AGENDA

- Background and Introductions
- Planning Team:
  - Mary Beth McGrew
  - Owen Cooks
  - Elizabeth Long
  - Nathaniel Grier
  - Dennis Dunmire
  - Tim Nuttle
- Overview of the IMP
- Development Sites
- Summary of Supporting Documents
- Public Testimony
- University Response
- Planning Commission Questions
- University Closing
Requested Action:

- Recommend that City Council approve the IMP under Zoning Code Section 922.12.D

Zoning Code Section 905.03.D review criteria & required components:

  a) Mission and Objectives
  b) Existing Property and Uses
  c) Needs of the Institution
  d) Ten-Year Development Envelope
  e) Twenty-five Year Development Sites
  f) Transportation Management Plan
  g) Environmental protection Plan
  h) Open Space and Pedestrian Circulation Plan
  i) Urban Design Guidelines
  j) Neighborhood Enhancement Strategy
EXPERTS AND ADVISORS

MARY BETH MCGREW | University Representative for IMP
Masters, Architecture, Miami University
Associate Vice Chancellor, Planning, Design and Real Estate at University of Pittsburgh

OWEN COOKS | University Representative for IMP
Masters, Higher Education Administration, Purdue University
Assistant Vice Chancellor, Planning at University of Pittsburgh

ELIZABETH LONG, AIA | Architectural and Planning Consultant on IMP
M. Arch, Harvard University
Associate Principal, Ayer Saint Gross Architects and Planners

NATHANIEL GRIER, PE | Transportation Consultant for Mobility Plan
MST, Transportation, Massachusetts Institute of Technology
Senior Transportation Planner and National Practice Leader for Campus Transportation Planning, VHB

DENNIS DUNMIRE, RLA | Advisor on Stormwater and Sustainability Issues
B.S., Landscape Architecture, West Virginia University
Project Manager at Civil & Environmental Consultants, Inc.

TIM NUTTLE, PhD, CSE, CWB | Advisor on Sustainability and Tree Canopy Issues
Ph.D., Ecology, Utah State University
Principal and Senior Ecologist at Civil & Environmental Consultants, Inc.
1.1 Mission and Objectives; 2.1 IMP Boundary Area

**PITTSBURGH CAMPUS:**
- **16 SCHOOLS AND COLLEGES**
- **145 ACRES, 131 BUILDINGS**
- **300+ CENTERS, INSTITUTES, AND LABORATORIES**

**Student Population (Fall 2018):**
- **18,785 UNDERGRADUATE STUDENTS**
- **8,225 GRADUATES/PROF PRACTICE STUDENTS**
- **5,865 FACULTY/RESEARCH**
- **7,394 STAFF**
- **7,851 BEDS OF STUDENT HOUSING**

6 Institutional Master Plan | Planning Commission Hearing
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

Reference to 1.1.2, 1.1.3 Institution Mission – pdf pages 4-5
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 of 775 new beds – 2400 new beds needed with 1,625 beds taken out of existing inventory.

Reference to 3.1-3.3 – pdf pages 62-69
PUBLIC MEETINGS
• Held public meetings to invite the community to offer the reality of lived experiences and feedback on how we could better work together

COMMUNITY MEETINGS
• Met the community in their spaces to offer a different format and opportunity to dig in on what was most relevant to their contexts

PUBLIC WEBSITE
• Offered the opportunity for public comment in between meetings. The planning team then presented responses in the next public meeting cycle for transparency

PHYSICAL BINDERS
• For those with digital access challenges, full text binders of the IMP were placed strategically with partners throughout the neighborhood

ONGOING RELATIONSHIPS & REPORT-OUTS
• The Office of Community & Governmental Relations staffs 8 monthly meetings for proactive touchpoints with a mix of stakeholders
## COMMUNITY PROCESS

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Meeting Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 20, 2018</td>
<td>City Workshop: Performance Target Meeting #1</td>
</tr>
<tr>
<td>February 22, 2019</td>
<td>City Workshop: Performance Target Meeting #2</td>
</tr>
<tr>
<td>August 7, 2019</td>
<td>City Workshop: Performance Target Meeting #3</td>
</tr>
</tbody>
</table>

### IMP PUBLIC MEETINGS:

<table>
<thead>
<tr>
<th>Date</th>
<th>Meeting Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 2019</td>
<td>Micro Meetings with Key Community Stakeholders</td>
</tr>
<tr>
<td>February 11, 2019</td>
<td>Public Meeting #1: Introduction of IMP Process to Community</td>
</tr>
<tr>
<td>March 11, 2019</td>
<td>Public Meeting #2: Neighborhood Enhancement Workshop</td>
</tr>
<tr>
<td>March - April 2019</td>
<td>Neighborhood Meetings: Bellefield Area Citizens Association, South Oakland Neighborhood Group, Oakcliffe Neighborhood Group, West Oakland Neighborhood Council</td>
</tr>
<tr>
<td>April 11, 2019</td>
<td>Innovation District Public Meeting</td>
</tr>
<tr>
<td>April 16, 2019</td>
<td>Public Meeting #3: Transportation &amp; Mobility</td>
</tr>
<tr>
<td>May 2, 2019</td>
<td>Public Meeting #4: Neighborhood Enhancement Strategies</td>
</tr>
<tr>
<td>May 22, 2019</td>
<td>Public Meeting #5: Urban Design Guidelines</td>
</tr>
<tr>
<td>June 10, 2019</td>
<td>Public Meeting #6: Final IMP Document Presentation</td>
</tr>
<tr>
<td>October 29, 2019</td>
<td>Public Meeting #7: Oakland Registered Community Organization (RCO) IMP Public Meeting</td>
</tr>
<tr>
<td>November 18, 2019</td>
<td>Public Meeting #8: Hill District/Oakland City Neighborhood, Planning Development Activities Meeting for the IMP</td>
</tr>
</tbody>
</table>
UNDERSTANDING THE “YELLOW BOX”
LONG-TERM VISION & GROWTH | 25 YEAR SITES

