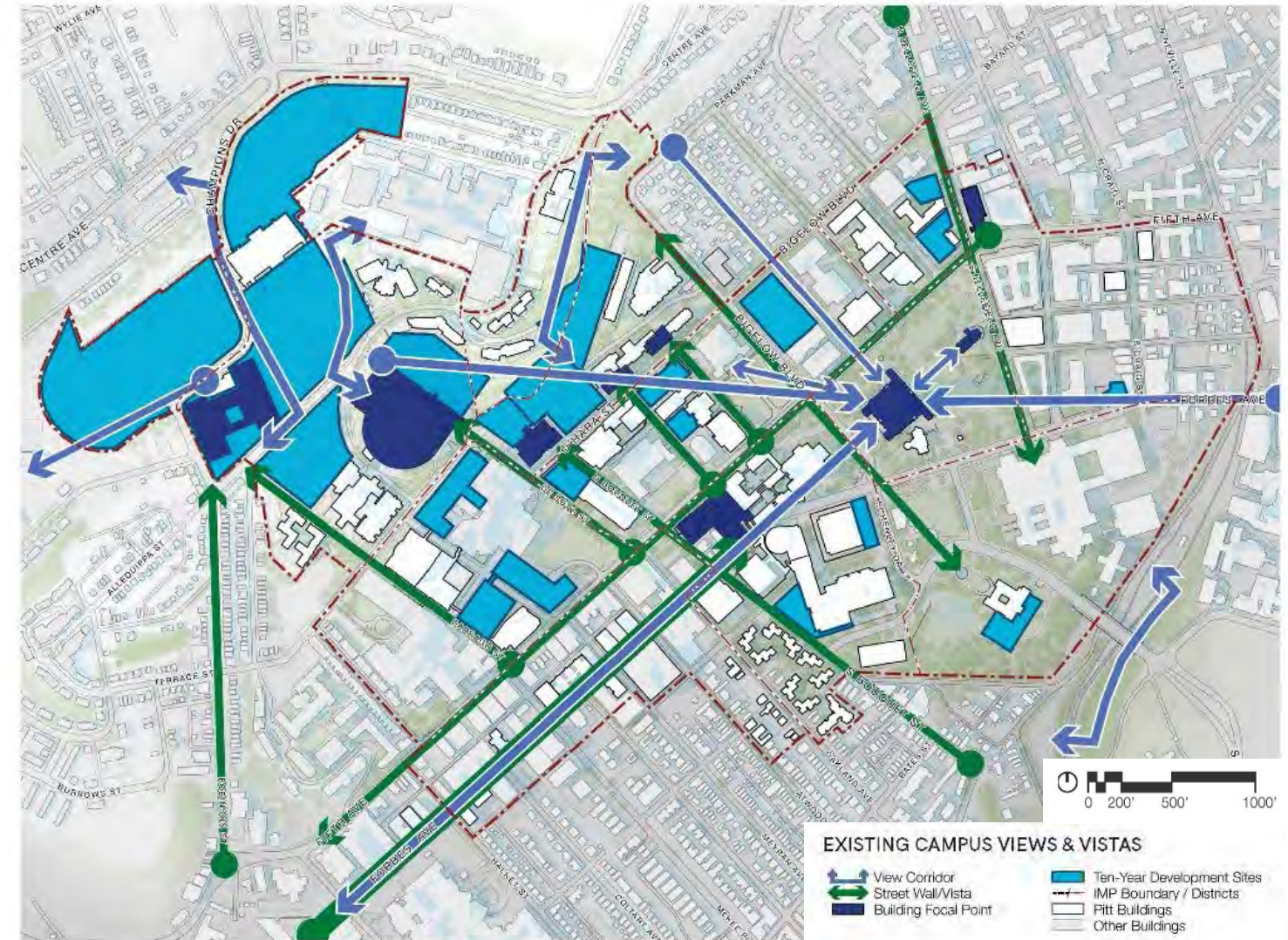
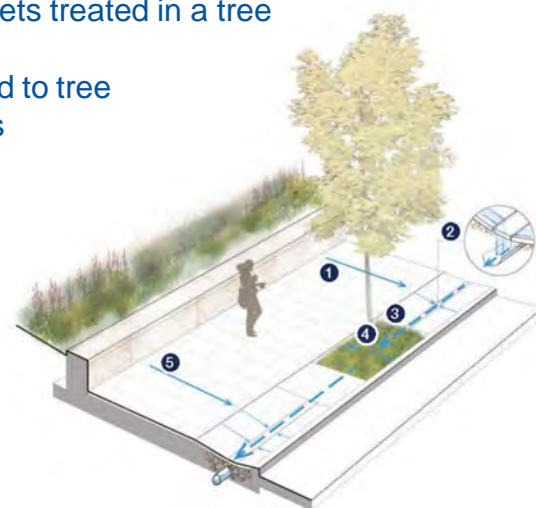
## PROPOSED



Section through O'Hara Street



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



Existing view of Bigelow Boulevard



Proposed view of Bigelow Boulevard



Four elements of the IMP require tracking throughout the 10-year plan:

- Open Space
- Tree Canopy
- Stormwater
- Parking

For each of these, the University will provide a comprehensive tracking system and the University's commitments will be met on a campus-wide basis over the 10-yr plan, not on a site-by-site basis. This holistic approach can provide more comprehensive, cohesive, and effective planning and growth.

