Submission for Planning Commission Review

May 4, 2021
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Institutional Master Plan
Organized Using DCP Best Practices Guide

The use guidelines have been created by the Department of City Planning (DCP) in consultation with the University of Pittsburgh and the Pittsburgh Department of City Planning. The guidelines are designed to provide a framework for the development of the Institutional Master Plan (IMP) and to ensure that it aligns with the goals and objectives of the University.

1. INTRODUCTION
INTENT: This chapter sets the context for the IMP including relevant history, past IMPs, the current goals of the IMP, and a summary of the process including public engagement.

1.1 Mission and Objectives
- This section sets the goals of the IMP for the institution and the city.
  - Provide background about the institution, its mission and objectives. If the institution is a leading research institution, the institution should identify its strategic goals and objectives.

1.2 Requirements
- This section identifies all applicable requirements that this plan is intended to fulfill, including those set forth in the Zoning Code. If there are any other frameworks that this BMP is part of, they may also be included here as well.
- For each requirement, the section identifies the relevant section or subsection of the requirements that are fulfilled by the portion of the BMP that fulfills this requirement.

1.3 Planning Context
- This section provides a narrative background for the reader to understand the proposed IMP. It should set a narrative of the history of the institution followed by discussions of practices and current plans related to the institution and its surrounding communities.

1.3.1 History
- Start with a brief narrative of the history of the institution and its surrounding communities.
The Mission of Duquesne University:

Duquesne University of the Holy Spirit is a Catholic University, founded by members of the Congregation of the Holy Spirit, the Spiritans, and sustained through a partnership of laity and religious. Duquesne serves God by serving students through:

- Commitment to excellence in liberal and professional education
- Profound concern for moral and spiritual values
- Maintaining an ecumenical atmosphere open to diversity
- Service to the Church, the community, the nation and the world

Duquesne University is one of the nation’s top Catholic universities, founded 140 years ago by the Congregation of the Holy Spirit. As the only Spiritan institution of higher education in the United States, Duquesne is deeply committed to:

- Educational excellence
- Moral and spiritual values
- An ecumenical atmosphere open to diversity
- Service to the Church, the community, the nation and the world
Duquesne University is the only Spiritan Institution of Higher Education in the United States.
Uptown EcoInnovation District Support

Duquesne University projects will align with the Uptown EcoInnovation District Goals.
Public Outreach Meetings
Section 1.4, Pages 18-21

Internal Meetings:
- September 26, 2018 – President’s Cabinet
- October 12, 2018 – University Deans
- November 6, 2018 – Faculty Senate
- November 8, 2018 – Business Manager’s Council Meeting
- December 10, 2018 – Faculty Senate Executive Committee
- December 13, 2018 – Budget Committee
- February 15, 2019 – Enrollment Management Group
- March 27, 2019 – University Cabinet

Institutional Master Plan Community Meetings:
- October 30, 2018 – PPG Paints Arena and Pittsburgh Penguins
- November 5, 2018 – Uptown Partners Board
- November 12, 2018 – PPG Paints Arena and Pittsburgh Penguins
- December 17, 2018 – Community Meeting
- July 1, 2019 – Uptown Partners Board
- August 12, 2019 – Summer Uptown Community Meeting
- February 10, 2020 – Uptown Partners Meeting
- September 3, 2020 – Uptown Partners
- February 16, 2021 – Port Authority
- March 31, 2021 – Uptown Partners

IMP Development Activities Meeting with DCP:
- August 24, 2020

Hill CDC Meetings:
- September 23, 2020
- October 12, 2020
The main three-story portion of the building (measured from Forbes Avenue) occupies the entire western side of the site, with at-grade access to a lower service level from Watson Street, due to a topography change between the two roads. There is a one-story extension of the building toward the middle of the site, with at-grade parking below it. The building uses previously included office spaces, training and workshop spaces, and temporary living quarters. The building is currently vacant, and Duquesne plans not to use the structure before it is demolished and replaced with a new College of Osteopathic Medicine (see Section 5.1).