IMP TWENTY-FIVE YEAR DEVELOPMENT SITES

Section 4.1 pages 72-79
## East Campus District

### Existing Sidewalks

<table>
<thead>
<tr>
<th>Existing Sidewalks</th>
<th>Minimum Required Sidewalks</th>
<th>Maximum Gross Floor Area</th>
<th>Allowable Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>N Bellefield Ave - 8’</td>
<td>N Bellefield Ave – 10’</td>
<td>200,000 GSF</td>
<td>Residential Education Office Technology/Service Healthcare</td>
</tr>
<tr>
<td>Ruskin Ave - 6’</td>
<td>Ruskin Ave - 10’</td>
<td>300,000 GSF</td>
<td>Residential Education Food Sales and Service Retail Entertainment/Public Assembly Office Technology/Service Parking</td>
</tr>
</tbody>
</table>

### 2A – Information Sciences Redevelopment

- Information Sciences Redevelopment
- Ruskin Ave - 6’
- Fifth Ave. S & E - 8’
- N. Bellefield Ave. - 8’

### 2B – RA Lot Site

- RA Lot Site
- Fifth Ave. S & E - 20’
- N. Bellefield Ave. - 10’
## EXISTING SIDEWALKS

<table>
<thead>
<tr>
<th></th>
<th>MINIMUM REQUIRED SIDEWALKS</th>
<th>MAXIMUM GROSS FLOOR AREA</th>
<th>ALLOWABLE USES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>5A – Trees Hall Site</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allequippa St. – 8’</td>
<td>Allequippa St. – 15’</td>
<td>550,000 GSF</td>
<td>Residential, Entertainment/Public Assembly, Recreation, Education, Office, Parking</td>
</tr>
<tr>
<td>Champions Dr. W – 6’</td>
<td>Champions Dr. W – 10’</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Champions Dr. N – 10’</td>
<td>Champions Dr. N – 10’</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>5B – OC Lot Redevelopment</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allequippa St. – 8’</td>
<td>Allequippa St. – 15’</td>
<td>950,000 GSF</td>
<td>Entertainment/Public Assembly, Recreation, Retail, Food Sales and Service, Education, Office, Residential, Parking</td>
</tr>
</tbody>
</table>

### Diagrams
- **5A Trees Hall Site**
- **5B OC Lot Redevelopment**
### HILLTOP DISTRICT

#### EXISTING SIDEWALKS

<table>
<thead>
<tr>
<th>Allowable Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXISTING SIDEWALKS</strong></td>
</tr>
<tr>
<td><strong>MINIMUM REQUIRED SIDEWALKS</strong></td>
</tr>
<tr>
<td><strong>MAXIMUM GROSS FLOOR AREA</strong></td>
</tr>
<tr>
<td><strong>ALLOWABLE USES</strong></td>
</tr>
<tr>
<td>5C – Petersen Bowl Infill</td>
</tr>
<tr>
<td>5D – Playing Field Site</td>
</tr>
</tbody>
</table>
## EXISTING SIDEWALKS

<table>
<thead>
<tr>
<th></th>
<th>MINIMUM REQUIRED SIDEWALKS</th>
<th>MAXIMUM GROSS FLOOR AREA</th>
<th>ALLOWABLE USES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>5F – Fitzgerald Field House Redevelopment</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allequippa St. – 10’</td>
<td>Allequippa St. – 15’</td>
<td>450,000 GSF</td>
<td>Entertainment/Public Assembly, Recreation, Education, Office, Residential, Healthcare, Parking</td>
</tr>
<tr>
<td>Darragh St. – 7’</td>
<td>Darragh St. – 10’</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sutherland Dr. – N/A</td>
<td>Sutherland Dr. – N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 6C – Wesley W. Posvar Hall Expansion

<table>
<thead>
<tr>
<th>Existing Sidewalks</th>
<th>Minimum Required Sidewalks</th>
<th>Maximum Gross Floor Area</th>
<th>Allowable Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>S Bouquet St. – 8’</td>
<td>S Bouquet St. – 20’</td>
<td>250,000 GSF</td>
<td>Residential Education Office Technology/Service</td>
</tr>
<tr>
<td>Roberto Clemente Dr. – 8’</td>
<td>Roberto Clemente Dr. – 10’</td>
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<td></td>
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</tbody>
</table>

### 6E – Hillman Library Expansion

<table>
<thead>
<tr>
<th>Existing Sidewalks</th>
<th>Minimum Required Sidewalks</th>
<th>Maximum Gross Floor Area</th>
<th>Allowable Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schenley Dr. – 35’</td>
<td>Schenley Dr. – 35’</td>
<td>120,000 GSF</td>
<td>Education Food Sales and Service Retail Public Assembly Office</td>
</tr>
<tr>
<td>Forbes Ave. – 15’</td>
<td>Forbes Ave. – 15’</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

[Diagram of 6C Wesley W. Posvar Hall Expansion]