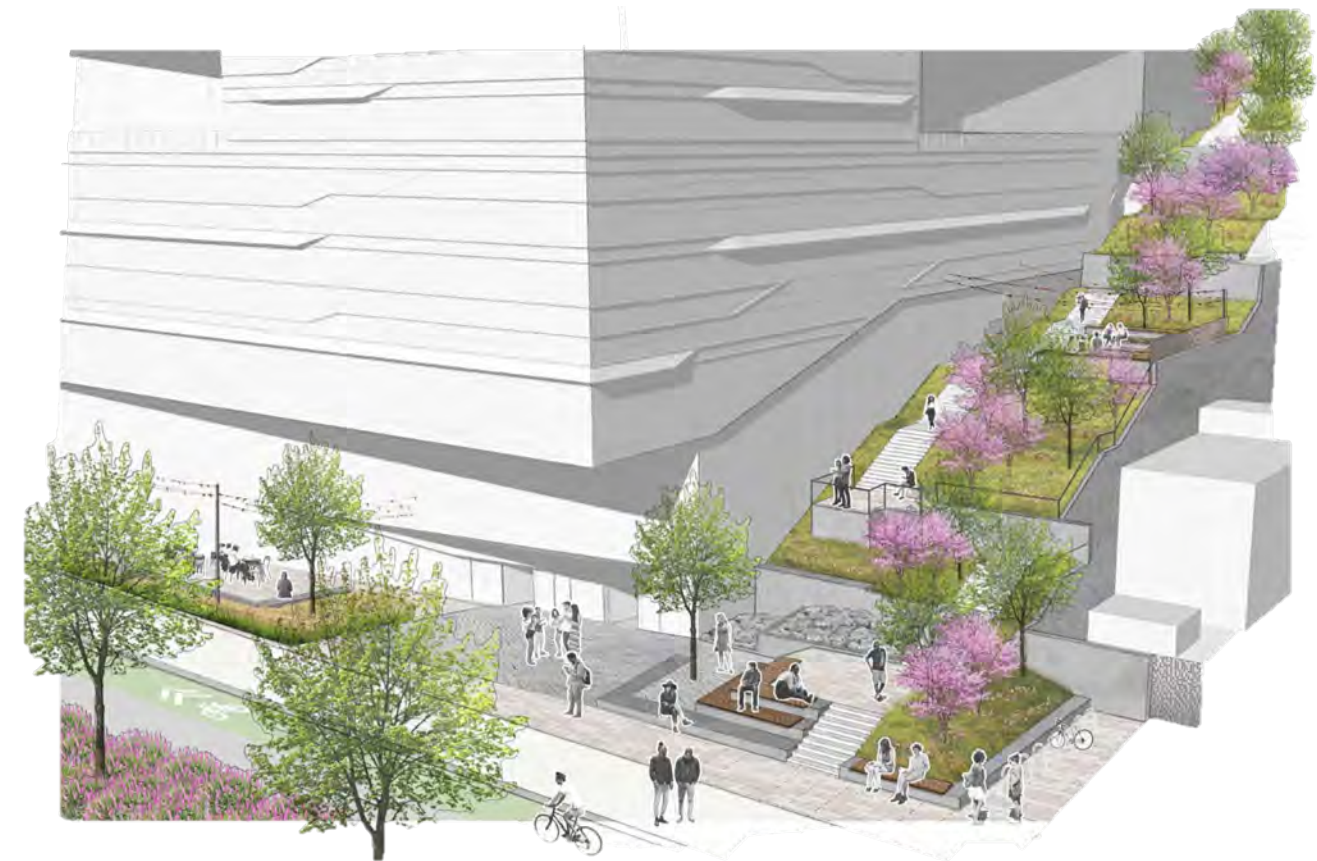
The University commits to maintaining a positive balance for each of first three of these components over the 10-year plan, while parking's goal is net 0 change.

(For example, the university will plant the projected number of trees necessary to compensate for tree removals in advance of their removal.)

# PUBLIC REALM GREEN 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. 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.



# ACCESSIBILITY | PANTHER RUN





# EXISTING CONDITIONS ON THE HILLSIDE



K. LEROY IRVIS HALL



FALK LABORATORY SCHOOL



EBERLY HALL



FRATERNITY IV



# HILLSIDE FRAMEWORK PLAN



**URBANE**



**RUSTICATED**



**SYLVAN**



*Formal  
Highly-Trafficked  
Architectural*

*Informal  
Minimally-Trafficked  
Natural*

Images courtesy David Rubin Land Collective

# OPEN SPACES



## URBANE

**Open spaces** provide sense of place and contribute to sustainability and resilience goals, including tree canopy

Tree replacements and canopy expansion are integrated using different strategies in different areas.



Images courtesy David Rubin Land Collective

## RUSTICATED

# TREE PRESERVATION & TREE CANOPY



**Existing Tree Canopy Coverage = 16.8% (29.95 Ac)**

**Proposed Increase = 4% (1.20 Ac)**

\*Track goal by entire 10-year plan not site by site



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

- |  |  |
|--|--|
| IMP Environmental Study Area   | Invasive Tree Species                            |
| Existing Tree Canopy   | Non-Native Tree Species                          |
| Projected 10-Yr Canopy   | Pervious Areas                                   |
| Aerial Located Canopy  | Impervious Areas                                 |
| Ten-Year Development Sites (52.3 Acres), Site-specific tree replacement. | Conceptual Tree Placement (infill, street trees) |
|  | Potential forest restoration areas (22.3 Acres)  |