Once the IMP has been approved and this parcel has been added to the EMI District, the University plans to work with the City of Pittsburgh to vacate the Forbes Avenue Public Right of Way, located on the southeast corner of the site.
10 Year Projects

1. UPMC Cooper Fieldhouse (formerly A.J. Palumbo Center) Renovation and Addition

- **Location:** East of Magee Street between Forbes Avenue and Seitz Street
- **Description:** New addition to north and west sides of the existing facility, including athletics support, training space and modified arena seating with suites. The total seat count for the arena will be reduced.
- **Phase:** Construction In Progress
- **Design Footprint:** 85,000 GSF (total building, including existing and addition)
- **Design Floor Area:** 150,000 GSF (total building, including existing and addition)
- **Design Height:** 90' (height of existing building)
- **Minimum Setback:** 0' from Forbes Avenue and 0' from Magee Street

*Completed February 2021*

2. College of Osteopathic Medicine

- **Location:** Northeast corner of Forbes Avenue and Magee Street intersection
- **Description:** Academic facility for classrooms, medical training/labs, lecture hall, offices and auxiliary uses - this property (parcel number 2-1-49) is to be rezoned from Uptown Public Realm District A (UPR-A) and included in the EMI District. A new entry plaza at the corner of Magee Street and Forbes Avenue incorporates seating, specialty paving, rain garden planting and adjoins a new streetscape. Refer to Section 5.3 for Open Space Guidelines. The sustainable attributes of the project include the building envelope which was designed to allow for passive use energy reduction; mechanical and electrical systems are specified to reduce energy consumption; integration of the District Energy plan; fenestration that maximizes access to daylight to occupied spaces and use of materials with recycled content and regional materials.
- **Phase:** 0-10 years
- **Footprint (Range):** 10,000 GSF to 30,000 GSF
- **Floor Area (Range):** 25,000 GSF to 115,000 GSF
- **Height (Range):** Three stories (30') to six stories plus a mechanical penthouse (100') from Forbes Avenue
- **Setback Requirements:** Forbes Avenue and Magee Street - 0' from 0-50', 10' from 51-90', 15' from 91-120'; Watson Street - 0'
10 Year Projects

3. Mixed-Use Academic Building
Location: Northwest corner of Forbes Avenue and Magee Street intersection
Description: Academic facility for classrooms, labs, offices and auxiliary uses.
A new plaza at the Forbes Avenue entrance incorporates planting, seating, seatwalls and a central lawn which infiltrates stormwater. Refer to Section 5.3 for Open Space Guidelines.
The sustainable attributes of the project include the building envelope which was designed to allow for passive use energy reduction; mechanical and electrical systems are specified to reduce energy consumption; integration of the District Energy plan; fenestration that maximizes access to daylight to occupied spaces and use of materials with recycled content and regional materials.
Phase: 0-10 years
Footprint (Range): 10,000 to 30,000 GSF
Floor Area (Range): 25,000 GSF to 180,000 GSF
Height (Range): Three stories (30') to eight stories plus a mechanical penthouse (145') from Forbes Avenue
Setback Requirements: Forbes Avenue and Magee Street - 0' from 0-50', 10' from 51-90', 15' from 91-120', 25' from 121-180'; Watson Street - 0'

4. Arthur J. Rooney Field Visitors' Locker Room
Location: West end of existing Arthur J. Rooney Field
Description: New at-grade locker room and support space structure with a roof-top viewing deck and canopy.
Phase: 0-10 years
Maximum Footprint: 5,000 GSF
Maximum Floor Area: 6,000 GSF + roof deck
Maximum Height: Two stories (40')
Setback Requirements: N/A - not adjacent to a public right of way
5. Arthur J. Rooney Field New Press Box
Location: Site of existing Arthur J. Rooney Field press box
Description: New press box to replace the existing outdated press box.
Phase: 0-10 years
Maximum Footprint: 2,000 GSF
Maximum Floor Area: 7,000 GSF
Maximum Height: Four stories plus a mechanical penthouse (80')
Setback Requirements: 10' from Bluff Street curb

6. Arthur J. Rooney Field Perimeter Wall
Location: North side of existing Arthur J. Rooney Field stands
Description: New perimeter wall and landscaping around the north side of the field and stands with gates and controlled access points (may include modifications to existing stands).
Phase: 0-10 years
Maximum Height: Wall height - 15'; design features - 20'

