LOCATION PLAN

PITTSBURGH THEOLOGICAL SEMINARY
Institutional Masterplan
Existing Building Identification Plan Key

1. Fulton Apartments (28,635 GSF)
2. Hicks Memorial Chapel (48,005 GSF)
3. Barbour Library (47,930 GSF)
4. John Knox Room (4,370 GSF)
5. Long Hall (43,200 GSF)
6. Dining Room (8,470 GSF)
7. McNaugher Hall & Lounge (45,970 GSF)
8. Callian Residence Hall (35,805 GSF)
9. Campus Support Structures

EXISTING CAMPUS PLAN

PITTSBURGH THEOLOGICAL SEMINARY
Institutional Masterplan

VEBH
Strengthen the Core - Develop the Edge

1. Strengthen the Core of the campus by consolidating activities and functions in the campus center.

2. Preserve Iconic buildings that define the campus context.

3. Reduce cost burdens through replacement and decommissioning of obsolete facilities.

4. Enhance the campus edge and connectivity to the surrounding neighborhood.

5. Create a more welcoming campus by:
   • Developing strategic entry points to the campus.
   • Hosting community focused events and programming.
   • Upgrading the perimeter edges of the campus.
   • Adding outdoor amenities.

6. Right-size campus space needs.
Proposed Campus Master Plan

A. Bus Shelter
B. Remove existing building
C. Green Space
D. New labyrinth/prayer garden
E. New decorative fence to provide necessary screening. See page C 34 for examples.
F. Modify existing fence
G. Private residence not owned by PTS
H. New entry to Callan
I. New entry to Chapel, no closer to Sheridan Ave than existing building
J. Amphitheater
K. Potential academic building
L. McNaugher Hall Replacement Building
M. New pedestrian access points
N. New loop drive
O. New student housing
P. New parking
Q. East Liberty Blvd development site
R. Location of Town Home option for the E. Liberty Blvd Development
S. Does not apply to this plan
T. Vehicular access through proposed development to surface parking lot
Phase 1 Implementation
2019 - 2024

1. Improvements to North and East Campus Circulation / entry driveway.

2. Install Bus Shelter on North Highland Avenue.

3. Interior renovations to Calian Residence Hall.
   - 35,000 GSF Interior Renovation

4. Relocate Food Services to Long Hall
   - 4,000 GSF Interior Renovation

PITTSBURGH THEOLOGICAL SEMINARY
Institutional Masterplan

VEBH
Phase 2 Implementation
2024 - 2028

1. Interior Renovation to Long Hall
   - 47,000 GSF Interior Renovation
   - Academic and Offices

2. Demolition of Fulton Hall, construction of “Park in the Park”.

3. Construction of interior loop road and related parking and landscaping.

4. Demolish and Replace McNaugher Hall.
   - 36,000 GSF
   - Academic and Offices
   - 3 Stories
   - 40’ Building Height

5. Select Development Partner for East Liberty Boulevard Development and related Sheridan Avenue Townhomes.
   - 130,000 GSF
   - Multi-Family Residential / Ground Floor Commercial Space
   - 6 Stories
   - 75’ Building Height
Phase 2 Implementation  
2024 – 2028, Continued

6. Construct South Quad green space.

7. New entrance and expansion to Calian Hall. 
   • 48,000 GSF
   • Multi-family Residential
   • 3 Stories + Basement
   • 40’ Building Height

8. New porch to Knox Room and Long Hall. 
   • 1,000 GSF
   • Exterior Porch Structure

9. Interconnected Entrance to Hicks Chapel. 
   • 1,500 GSF
   • Expanded Lobby / Improved Circulation
   • 1 Story
   • 15’ Building Height
Design Precedents – New Campus Construction

1. Contextually appropriate to existing campus architecture.
2. Brick and Precast / Limestone Facades
3. Pitched roofs.
4. Punched windows with historically appropriate detailing.
Design Precedents – Townhome Development

1. Contextually appropriate to neighborhood residential architecture.
2. Combination Brick and Siding
3. Punched Openings
4. Pitched roofs
5. Vernacular residential features including porches and balconies similar to neighborhood typologies.
Design Precedents – East Liberty Boulevard Development

1. Contextually appropriate to similar projects in community.


3. Combination of punched windows and curtainwall.

4. May have either flat or pitched roofs or combination thereof.
East Liberty Development
Building Base Guidelines at Under-Building Parking

5' Planting bed / landscape screening
Street Trees at approx. 20' to 25' intervals
Decorative metal grille at garage openings
12' Distance from curb to building

Brick and/or Precast Masonry building base w/ defined openings
15' Distance from property line to building

Corner of East Liberty Boulevard and North Sheridan Avenue

First Floor Community Oriented Commercial Space
Garage Entry from East Liberty Boulevard
Decorative metal grille at garage openings
Street Trees at approx. 20' to 25' intervals
Brick and/or Precast Masonry building base w/ defined openings

Building Base along East Liberty Boulevard at Area of Under-Building Parking

PITTSBURGH THEOLOGICAL SEMINARY
Institutional Masterplan

VEBH
Transportation & Parking Study Findings
Existing Conditions

• All study intersections operate at LOS D or better
• Peak parking demand is 71% of capacity (235 spaces)
• Transportation survey findings administered in 2018
  o 86% of faculty/staff that responded commute by car & park on campus
  o 65% of students commute by car & park on campus
  o 25% of students walk & 5% use transit
  o Faculty/staff/students said other transportation modes were not feasible due to time/distance
  o 51% of students said they would be interested in free/discounted transit fares or bike-share membership