[Diagram of 6E Hillman Library Expansion]
<table>
<thead>
<tr>
<th>EXISTING SIDEWALKS</th>
<th>MINIMUM REQUIRED SIDEWALKS</th>
<th>MAXIMUM GROSS FLOOR AREA</th>
<th>ALLOWABLE USES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>7A – Recreation and Wellness Center</strong></td>
<td>O’Hara St. – 10’</td>
<td>O’Hara St. – 10’</td>
<td>400,000 GSF</td>
</tr>
<tr>
<td><strong>7B – WPIC Expansion</strong></td>
<td>O’Hara St. – 10’</td>
<td>O’Hara St. – 10’</td>
<td>350,000 GSF</td>
</tr>
<tr>
<td></td>
<td>De Soto St. – 10’</td>
<td>De Soto St. – 10’</td>
<td></td>
</tr>
</tbody>
</table>
## Lower Hillside District

### 7C – Lower Hillside Housing

<table>
<thead>
<tr>
<th>Existing Sidewalks</th>
<th>Minimum Required Sidewalks</th>
<th>Maximum Gross Floor Area</th>
<th>Allowable Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Dr. – 6’</td>
<td>University Dr. – 8’</td>
<td>300,000 GSF</td>
<td>Residential Education</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Office</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parking</td>
</tr>
</tbody>
</table>

### Site Plan

- **Lower Hillside Housing**
- **Site Plan**
- **Building Envelope**

- **200'**

---

**Pages 228 - 229**
### 8B – Integrated Health Sciences Complex

<table>
<thead>
<tr>
<th>EXISTING SIDEWALKS</th>
<th>MINIMUM REQUIRED SIDEWALKS</th>
<th>MAXIMUM GROSS FLOOR AREA</th>
<th>ALLOWABLE USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lothrop St. –10’</td>
<td>Lothrop St. – 20’</td>
<td>900,000 GSF</td>
<td>Healthcare</td>
</tr>
<tr>
<td>Fifth Ave. – 17’</td>
<td>Fifth Ave. – 20’</td>
<td></td>
<td>Education</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Technology/Service</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Office</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Residential</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Retail</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Food Sales and Service</td>
</tr>
</tbody>
</table>

### 8C – Victoria Hall Redevelopment

<table>
<thead>
<tr>
<th>EXISTING SIDEWALKS</th>
<th>MINIMUM REQUIRED SIDEWALKS</th>
<th>MAXIMUM GROSS FLOOR AREA</th>
<th>ALLOWABLE USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lothrop St. –10’</td>
<td>Lothrop St. – 10’</td>
<td>700,000 GSF</td>
<td>Residential</td>
</tr>
<tr>
<td>Victoria St. – 9’</td>
<td>Victoria St. – 9’</td>
<td></td>
<td>Healthcare</td>
</tr>
<tr>
<td>Darragh St. – 7’</td>
<td>Darragh St. – 7’</td>
<td></td>
<td>Education</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Office</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Technology/Service</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Food Sales and Service</td>
</tr>
</tbody>
</table>
### Existing Sidewalks vs. Minimum Required Sidewalks

<table>
<thead>
<tr>
<th>Sidewalk Location</th>
<th>EXISTING SIDEWALKS</th>
<th>MINIMUM REQUIRED SIDEWALKS</th>
<th>MAXIMUM GROSS FLOOR AREA</th>
<th>ALLOWABLE USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bigelow Blvd. W – 7’</td>
<td>Bigelow Blvd. W – 15’</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lytton Ave. – 6’</td>
<td>Lytton Ave. – 20’</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Existing Use Cases

- **9A – One Bigelow**
  - Education, Office
  - Technology/Service
  - Retail, Food Sales and Service
  - Parking

- **9B – O’Hara Student Center / GSCC Redevelopment**
  - Education, Office
  - Technology/Service
  - Entertainment/Public Assembly

### Site Plans

- **9A – One Bigelow**
- **9B – O’Hara Student Center / GSCC Redevelopment**
### EXISTING SIDEWALKS

<table>
<thead>
<tr>
<th>SIDEWALKS</th>
<th>MINIMUM REQUIRED SIDEWALKS</th>
<th>MAXIMUM GROSS FLOOR AREA</th>
<th>ALLOWABLE USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>9C – University Club Expansion</td>
<td>Thackeray Ave. – 6’</td>
<td>Thackeray Ave. – 15’</td>
<td>300,000 GSF</td>
</tr>
<tr>
<td>9D – Crabtree Hall Redevelopment</td>
<td>De Soto St. – 10’</td>
<td>De Soto St. – 15’</td>
<td>500,000 GSF</td>
</tr>
<tr>
<td></td>
<td>O’Hara St. – 8’</td>
<td>O’Hara St. – 20’</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bouquet St. – 10’</td>
<td>Bouquet St. – 10’</td>
<td></td>
</tr>
</tbody>
</table>
### 11A – Forbes-Craig Redevelopment

<table>
<thead>
<tr>
<th>EXISTING SIDEWALKS</th>
<th>MINIMUM REQUIRED SIDEWALKS</th>
<th>MAXIMUM GROSS FLOOR AREA</th>
<th>ALLOWABLE USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forbes Ave. - 10'</td>
<td>Forbes Ave. - 10'</td>
<td>60,000 GSF</td>
<td>Residential, Retail, Hospitality, Education, Retail, Food Sales/Service</td>
</tr>
</tbody>
</table>

**Site Plan**

**Building Envelope**
## EXISTING SIDEWALKS

| 12A – Petersen Sports Complex Expansion | Champions Drive – 8’ | Champions Drive – 8’ | 150,000 GSF | Entertainment/Public Assembly, Education, Retail, Food Sales and Service |

### ALLOWABLE USES

- Entertainment/Public Assembly
- Education
- Retail
- Food Sales and Service

### MINIMUM REQUIRED SIDEWALKS

- Champions Drive – 8’

### MAXIMUM GROSS FLOOR AREA

- 150,000 GSF

### Diagrams

- **Site Plan**
- **Building Envelope**

**12A Petersen Sports Complex Expansion**
• 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
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 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.
ARCHITECTURAL CHARACTER

The architectural character of each project should contribute to the creation of an identifiable presence for each area of the campus based on its geographic location.