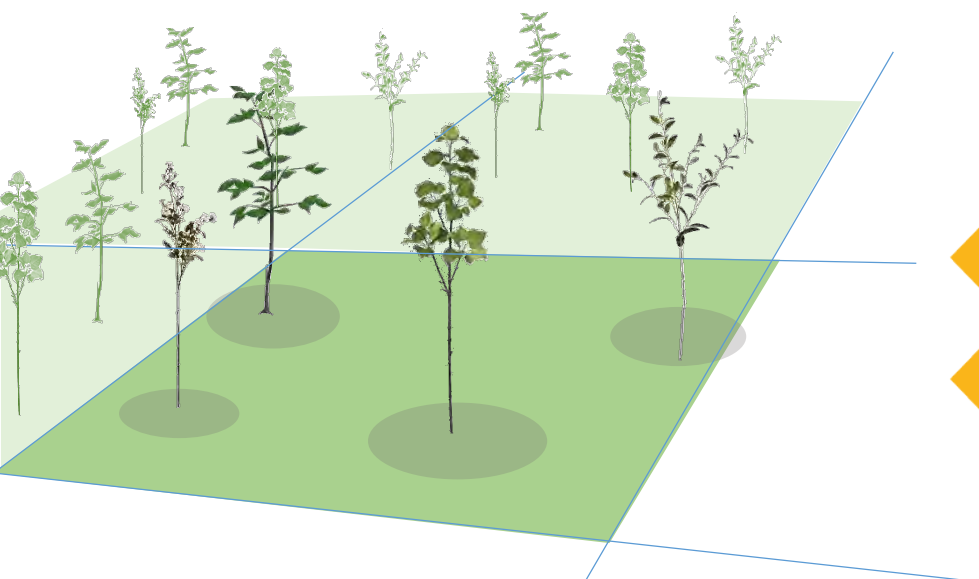
- Notes**
- Additional off-campus areas for forest restoration may be used, in coordination with City of Pittsburgh.
  - Forest restoration areas added by CEC

# TREE CANOPY COVER

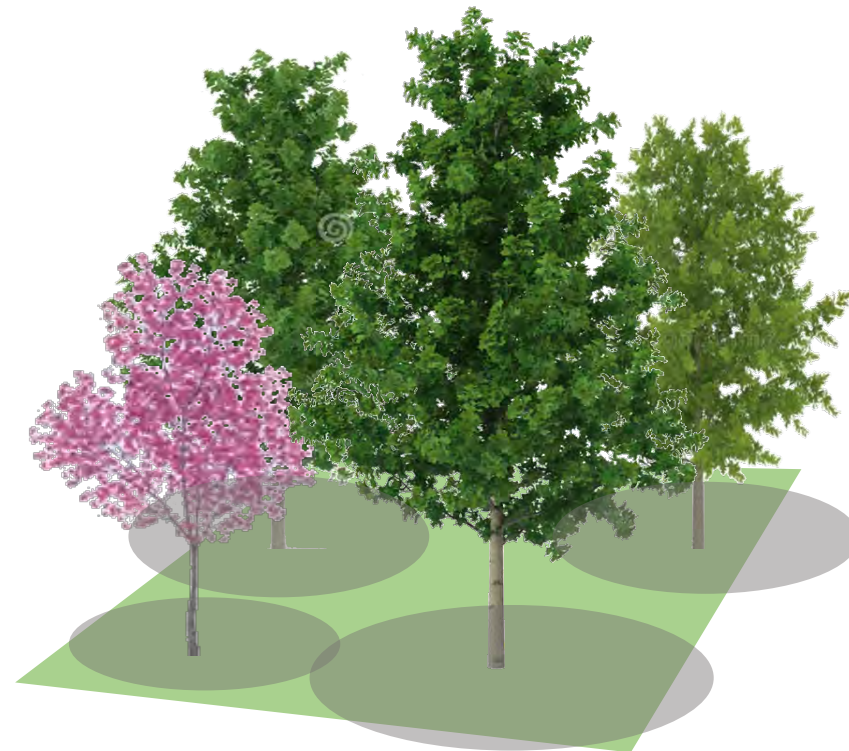


## Relationship between Tree Canopy Cover (area) and Tree Replacement Requirements (caliper inches)

- The **IMP** expresses tree canopy goals in terms of **total or percent canopy cover** (percent/acres), but the City's canopy **tree ordinance** is a linear measurement (**caliper inches**).
- In 2020, the City approved the University's proposal to use **scientifically based reforestation** approaches in certain areas to better achieve multiple objectives and **alternative compliance** with the City's requirements for canopy tree replacement.
- The alternative compliance meets the objectives of both **canopy cover** and **tree replacement** over short and long term.



Initial canopy cover  
**YEAR 1**



Expected canopy cover  
**YEAR 5**



Expected canopy cover  
**YEAR 25**

# LANDSCAPE CHARACTER ZONES RELATE TO...



## ...Canopy Expansion/Tree Replacement Strategy

**CHARACTER ZONES:  
URBANE**



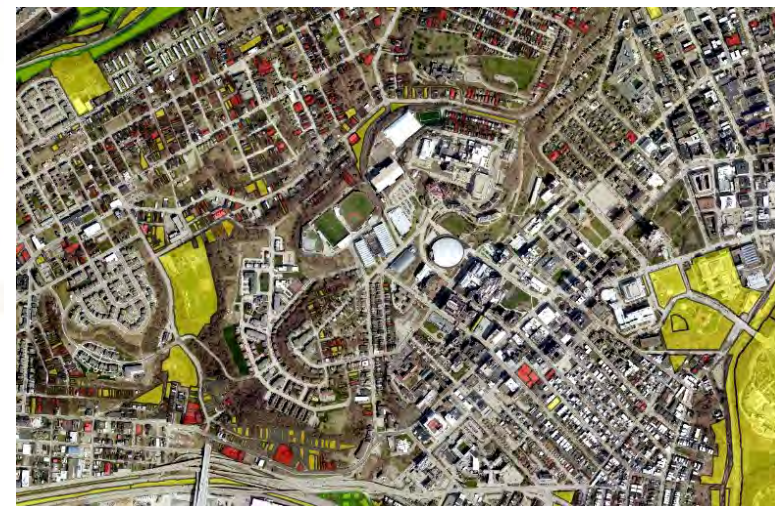
**CHARACTER ZONES:  
RUSTICATED**



**CHARACTER ZONES:  
SYLVAN**



**OFF CAMPUS**



### **CITY TREE CANOPY ORDINANCE**

Caliper Inch Replacement – tree by tree, fixed in time

### **ALTERNATIVE COMPLIANCE**

Caliper-inch equivalents by area, dynamic  
Provides net positive forest canopy, in perpetuity

