Life’s Work Building Information

- Parcel 2-L-42 at 1323 Forbes Avenue
- Purchased October 23, 2019 for $5,740,000
- Purchased for land only for future site of College of Osteopathic Medicine
- Total Investment in Life’s Work Purchase so far:
  - To date the University is committed in current purchases and contracts (not including purchase price of building) of $3,509,000
- Total investment in site will be:
  - $5,740,000 Purchase
  - $47,897,547 Total building design, demo, abatement & construction
  - $53,637,547 Grand total
Southwest Corner on Forbes Avenue
Southeast Corner on Forbes Avenue
Northwest Corner on Watson Avenue
Northeast Corner on Watson Avenue
Life’s Work Site Photos
Life’s Work Demo Plan
Life’s Work Site Plan After Demo

- Contour 45° From Sidewalk
- Driveway To Remain
- Walls To Remain
- Asphalt Parking Area To Remain
- Stairs & Landscaping To Remain

To Be Graded For Proper Drainage
# Life’s Work Demolition Schedule

<table>
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<tr>
<th>Projects</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
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<td>Life's Work Abatement, Demo and Site Work</td>
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<td>Construction of COM</td>
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Demolition was started earlier so College of Osteopathic Medicine could be started earlier:

- We plan to receive our **Certificate of Occupancy in Oct. 2023**. Commission on Osteopathic College Accreditation (COCA) requires we have the “C of O” minimum 6 months prior.

- COCA final Site Visit Review scheduled in **December 2023**.

- Student use of the building is anticipated by **April 2024**.
Institutional Master Plan (IMP) Community Meeting that referenced the College of Osteopathic Medicine:
- August 12, 2019

College of Osteopathic Introduction Meeting to Duquesne Faculty and Staff
- January 27, 2020

Uptown Partners Meeting
- February 20, 2020
- September 3, 2020

IMP Development Activities Meeting with Department of City Planning:
- August 24, 2020

Hill CDC Meetings:
- September 23, 2020
- October 12, 2020
LIFE’S WORK BUILDING DEMOLITION
Pittsburgh Zoning
922.10.E.2  Review Criteria

(a) The proposed development must include retail facilities, where such facilities would maintain and continue the existing retail patterns:
• The Life’s Work building is not a retail facility and the proposed College of Osteopathic Medicine (COM) is not a retail facility

(b) The proposed development must address compatibility with any existing residential area, including provision for maintenance of residential uses in existing residential areas;
• The proposed COM project does not affect or alter surrounding residential areas.

(c) The proposed development must make provision for adequate parking, considering available transit alternatives and support services, and make provision for adequate vehicle access and loading areas in relation to street capacity, functional classification, and land use patterns, such that any vehicular access points do not create congestion on public streets or create hazardous conditions for pedestrians;
• Parking for the proposed COM building is part of a separate project. Under the COM project the BRT requirements are being incorporated into the site development plans. Parking for the COM is part of the overall parking supply and utilization for the Duquesne University campus, as detailed in the Duquesne University Institutional Master Plan Transportation Study prepared by Trans Associates.

(d) The proposed development must adequately address traffic generation characteristics in relation to street capacity, intersection classification, and existing and projected traffic volumes and address reasonable alternatives that would enable increased traffic to be directed away from congested areas;
• Traffic for the COM is part of the overall traffic generation and street/intersection operation analysis for the Duquesne University campus, as detailed in the Duquesne University Institutional Master Plan Transportation Study prepared by Trans Associates.
(e) The proposed development must adequately address pedestrian traffic generation, proposed pedestrian circulation facilities and patterns, including, but not limited to, provision for adequate sidewalk capacity on and off site, provision for appropriate pedestrian safety on and off site, and provision for pedestrian circulation patterns which do not substantially alter existing patterns and which enhance desired patterns where possible;

• The proposed COM building will provide updated right-of-way sections to include the implementation of a 10-ft wide sidewalk along the east side of Magee Street and the north side of Forbes Avenue. Additionally, new accessible ramps will be installed at the intersections of Forbes Avenue and Magee Street as well as at the intersection of Forbes Avenue and Stevenson Street. The proposed facilities will provide a wider pedestrian circulation path, while not altering existing patterns.