Oakland Civic Center
Gothic Revival & limestone
- Mid Campus
- Lower Campus
- Cathedral of Learning
- Schenley Park/Museum

Residential/Athletic Areas
Diversity in materials, scale, & style
- West Hilltop
- Hilltop
- Hillside
- Lower Hillside

East Campus Area
Simplified architectural styles
- East Campus
- South Craig

West Campus Area
Clean contemporary lines
- Medical
- Forbes/Fifth
- Lower Campus
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.

The Guidelines encourage innovative, contemporary design and provide criteria for facades, texture, glazing, and screening.

• Compatible materials and color help create a cohesive campus character within an eclectic context
• Changes in plane and material texture create shadows, patterns, and depth to break down building massing
• Windows and transparency activate a façade and create a sense of vibrancy, particularly on the ground floor
1. Runoff gets collected to runoff
2. Runoff falls into underground water pipe
3. Overflow flows get treated in a tree
4. Water distributed to tree
5. Process repeats.

Reference to 5.3.3 Site Development, Civic Realm and Streetscapes – pdf pages 75-78
CAMPUS ARRIVAL POINTS

- Campus Arrival Decision Points
- Principal Vehicular Route
- Campus Vehicular Circulation
- Existing Public Destinations
- Existing Parking Structures

Ten-Year Development Sites
Development Site With Programmed Parking
IMF Boundary / Districts
Pitt Buildings
Other Buildings

Reference to 5.3.4 Landscape and Open Spaces – pdf page 81
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 so that the University’s commitments are met on a campus-wide basis over the 10-yr plan, not on a site-by-site basis.

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.)
OPEN SPACE

PRIVATE OPEN SPACE
Barco Law Roof

FULLY PUBLIC
Schenley Lawn

PRIVATE-PUBLIC SPACE
Oval in front of William Pitt Union

Reference to 5.3.4 Landscape and Open Spaces – pdf page 79
• Improve public areas through creation of:
  greenways, streetscape improvements, programmed outdoor spaces (example, recently opened Bigelow Blvd)

• Define public and open spaces contextually to the environment. Create wider sidewalks

• Improve connectivity between spaces and create a variety of open spaces

• Create Public Realm Plans for congested IMP development areas to improve the streetscape

Reference to 7.7, 7.7.2, 7.2.6 Public Area Enhancements – pdf page 81
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.
EXISTING & PROPOSED NEW PRGS

EXISTING OPEN SPACE

EXISTING PITP OPEN SPACE (Approximately 78.7 Acres, incl. Pitt Public Realm Green Spaces)

EXISTING PITP 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)

IMB BOUNDARY

POTENTIAL PUBLIC REALM GREEN SPACE

POTENTIAL PITP PUBLIC REALM GREEN SPACES (Approximately 97.8 Acres)

POTENTIAL PUBLIC REALM GREEN SPACES (Approximately 8.9 Acres)

Will require development agreement with land owner.

IMB BOUNDARY
ACCESSIBILITY IMPROVEMENTS

Reference to 7.7.2 Accessibility Improvements – pdf pages 428-429
EXISTING CONDITIONS ON THE HILLSIDE

K. LEROY IRVIS HALL

FALK LABORATORY SCHOOL

FRATERNITY IV

EBERLY HALL
The University’s Hillside Framework Plan provides examples of open spaces and tree canopy expansion/replacement in an exciting area of the IMP.

LANDSCAPE CHARACTER ZONES

LEGEND

5B | OC Lot Redevelopment
5C | Petersen Bowl Infill
7A | Recreation and Wellness Center
7C | Lower Hillside Housing

Images courtesy David Rubin Land Collective
HILLSIDE FRAMEWORK PLAN

URBANE
Formal
Highly-Trafficked
Architectural

RUSTICATED

SYLVAN
Informal
Minimally-Trafficked
Natural

Images courtesy David Rubin Land Collective
**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.
PUBLIC ART

- In early 2020, the University of Pittsburgh created its Art Committee.
- Composed of diverse members from campus
- Future opportunities to link to the city and other institutions

Reference to 5.3.4 Landscape and Open Spaces – pdf page 81
DEVELOPMENT SITES OVERLAY- NATIVE, NON-NATIVE AND INVASIVE TREE SPECIES

Reference to 7.2.4 Invasive Species—pdf pages 356-357
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

Reference to 7.2.4 Tree Preservation and Tree Canopy – pdf pages 360-361
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 deficits
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.
LANDSCAPE CHARACTER ZONES RELATE TO...