#### **Reforestation**

*approved*

#### **Forest Rehabilitation**

*under development*

*(e.g., tree rescue from invasive vines)*

### **TREE MITIGATION BANKS**

*Under development*

- University funds reforestation or forest rehab projects in offsite areas, advance of tree removals
- Ledger of “credits” and “debits” kept to account for future projects

# INFRASTRUCTURE & MOBILITY



- Infrastructure
- Mobility



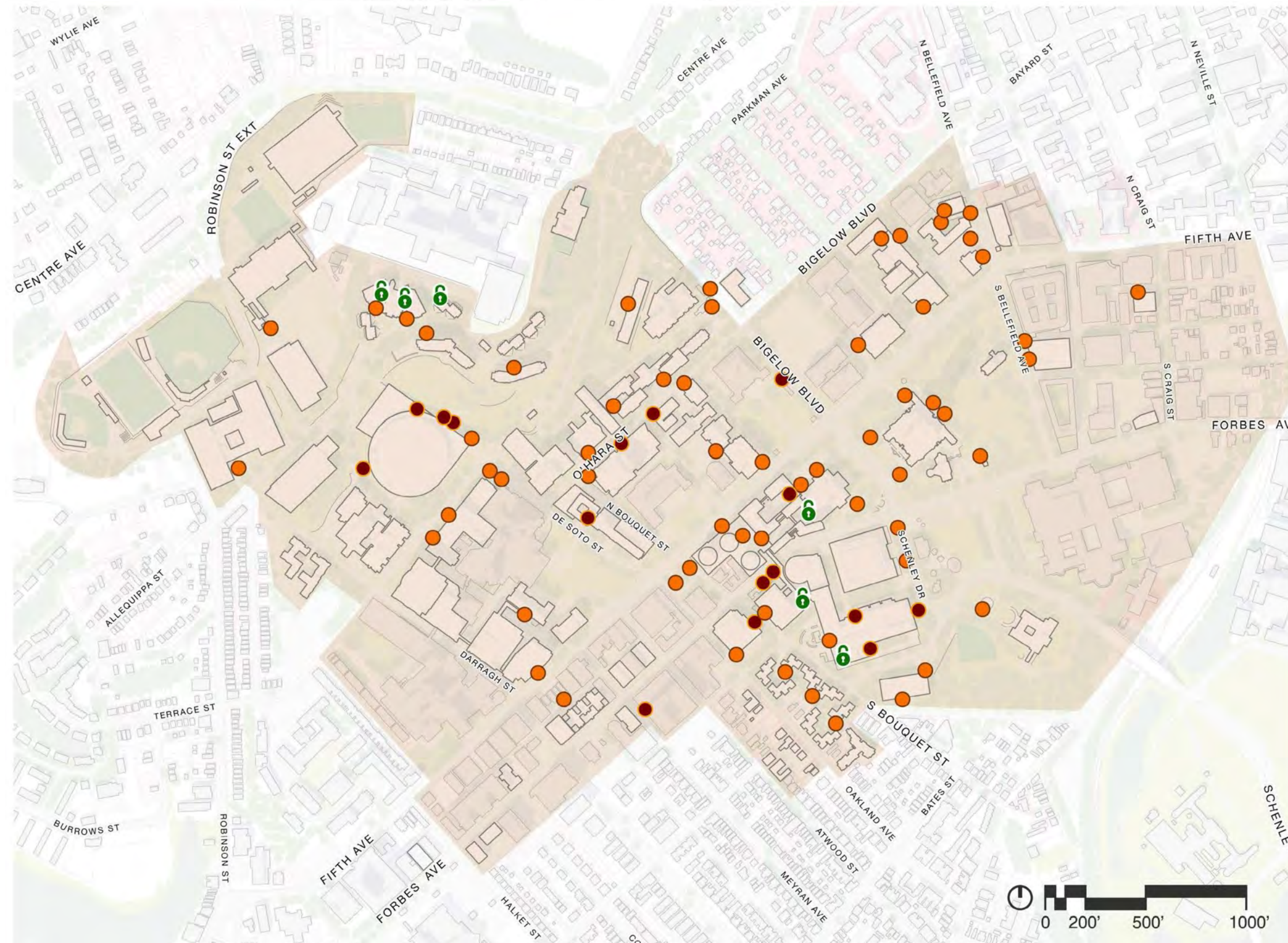
# MOBILITY



- Manage parking across a 10-year horizon that results in no net new parking on campus (i.e., after 10 years the inventory of parking now should look like the parking inventory then)
- Decrease single-occupancy vehicle travel to and from campus
- Increase modes of biking and transit to and from campus
- Promote and enhance partnerships in transit-oriented modes (shuttle systems, Port Authority, etc.)
- TIS shows conditions after 10 years (assuming full build-out) does not substantively change the peak-hour levels of service of key intersections on /around campus (see maps next page)