North Highland at East Liberty Boulevard
St. Marie St. at N. Sheridan Ave.
North Highland at St. Marie St.
East Liberty Boulevard at N. Sheridan Ave.
Intersections at Perimeter of Campus
Transportation & Parking Study Findings
Future Conditions

• All study intersections operate at LOS D or better except E Liberty Blvd/N Highland (2 movements at LOS E)

• Peak parking demand is projected at 93% (208 spaces-PTS only)

• Bicycle parking: 16 covered spaces provided for McNaugher Hall replacement & Calian Hall addition

• Reimbursement of transit fares

• Provide transit screens or an app with real time bus arrival info

• Provide EV charging station

North Highland Ave.
St. Marie Street
North Sheridan Ave.
East Liberty Boulevard
Streets Bordering PTS Campus
Transportation & Parking Study
Recommendations

PROPOSED CAMPUS
PARKING DIAGRAM
PTS CAMPUS PROVIDES 208 SPACES
EAST LIBERTY DEVELOPMENT PROVIDES 148 SPACES

Areas:
Site Area: 598,692 SF
Building Area: 108,114 SF
Impervious Area: 133,624 SF

VEBH
Campus Landscaping

1. New Driveways to be bordered by new tree plantings.

2. New parking areas to receive tree-scaping.

3. Parking bordering streets to be screened with landscaping.

4. New construction to have complimentary lawn and foundation plantings.

5. Rain-gardens to be utilized in conjunction with new construction as one method of storm water retention.

Existing Trees

New Trees
Design Precedents – Landscape Features

1. Parking edges that abut the campus perimeter to be screened with landscaping.

2. Parking lots to be segmented with landscaped islands.

3. “Park in the Park” and select outdoor paved areas to receive pervious paving to mitigate storm water run-off.

4. Existing cyclone fencing along St. Marie Street and Sheridan Avenue to be replaced with decorative fencing.

Parking Lot Screening and Landscaping

Pervious Paving at Select Parking and Plazas

Decorative Fencing at Campus Perimeter
Storm Water Management

1. Storm water runoff for the Pittsburgh Theological Campus flows into the Allegheny River Basin.

2. The 10 Year masterplan proposes new impervious areas in the form of buildings and site infrastructure.

3. Storm water management facilities will provide rate control and water quality measures.

4. Storm water management facilities, following best practices, will be a combination of permeable paver systems, rain gardens and underground storage.
Sustainable Design

1. PTS endeavors to achieve the equivalency of LEED Certified or better for future projects implemented on campus.

2. Where feasible, new buildings and major renovations will:
   - Provide thermally efficient building envelopes.
   - Provide high efficiency heating and air conditioning systems with heat recovery.
   - Utilize low or no flow fixtures and high efficiency faucets.
   - Utilize daylighting design strategies to minimize reliance on artificial light while incorporating LED lighting systems with occupancy sensors.
   - Maximize indoor air quality during and after construction with CO2 monitoring.
   - Prioritize utilization of recycled, sustainable and rapidly renewable materials.
   - Divert 95% of construction waste from waste stream
Accessibility and Universal Design

- All future projects will fully comply with the requirements of the Americans with Disabilities Act and ANSI A117.1.
- The Pittsburgh Theological Seminary is committed to fostering a caring environment based on inclusion, diversity and accessibility for all. This commitment extends to providing a campus that is safe and accessible for all that use it.
- Hicks Chapel and Barbour Library have been renovated in recent years and brought up to accessible standards.
- Iconic facilities such as Long Hall are slated to receive renovations and will enhance accessible design.
- PTS has identified that McNaugher Hall and Fulton Hall are not accessible facilities and due to this and other considerations will be decommissioned and replaced.
Community Process Summary

Engagement During the IMP Development

- On the 17th and 18th of April, 2018 the Pittsburgh Theological Seminary hosted two focus groups to provide preliminary information about the developing IMP in order to solicit feedback and recommendations.

- On Monday, December 17, 2018 the Pittsburgh Theological Seminary hosted a public meeting to share the proposed campus master plan, and to solicit feedback on specific elements of the plan.

- The Seminary incorporated recommendations into the overall plan. Selected items include:
  - Improve community connections and awareness of activities that are open to broader community participation.
  - Improve edges of Campus, particularly fencing along Sheridan Avenue.
  - Any development on the South end of Campus should address broad community needs such as affordable housing and community related services.
  - Be a generous Neighbor.
  - Use development opportunities to build bridges.
Community Process Summary

Ongoing Community Engagement

- Pittsburgh Seminary has a long history of community engagement which occurs in a variety of forms. Across all forms, the number of people involved well exceeds 12,000 each year.

- Annually, PTS invites the general public to participate in a range of programs including:
  - Continuing Education for ministry leaders, approximately 2,000 attendees.
  - Racial Justice Summit, approximately 800-900 attendees.
  - Renaissance Church meets weekly on PTS campus.
  - Providing Office Spaces for community serving agencies.
  - Graduation Ceremonies for Pittsburgh Police and Fire Academies.
  - Village Collaborative monthly meetings.
  - Metro-Urban Institute education and leadership programs.
Community Process Summary

Future Community Engagement

IMP Implementation Engagement

• The Seminary intends to engage with the community on any project where there is the potential for impact. This engagement could include community meetings, surveys, and focus groups depending on the project.

• Three projects where community input will be vital include:
  • Perimeter Fencing
  • Student Housing Expansion
  • East Liberty Boulevard Development and related Townhomes.
THANK YOU!

PITTSBURGH THEOLOGICAL SEMINARY
Institutional Masterplan

VEBH