...Canopy Expansion/Tree Replacement Strategy

CHARACTER ZONES:
- URBANE
- RUSTICATED
- 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
• 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)
## EXISTING PARKING

<table>
<thead>
<tr>
<th>#</th>
<th>NAME</th>
<th>TYPE</th>
<th>SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>OC Lot</td>
<td>Lot</td>
<td>350</td>
</tr>
<tr>
<td>26</td>
<td>OC Garage</td>
<td>Garage</td>
<td>320</td>
</tr>
<tr>
<td>28</td>
<td>O'Hara Garage</td>
<td>Garage</td>
<td>447</td>
</tr>
<tr>
<td>31</td>
<td>Parran Hall</td>
<td>Garage</td>
<td>146</td>
</tr>
<tr>
<td>48</td>
<td>Syria Mosque Lot</td>
<td>Lot</td>
<td>350</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td><strong>1,613</strong></td>
</tr>
</tbody>
</table>

## POTENTIAL PARKING SITE OPTIONS

<table>
<thead>
<tr>
<th>#</th>
<th>NAME</th>
<th>SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>5B</td>
<td>OC Lot Redevelopment</td>
<td>700</td>
</tr>
<tr>
<td>5C</td>
<td>Petersen Bowl Infill</td>
<td>150</td>
</tr>
<tr>
<td>5F</td>
<td>Fitzgerald House Redevelopment</td>
<td>400</td>
</tr>
<tr>
<td>7A</td>
<td>Recreation &amp; Wellness Center</td>
<td>450</td>
</tr>
<tr>
<td>7B</td>
<td>WPIC Expansion</td>
<td>250</td>
</tr>
<tr>
<td>7C</td>
<td>Lower Hillside Housing</td>
<td>400</td>
</tr>
<tr>
<td>8B</td>
<td>Integrated Health Sciences Complex</td>
<td>250</td>
</tr>
<tr>
<td>9A</td>
<td>One Bigelow</td>
<td>250</td>
</tr>
<tr>
<td>9D</td>
<td>Crabtree Hall Redevelopment</td>
<td>150</td>
</tr>
</tbody>
</table>

## ANTICIPATED PARKING LOSSES

<table>
<thead>
<tr>
<th>#</th>
<th>NAME</th>
<th>TYPE</th>
<th>SPACES</th>
</tr>
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<tbody>
<tr>
<td>25</td>
<td>OC Lot</td>
<td>Lot</td>
<td>350</td>
</tr>
<tr>
<td>26</td>
<td>OC Garage</td>
<td>Garage</td>
<td>320</td>
</tr>
<tr>
<td>28</td>
<td>O'Hara Garage</td>
<td>Garage</td>
<td>447</td>
</tr>
<tr>
<td>31</td>
<td>Parran Hall</td>
<td>Garage</td>
<td>146</td>
</tr>
<tr>
<td>48</td>
<td>Syria Mosque Lot</td>
<td>Lot</td>
<td>350</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td><strong>1,613</strong></td>
</tr>
</tbody>
</table>

Reference to 6.1.3, 6.1.3A Campus Bike Facilities – pdf pages 299 & 315
POTENTIAL SURFACE PARKING OPTIONS

<table>
<thead>
<tr>
<th>Option</th>
<th>Parking Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>2A Information Sciences Redevelopment</td>
<td>0</td>
</tr>
<tr>
<td>2B RA Lot Site</td>
<td>up to 5</td>
</tr>
<tr>
<td>5A Trees Hall Site</td>
<td>up to 10</td>
</tr>
<tr>
<td>5B OC Lot Redevelopment</td>
<td>0</td>
</tr>
<tr>
<td>5C Petersen Bowl Infill</td>
<td>0</td>
</tr>
<tr>
<td>5D Playing Field Site</td>
<td>up to 10</td>
</tr>
<tr>
<td>5F Fitzgerald Field House Redevelopment</td>
<td>0</td>
</tr>
<tr>
<td>6C Wesley W. Posvar Hall Expansion</td>
<td>0</td>
</tr>
<tr>
<td>6E Hillman Library Expansion</td>
<td>0</td>
</tr>
<tr>
<td>7A Recreation and Wellness Center</td>
<td>0</td>
</tr>
<tr>
<td>7B WPIC Expansion</td>
<td>0</td>
</tr>
<tr>
<td>7C Lower Hillside Housing</td>
<td>0</td>
</tr>
<tr>
<td>8A Scaife Hall Expansion</td>
<td>0</td>
</tr>
<tr>
<td>8B Integrated Health Sciences Complex</td>
<td>0</td>
</tr>
<tr>
<td>8C Victoria Hall Redevelopment</td>
<td>0</td>
</tr>
<tr>
<td>9A One Bigelow</td>
<td>0</td>
</tr>
<tr>
<td>9B O’Hara Student Center/ GSCC Redevelopment</td>
<td>0</td>
</tr>
<tr>
<td>9C University Club Expansion</td>
<td>up to 5</td>
</tr>
<tr>
<td>9D Crabtree Hall Redevelopment</td>
<td>0</td>
</tr>
<tr>
<td>10A Frick Fine Arts Expansion</td>
<td>up to 5</td>
</tr>
<tr>
<td>11A Forbes-Craig Redevelopment</td>
<td>0</td>
</tr>
<tr>
<td>12A Petersen Sports Complex Expansion</td>
<td>0</td>
</tr>
</tbody>
</table>