# CAMPUS BIKE FACILITIES



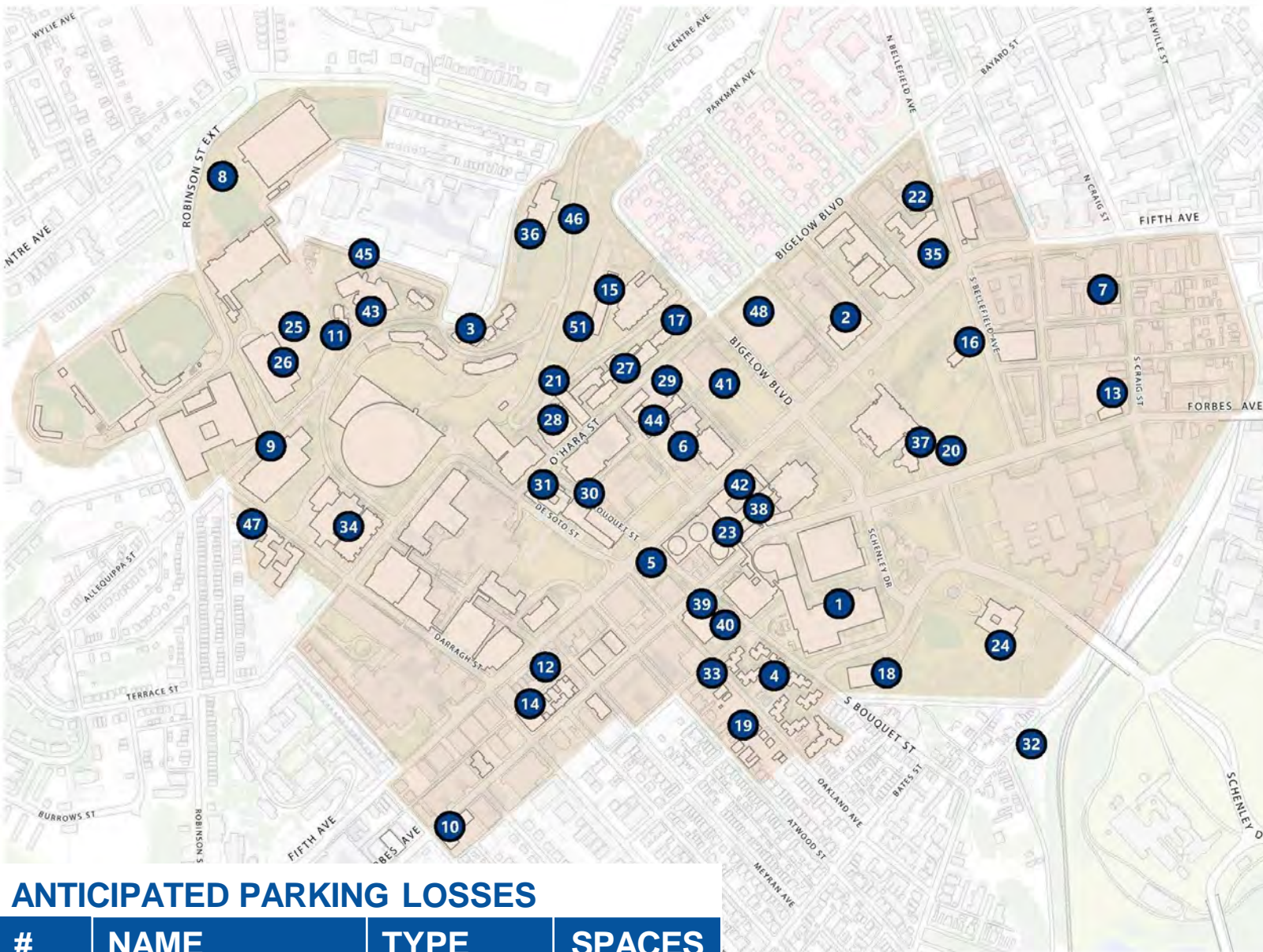
## CAMPUS BIKE FACILITIES

- Bike Locker
- Covered Bike Rack
- Uncovered Bike Rack

# CAMPUS PARKING



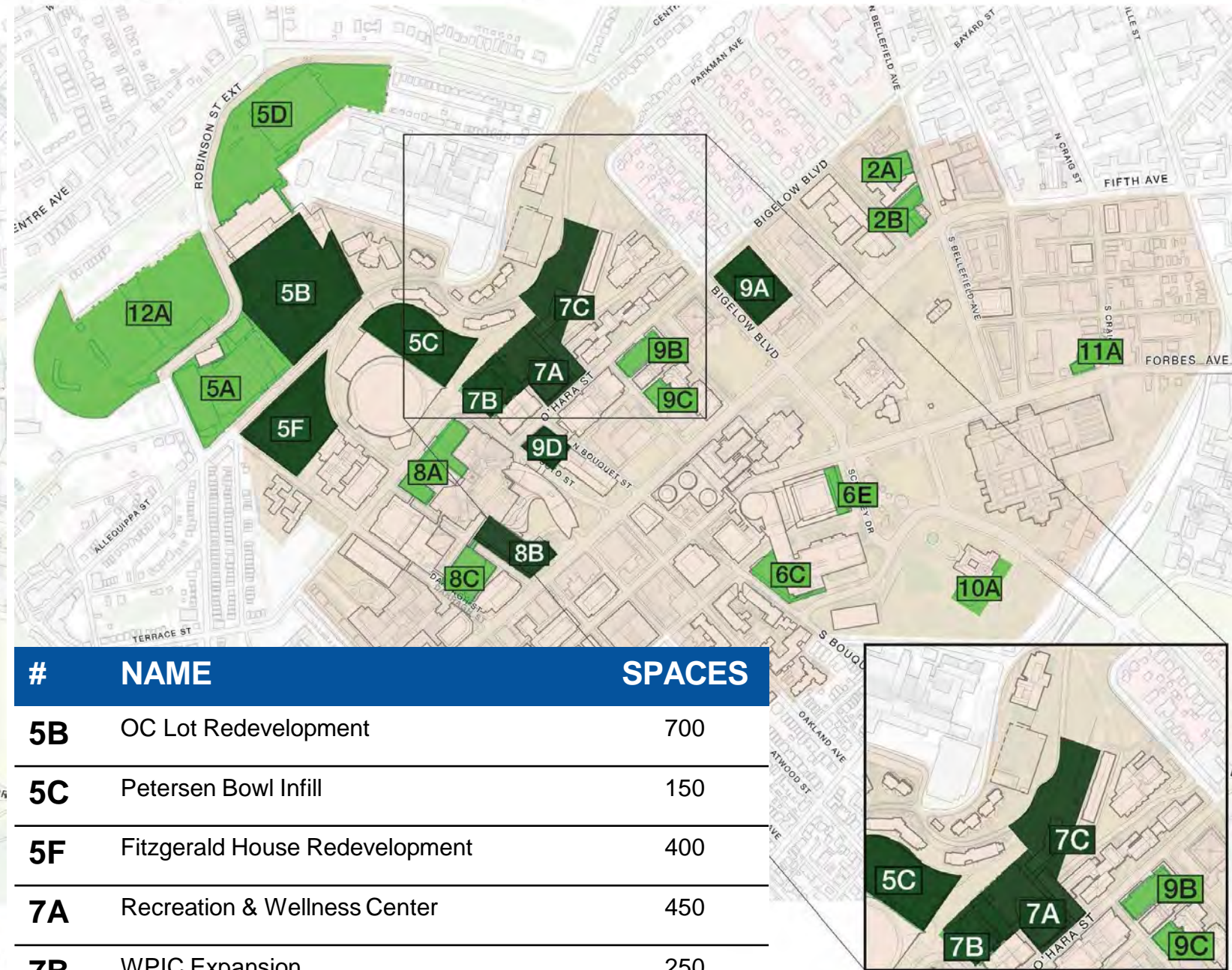
## EXISTING PARKING



## ANTICIPATED PARKING LOSSES

#	NAME	TYPE	SPACES
25	OC Lot	Lot	350
26	OC Garage	Garage	320
28	O'Hara Garage	Garage	447
31	Parran Hall	Garage	146
48	Syria Mosque Lot	Lot	350
<b>Total</b>			<b>1,613</b>