(f) The proposed development must adequately address access to public transportation facilities, including, but not limited to, provision for safe pedestrian access to and from transit stops, and pedestrian circulation patterns which encourage the use of public transit, and the provision of on site facilities for alternative means of transportation such as bicycles or van pools;

• The proposed COM project will provide updated streetscape and right-of-way sections. The proposed improvements will include widening of the Forbes Avenue roadway section, which has been coordinated with the BRT project, and is intended to provide a dedicated bike and bus lane. Additionally, the proposed improvements will include installation of 2X bicycle parking stations along Magee Street.

(g) The proposed development must adequately address the preservation of historic structures and significant features of existing buildings, including, if applicable, the retention and reuse of structures which are locally or federally designated historic structures; retention and reuse of significant structures, provided that such preservation requirements may be waived if the applicant shows that use of such structure is no longer economically or physically viable; and retention and reuse of structures which contribute to the character of an historically significant area;

• The Life’s Work building is not a historic structure.
(h) The proposed development must adequately address architectural relationships with surrounding buildings, including, but not limited to, provision for appropriate building siting, massing, facade treatment, materials, proportion, and scale;

- The COM project has been submitted for preliminary ZDR review. ZDR staff’s comments indicated that the project is architecturally appropriate and minor comments are being addressed. The updated design will be resubmitted for review and final zoning compliance.

(i) The proposed development must adequately address microclimate effects of proposed development, including, but not limited to, wind velocities, sun reflectance and sun access to streets, existing buildings, and public and private open space;

- The COM project was designed incorporating Pittsburgh’s regional priorities related to microclimate effects. The building envelope provides a thermal and weather barrier according to local requirements and it performs in conjunction with mechanical and electrical systems to also be energy efficient. Window and glazing selections, as well as fenestration ratios on each façade were determined with the goal of minimizing solar heat gain and glare while optimizing the occupants access to views and daylight. Structural systems and exterior materials are specified to withstand the prevailing wind, snow and storm water loads as required by local codes.

(j) The proposed development must adequately address protection of views and view corridors, including, if applicable, important views along major public streets, views from surrounding private properties, and views to and from significant public places, such as parks, open spaces, or riverfronts;

- The COM is designed to create an improved urban condition that will transform the current Life’s Work site. Recognizing the relevant position the building will have along Forbes Ave. an entrance plaza was created to enhance the urban experience between the COM and the Cooper Field House across the street. The floors above the entrance lobby are further recessed to increase the views and openness to the adjacent properties.
(k) The proposed development must adequately address the location, development and functions of open space, including, but not limited to, provision for additional open space where necessary for light and air to adjacent properties, provision for additional open space where desirable to lessen pedestrian impacts and increase safety, or maintenance of existing open spaces which serve these same purposes;

- The building steps back from the existing sidewalk allowing an active public plaza along Forbes Ave. and enhances the urban environment. In doing so it provides a visually porous first floor condition that presents a sense of security and safety. This plaza incorporates trees and gardens in a sustainable manner that will help avoid an urban heat island effect. The proposed upper floors steps back further from the base condition to address scale that is in concert with similar structures on Forbes Avenue. The building’s primary material, brick absorbs natural light and significantly reduces any possibility of glare.

(l) The proposed development must address the project's compatibility and conformance with any overall master plans or comprehensive plans approved by the City Planning Commission and designated by the Department of City Planning, which address Downtown area development;

- **COM development is part of Duquesne University’s Institutional Master Plan.**

(m) If the proposed application includes a building(s) that exceeds fifty thousand (50,000) square feet of building footprint, the proposed development must adequately address large footprint building criteria of Section 922.04.E.6.

- **Life’s Work building is under 50,000 s.f. therefore Section 922.04.E.6 is not applicable.**
Questions