Total Maximum potential Accessory Parking: 35
EXISTING COMMUTER MODE SPLIT

**COMBINED COMMUTER MODE SPLIT**

- Drive+Carpool, 26%
- Walk, 28%
- Bike, 4%
- Transit, 43%

**STUDENTS**

- Non-SOV, 97%
  - Drive Alone, 3%

**EMPLOYEES**

- Drive Alone, 45%
- Transit, 38%
- Carpool, 7%
- Walk, 5%
- Bike, 4%

*Excludes “Other” which includes telecommuting

Reference to 6.1.4 – pdf page 603
FUTURE COMMUTER MODE SPLIT

**COMBINED COMMUTER MODE SPLIT**

- Drive + Carpool, 24%
- Walk, 28%
- Bike, 4%
- Transit, 44%

**STUDENTS**

- Non-SOV, 97%
- Drive Alone, 3%

**EMPLOYEES**

- Drive Alone, 42%
- Carpool, 7%
- Transit, 41%
- Walk, 5%
- Bike, 5%

*Excludes “Other” which includes telecommuting*

Reference to 6.2.1 – pdf page 308
2029 No-Build Peak-Hour Level of Service

2029 Full-Build Peak-Hour Level of Service

Reference to 6.1.3B Future Traffic Analysis – pdf pages 318-321
• 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

Reference to 7.1, 7.6, 7.3 Goals
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

Reference to 7.2 Stormwater Management – pdf pages 346-347
ENVIRONMENTAL OVERLAY AREAS | MITIGATION

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 overlaying 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 be below the coal seam in order for the treatment 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.

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 chance of adjacent erosion and slope movement.

Minimize Stormwater Infiltration

Stormwater infiltration is preferred 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 hillocks 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 reduce erosion.

Extending Fill Embankments

Landslide potential can be reduced by keying engineered fill material through older fill, topsoil, and subsoil. 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 slopes. This is called the toe of fill keyway.

Reference to 7.2 Stormwater Management – pdf pages 346-347

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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
Most ten-year development site areas are highly impervious
Future projects within these development sites should explore methods to reduce impervious surfaces
Best practices have been identified for the designs that allow for reducing stormwater runoff and are proven BMP structures
Impacts to the impervious surface coverages must be outlined in the design process
<table>
<thead>
<tr>
<th>TEN-YEAR DEVELOPMENT SITES</th>
<th>Existing Land Coverage</th>
<th>Proposed Land Coverage</th>
<th>Results</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Impervious Surface</td>
<td>Open Space</td>
<td>Meadow</td>
</tr>
<tr>
<td>zA Information Sciences Redevelopment</td>
<td>10,000</td>
<td>2,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Project B</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>zB RA Lot Site</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project B</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project D</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RA Texas Hall Site</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project B</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project D</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project E</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project F</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
What to expect when a plan is submitted for approval:

- A proposed development site meeting the criteria established in the 10-year development section and consistent with the IMP

- An update on Pitt's tracking of Stormwater, Reforestation, Open Spaces, and/or Parking, as applicable

- A Public Realm Plan or other specific site required submittals/reviews

- Public outreach and engagement regarding the project and an update on Pitt’s neighborhood commitments
<table>
<thead>
<tr>
<th>IMP Page</th>
<th>Section Reference</th>
<th>Change Reference</th>
<th>Briefing #4 Proposal</th>
<th>Post Briefing #4 Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 103</td>
<td>Table 4</td>
<td>Table heading change</td>
<td>n/a</td>
<td>Corrected header to 'Parking'</td>
</tr>
<tr>
<td>Page 109</td>
<td>Added a new page 373B</td>
<td>Changed Accessory Use Parking</td>
<td>n/a</td>
<td>Changed not to extend spaces to not to extend spaces</td>
</tr>
<tr>
<td>Page 127</td>
<td>Alignments, Setbacks and Step Backs</td>
<td>End of last paragraph, added: Where appropriate, in order to accommodate additional sidewalk width, building design should 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 structural impediments.</td>
<td>Where appropriate, in order to accommodate additional sidewalk width, building design should 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 structural impediments.</td>
<td>Where appropriate, in order to accommodate additional sidewalk width, building design should 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 structural impediments.</td>
</tr>
</tbody>
</table>
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

Reference to 8.2 Neighborhood Enhancement Strategy – pdf page 433
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

Reference to 8.2 Neighborhood Enhancement Strategy – pdf page 433
NEIGHBORHOOD ENHANCEMENT STRATEGIES

THE ENGAGEMENT AND EVALUATION PROCESS

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

**Site Location**
Area bounded by N Bealefield Avenue and adjoining Ruskin Hall and properties zoned EM; site presently occupied by the Information Sciences Building.

**Allowable Uses**

**Maximum Gross Floor Area**
200,000 GSF

**Setbacks**
N Bealefield Avenue, 25 ft (complies with Residential Compatibility height and setback standards).
Portions adjoining EMI designation, 0 ft (contextual to existing parking plinth).

**Maximum Height**
100 ft, measured from N. Bealefield Ave.

**Step Backs**
None.

**Sidewalks**

<table>
<thead>
<tr>
<th>Sidewalks</th>
<th>Existing</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>N Bealefield Ave</td>
<td>8'</td>
<td>10'</td>
<td>Potential for additional width with removal of on-street parking</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate.*
**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

---

**PARKING**

Accessory Use Parking not to exceed 5 spaces and ADA Parking

---

**SETBACKS**

Fifth Avenue, 25 ft (to align with the existing Music Building Aimes);
Ruskin Avenue, 15 ft (to align with Ruskin Hall);
N Bellefield Ave, 25 ft (to align with Ruskin Hall);
Portions adjoining EML designation, 0 ft.