## POTENTIAL PARKING SITE OPTIONS

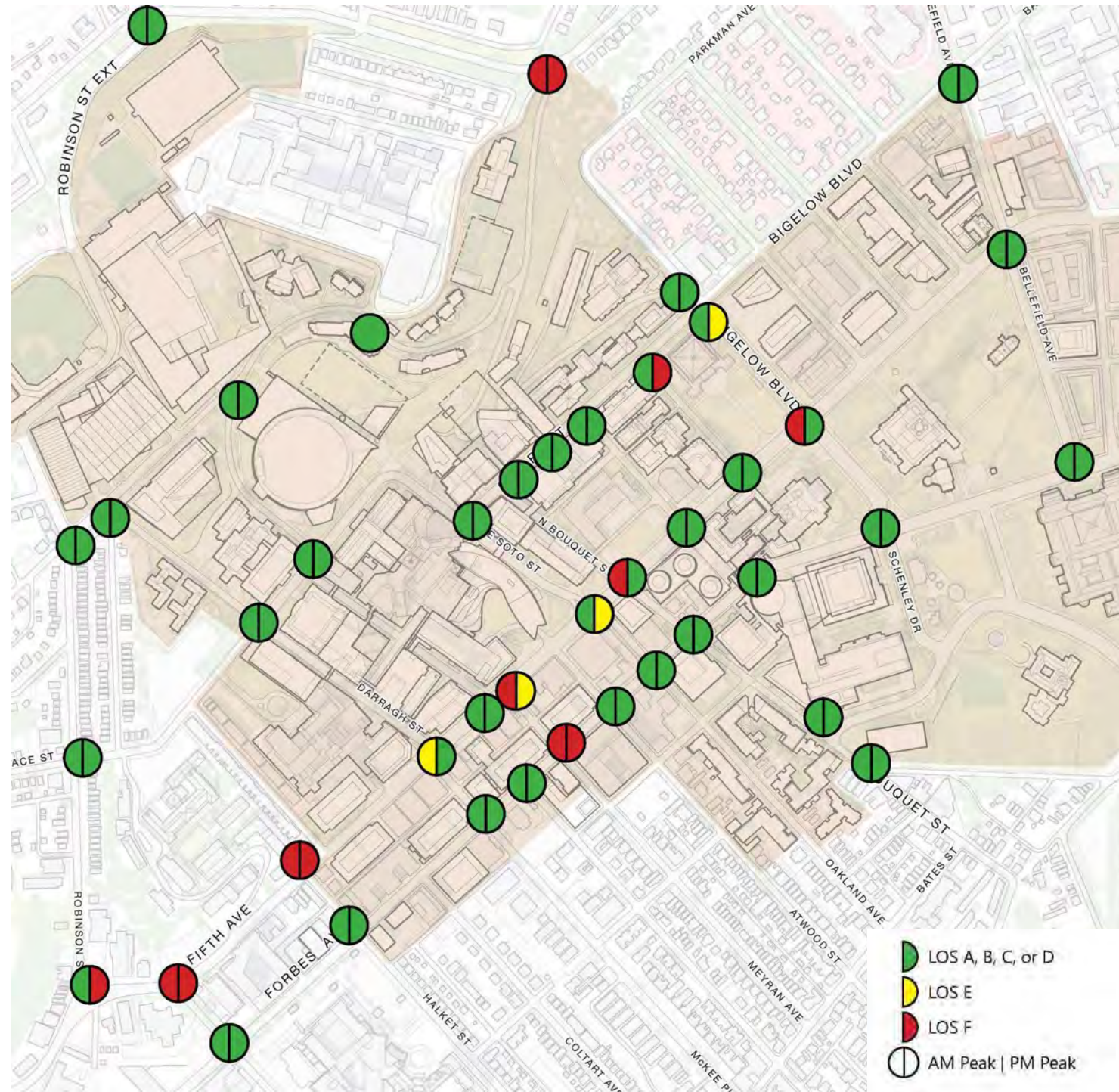


#	NAME	SPACES
5B	OC Lot Redevelopment	700
5C	Petersen Bowl Infill	150
5F	Fitzgerald House Redevelopment	400
7A	Recreation & Wellness Center	450
7B	WPIC Expansion	250
7C	Lower Hillside Housing	400
8B	Integrated Health Sciences Complex	250
9A	One Bigelow	250
9D	Crabtree Hall Redevelopment	150

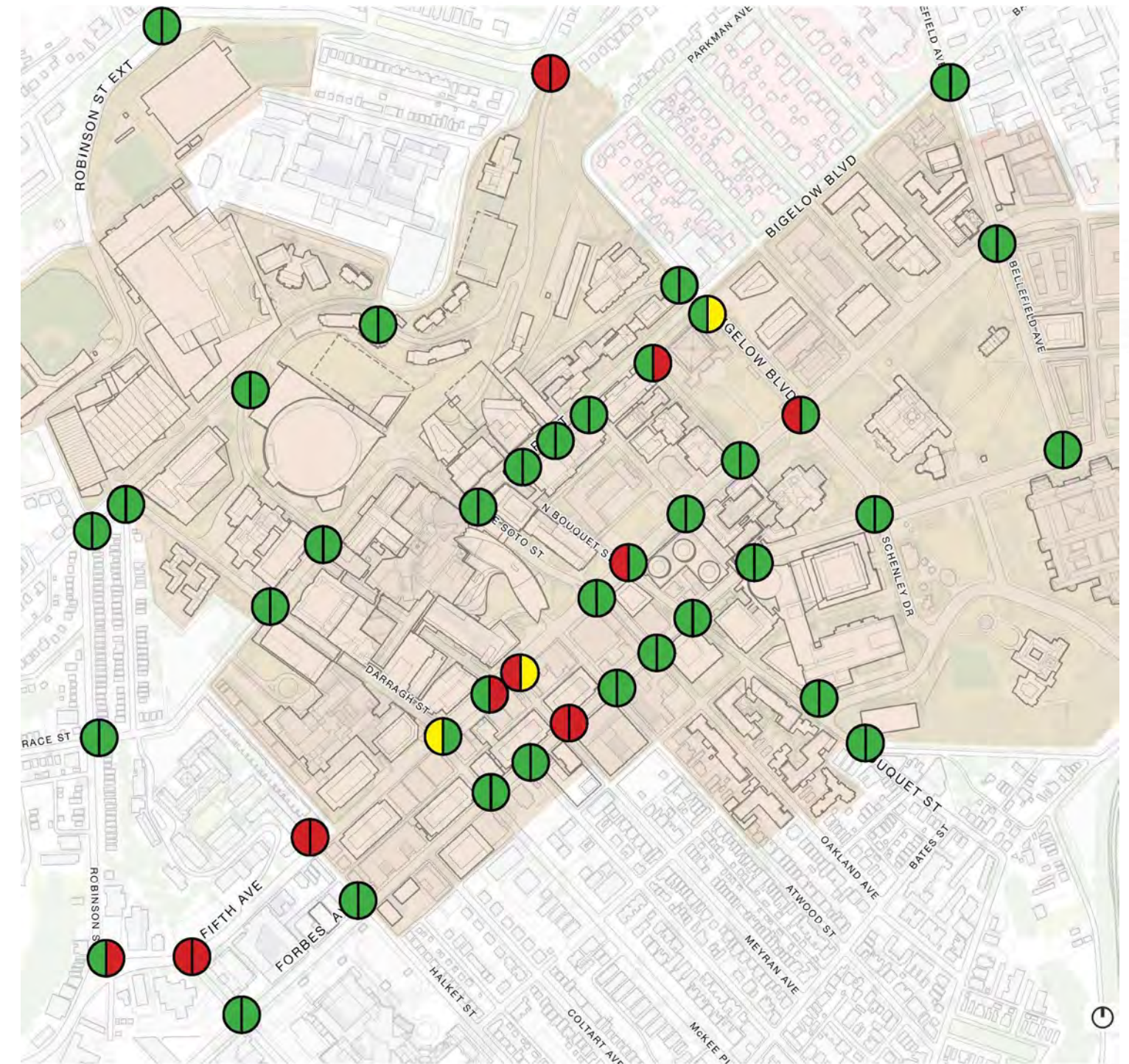
# FUTURE TRAFFIC ANALYSIS



## 2029 No-Build Peak-Hour Level of Service



## 2029 Full-Build Peak-Hour Level of Service





- Green Buildings and Waste Management/Water Conservation
  - Sustainability
  - Energy
- Goals:
  - Reduce GHG emission by travel to 50% below SPC's 2013 Oakland baseline
  - LEED/WELL building certifications and program EUI/WUI to goals
  - Expand composting to 50% by 2025
  - Reduce landfill waste by 25% from 2017 levels
  - Achieve Water Usage Intensity 50% below the district average
  - Procure/Produce 50% of energy from renewables
  - Achieve Energy Use Intensity 50% below national average

# ENVIRONMENTAL STRATEGIES FOR PROTECTION



Mine grouting & deep foundations in mined areas

Retaining slope & stability with vegetated structural support

Protecting landslide-prone areas



## DEVELOPMENT SITES OVERLAY- ENVIRONMENTAL OVERLAY DISTRICTS

- IMP Environmental Study Area
- Ten-Year Development Sites
- Landslide Prone
- Undermined Area
- Steep Slopes

# STORMWATER MANAGEMENT



The IMP strives to expose the impacts of stormwater and offer recommendations for future success.