---

**MAXIMUM HEIGHT**

105 ft, measured from Fifth Ave

---

**STEP BACKS**

None

---

**SIDEWALKS**

<table>
<thead>
<tr>
<th>Existing</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ruskin Ave.</td>
<td>6'</td>
<td>10'</td>
</tr>
<tr>
<td>Fifth Ave. S &amp; E</td>
<td>8'</td>
<td>20'</td>
</tr>
<tr>
<td>N. Bellefield Ave.</td>
<td>8'</td>
<td>10'</td>
</tr>
</tbody>
</table>

---

**Building Envelope**

Site Plan

---

**Institutional Master Plan | Planning Commission Hearing**

88
### 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

### 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
Complex 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

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Width</th>
<th>Minimum Required Width</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allequippa St.</td>
<td>10'</td>
<td>15'</td>
<td>Additional width may be provided pending Public Realm Study</td>
</tr>
<tr>
<td>Champions Dr. W</td>
<td>6'</td>
<td>10'</td>
<td>Potential for additional width with removal of on-street parking</td>
</tr>
<tr>
<td>Champions Dr. N</td>
<td>10'</td>
<td>10'</td>
<td>N/A</td>
</tr>
</tbody>
</table>
SITE 5B | OC LOT REDEVELOPMENT

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
960,000 GSF

PARKING
700 spaces

SETBACKS
Allequippa Street, 10 ft (contextual to existing conditions);
Champions Drive, 0 ft;
 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
SITE 5C | PETERSEN BOWL INFILL

SITE LOCATION
Area bounded by Terrace Street and Allequippa Street, and adjoining Petersen Events Center, Panther Hall, K. Leroy Irvis Hall, and WPCI Garage

ALLOWABLE USES
Entertainment/Public Assembly, Recreation, Retail, Food Sales and Service, Education, Office, Parking

MAXIMUM GROSS FLOOR AREA
300,000 GSF

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

<table>
<thead>
<tr>
<th>SIDEWALKS</th>
<th>Existing</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allequippa St. at Arena Entry</td>
<td>12’</td>
<td>12’</td>
<td>Additional width may be provided pending Public Realm Study</td>
</tr>
</tbody>
</table>

Site Plan

Building Envelope

75’
max height
### 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

### 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’ adjoin to Cost Sports Center per diagram, measured from existing curbsuit from Robinson St Ext
- Subject to applicable Residential Compatibility Standards

### STEP BACKS
- Complies with applicable Residential Compatibility height and setback standards for portions adjoining RS-2
- 100 ft step back from residential property line at 50 feet height

### SIDEWALKS
<table>
<thead>
<tr>
<th>Existing</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robinson St.</td>
<td>5’</td>
<td>6’</td>
</tr>
</tbody>
</table>
SITE 5F | FITZGERALD FIELD HOUSE REDEVELOPMENT

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

MAXIMUM PARKING
400 Spaces

SETBACKS
- Allequippa Street: 10 ft (contextual to existing conditions)
- Darragh Street: 10 ft
- Sutherland Drive: 0 ft
- Portions adjoining EM 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

<table>
<thead>
<tr>
<th>Street</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allequippa St.</td>
<td>10’</td>
<td>15’ Additional width may be provided pending Public Realm Study</td>
</tr>
<tr>
<td>Darragh St.</td>
<td>7’</td>
<td>10’ N/A</td>
</tr>
<tr>
<td>Sutherland Dr.</td>
<td>N/A</td>
<td>N/A N/A</td>
</tr>
</tbody>
</table>

Site Plan

Building Envelope
### 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/Services

### MAXIMUM GROSS FLOOR AREA
250,000 GSF

### SETBACKS
South Bouquet Street, setback to achieve 20'-0" sidewalk, 0' setback permitted for upper floors.
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
<table>
<thead>
<tr>
<th>Existing*</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>S Bouquet St.</td>
<td>8'</td>
<td>20'</td>
</tr>
<tr>
<td>Roberto Clemente Dr.</td>
<td>8'</td>
<td>10'</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate.
## 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

<table>
<thead>
<tr>
<th>Sidewalk</th>
<th>Existing*</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schenley Dr.</td>
<td>35’</td>
<td>35’</td>
<td>N/A</td>
</tr>
<tr>
<td>Forbes Ave.</td>
<td>15’</td>
<td>15’</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate
SITE 7A | RECREATION AND WELLNESS EXPANSION

**SITE LOCATION**
Area bounded by O’Hara Street and University Drive, and Allen Hall, Van de Graaff Building, and Thomas Detre Hall; site presently occupied by O’Hara Garage and LPRC.

**ALLOWABLE USES**
Entertainment/Public Assembly, Recreation, Education, Office, Retail, Food Sales and Service, Parking

**MAXIMUM GROSS FLOOR AREA**
400,000 GSF

**MAXIMUM PARKING**
450 spaces

**SETBACKS**
- O’Hara Street, 10 ft (contextual to match existing street wall of Thomas Detre Hall and Allen Hall)
- From WPRC, WPRC 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**
<table>
<thead>
<tr>
<th>Existing*</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>O’Hara St.</td>
<td>10’</td>
<td>10’</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate.

---

97 Institutional Master Plan | Planning Commission Hearing
SITE LOCATION: Area bounded by De Soto Street and University Drive and adjoining Thomas Deere Hall; site presently occupied by WIPC Garage

ALLOWABLE USES: Healthcare, Education, Technology/ Services, Office, Parking

MAXIMUM GROSS FLOOR AREA: 350,000 GSF

MAXIMUM PARKING: 810 spaces (includes 226 existing spaces)

SETBACKS: De Soto Street, 0 ft  
Northern and eastern property lines, 0 ft  
0 ft along northern wall of Thomas Deere Hall

MAXIMUM HEIGHT: 220 ft, measured from De Soto St.