- 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 University objectives:

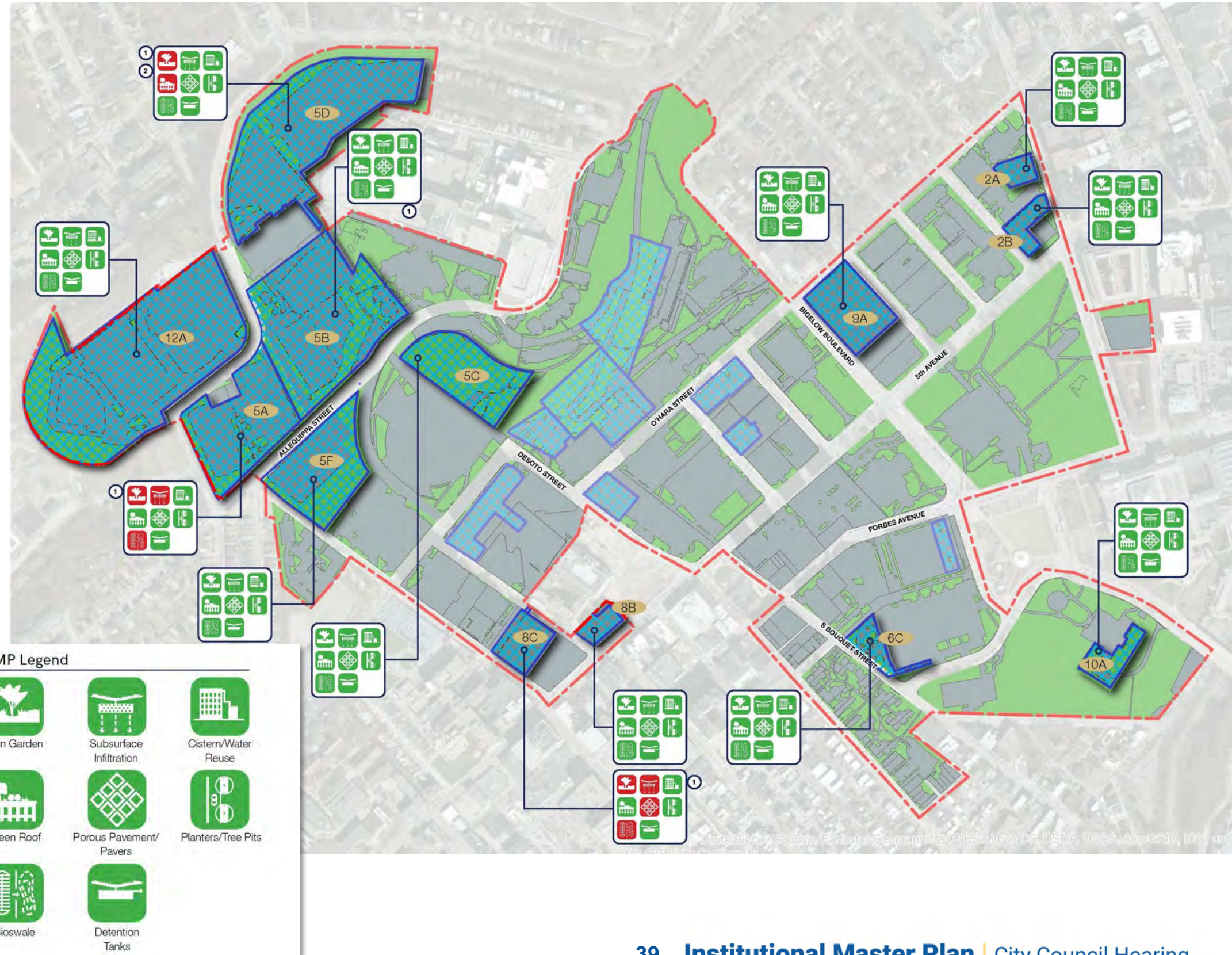
- Meet the City of Pittsburgh's requirements for rate and volume control and the PADEP's Stormwater BMP Manual requirements
- Decrease stormwater impacts per the 2018 Pitt Sustainability Plan
- Balance greenspace with new development





## Strategies for Low Impact Development:

- Reduce/Replace impervious surfaces
- Construct green roofs
- Rain Gardens & Bioswales
- Cisterns for water reclamation and re-use
- Subsurface infiltration/Detention tanks
- Porous paving



# PITT'S NEIGHBORHOOD ENHANCEMENT STRATEGIES SHOULD...



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





# NEIGHBORHOOD ENHANCEMENT



## PITT ROLES:

### Collaborator and Convener

- Routine dialogue with, and participation in community organizations and efforts to bring together stakeholders for project specific initiatives.

### Direct Contributor

- Strategic deployment of funding for community-based programs and volunteer support for neighborhood enhancement projects

### Investor

- Projects that serve University and community goals, such as Bigelow Boulevard, and intersection improvements

### Catalyst and Enabler

- Implementing urban design standard, distinctive architecture, and implementing strategic housing / mixed-use development



## THE ENGAGEMENT AND EVALUATION PROCESS

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