STEP BACKS: None

<table>
<thead>
<tr>
<th>SIDEWALKS</th>
<th>Existing</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>O’Hara St.</td>
<td>10’</td>
<td>10’</td>
<td>N/A</td>
</tr>
<tr>
<td>De Soto St.</td>
<td>10’</td>
<td>10’</td>
<td>Provide pedestrian safety improvements at corner of De Soto St. and Temple Street</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate
## Site 7C | Lower Hillside Housing

### Site Location
Area bounded by University Drive and adjoining LRC and Eberly Hall.

### Allowable Uses
Residential, Education, Office, Parking

### Maximum Gross Floor Area
300,000 GSF

### Maximum 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 change)

### Step Backs
None

<table>
<thead>
<tr>
<th>Sidewalks</th>
<th>Existing*</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Dr.</td>
<td>6'</td>
<td>6'</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate
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
800,000 GSF

MAXIMUM PARKING
250 spaces

SETBACKS
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

MAXIMUM HEIGHT
280 ft, measured from Fifth Avenue

STEP BACKS
None

<table>
<thead>
<tr>
<th>SIDEWALKS</th>
<th>Existing</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lothrop St.</td>
<td>10’</td>
<td>20’</td>
<td>Upper story enroachment permitted</td>
</tr>
<tr>
<td>Fifth Ave.</td>
<td>17’</td>
<td>20’</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate
SITE LOCATION
Areas 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
<table>
<thead>
<tr>
<th>Existing</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lothrop St.</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>Victoria St.</td>
<td>9'</td>
<td>9'</td>
</tr>
<tr>
<td>Darragh St.</td>
<td>7'</td>
<td>7'</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate*

Site Plan

Building Envelope

102 Institutional Master Plan | Planning Commission Hearing
SITE 9A | ONE BIGELOW

**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

**PARKING**
250 spaces

**SETBACKS**
- 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**
- From north property line (east/west portion of Bigelow Boulevard): 60 ft height or 4-stories 61-100 ft from residential zone (Complies with Residential Compatibility Standards), 80 ft height within 120' of north property line (exceeds Residential Compatibility Standards)

**SIDEWALKS**

<table>
<thead>
<tr>
<th>Sidewalk</th>
<th>Existing</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bigelow Blvd. N</td>
<td>7'</td>
<td>20'</td>
<td>N/A</td>
</tr>
<tr>
<td>Bigelow Blvd. W</td>
<td>7'</td>
<td>15'</td>
<td>N/A</td>
</tr>
<tr>
<td>Lytton Ave.</td>
<td>6'</td>
<td>20'</td>
<td>N/A</td>
</tr>
</tbody>
</table>
SITE LOCATION
Area bounded by O’Hara Street, Thackery Avenue, and University Place, and adjoining Thackery 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
260,000 GSF

SETBACKS
O’Hara Street, 10 ft (contextual to Benedum Hall)
Thackery Ave, 5 ft (contextual to Thackery Hall)
University Place, 10 ft (contextual to University Club)
Site boundary at Thackery 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 85 ft height (Contextual to Benedum Hall)

SIDEWALKS
<table>
<thead>
<tr>
<th>Existing*</th>
<th>Minimum Required</th>
<th>Minimum Required if Facade Removed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thackery Avenue</td>
<td>6’</td>
<td>6’</td>
</tr>
<tr>
<td>O’Hara Street</td>
<td>7’</td>
<td>7’</td>
</tr>
<tr>
<td>University Place</td>
<td>7’</td>
<td>7’</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate
SITE 9C | UNIVERSITY CLUB EXPANSION

**SITE LOCATION**
Area bounded by Thackeray Avenue and University Place, and adjoining Thackeray Hall, Bellerfield 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

**PARKING**
Accessory Use. Parking not to exceed 15 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)
- Bellerfield Presbyterian Church, 20 ft

**MAXIMUM HEIGHT**
90 ft, measured from Thackeray Ave.

**STEP BACKS**
None

### SIDEWALKS

<table>
<thead>
<tr>
<th>Existing</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thackeray Avenue</td>
<td>6’</td>
<td>15’</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximated*
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 Services, Technology/Service, Healthcare, Parking

MAXIMUM GROSS FLOOR AREA
500,000 GSF

PARKING
150 spaces

SETBACKS
O’Hara Street, 10 ft (contextual to Benedum Hall)
De Soto Street, 10 ft (contextual to WPRC 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

MAXIMUM HEIGHT
190 ft, measured from O’Hara St.

STEP BACKS
None

<table>
<thead>
<tr>
<th>SIDEWALKS</th>
<th>Existing</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>De Soto Street</td>
<td>10’</td>
<td>15’</td>
<td>Potential for additional width with removal of on-street parking</td>
</tr>
<tr>
<td>O’Hara Street</td>
<td>8’</td>
<td>20’</td>
<td>N/A</td>
</tr>
<tr>
<td>Bouquet Street</td>
<td>10’</td>
<td>10’</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate
MID CAMPUS DISTRICT
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

PARKING

Accessory Use Parking not to exceed 5 spaces and ADA Parking

SETBACKS

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

MAXIMUM HEIGHT

40 ft (maximum allowable height in P Zoning District measured per Zoning Regulations)

STEP BACKS

None
### 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
<table>
<thead>
<tr>
<th>Existing*</th>
<th>Minimum Required</th>
<th>Minimum Required if New Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forbes Avenue</td>
<td>10’</td>
<td>15’</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate.
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

<table>
<thead>
<tr>
<th>SIDEWALKS</th>
<th>Existing</th>
<th>Minimum Required</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Champions Drive</td>
<td>8’</td>
<td>8’</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*Existing sidewalk widths are approximate.