7. New Athletics Offices
Location: Southwest corner of the Duquesne Towers
Description: Athletics offices and support space located in a new addition to the Duquesne Towers first floor athletics uses.
Phase: 0-10 years
Maximum Footprint: 1,200 GSF
Maximum Floor Area: 1,200 GSF
Maximum Height: One story (20')
Setback Requirements: Same as existing Duquesne Towers
8. Alumni House
Location: South lawn of the Trinity Green
Description: Small residential-style building with guest bedrooms and entertainment spaces.
Phase: 0-10 years
Maximum Footprint: 1,500 GSF
Maximum Floor Area: 3,000 GSF
Maximum Height: Two stories plus a basement (40’)

9. BRT Station
Location: South side of Forbes Avenue, east of McAnulty Drive
Description: New mass transit street-side station to be designed and constructed by others on University property. Port Authority goals for the BRT include:
- Improved travel times
- More reliable service
- Better on-time performance
- Less bus bunching
- Operating cost savings
Phase: 0-10 years
Maximum Footprint: 800 GSF
Maximum Floor Area: 800 GSF
Maximum Height: One story (20’)

* Working on design with Port Authority to make this a Duquesne University station.
10 Year Projects

10. Mixed-Use Residence Life Building
Location: East of the Power Center on Forbes Avenue
Description: Apartment style residential building with efficiency to 3-bedroom units and one or two floors of student program uses. Potentially 550 beds.
Phase: 0-10 years
Footprint (Range): 10,000 to 36,000 GSF
Floor Area (Range): 25,000 to 400,000 GSF
Height (Range): Three stories (30') to twelve stories plus a mechanical penthouse (165') from Forbes Avenue
Setback Requirement: Forbes Avenue - 0' from 0-50', 10' from 51-90', 15' from 91-120', 25' from 121-180'; Watson Street - 0'

11. Forbes Avenue Gateway Park
Location: Between Forbes Avenue and Watson Street, west of Fisher Hall
Description: Demolition of one or two existing structures to create a parklet/plaza, in coordination with the City’s plan to vacate the adjacent section of Boyd Street, to include gateway signage for the University.
Phase: 0-10 years
Urban Design Guidelines and Public Neighborhood Realm

Section 5.3, Pages 55 – 65
The Overall Open Space Guidelines are comprised of seven (7) key areas:

1. Siting new projects
2. Campus Spaces
3. Connectivity
4. Streetscapes
5. Landscape Planting
6. Landscape Materials
7. Sustainability
Duquesne University has a long tradition of improving the public realm with works of art and site features:

- Murals and sculptures throughout campus and along Forbes Avenue enrich the environment and reinforce the University’s Spiritan identity and help to define and enhance the campus.
• Sympathetic and reflective of the University standards, immediate context, and unique functional use through architectural means
• Continue the recent trend of utilizing familiar materials and color palettes in a contemporary design style
• Accommodate users of all types to achieve universal design
• Maintain a minimum 10’ public sidewalk along Forbes Avenue
• Meet a transparency target of 60% for ground level, street-facing facades along Forbes Avenue

• Well-defined and articulated building entrances
• Ground floor public frontage will enhance public realm and activate pedestrian connectivity with complementary architectural design, transparency, and visibility at street level
• Highly accessible for overcoming campus’ natural topography
• Continue beautifying and enhancing public realm with public art installations
• Maximize usable outdoor space and minimize wasted, unusable space
Projects along the Forbes Avenue Corridor and the public neighborhood realm.
Mobility and TDM Strategies
Transportation-related goals include the following:

• Implementation of a multi-faceted approach to increase multi-modal transportation options for students, faculty, and staff on campus while reducing the use of single occupant vehicles (SOVs) for both employees and students, with an employee goal of reduction from 80.2% to 60% SOVs and a student goal of reduction from 39.9% to 30% SOVs.

• Enhanced campus community health through increased use of active transportation (walk, bike, etc.).

• Decreased parking demand related to transportation made changes from automobile to active transportation and public transit.

These goals are constructed with current City/DOMI initiatives and with the goals of the Uptown EcoInnovation District project report.
Adding 6 new bike repair stations, new bike racks along Forbes Avenue, and corresponding directional amenity signage.
Duquesne University is committed to energy conservation and sustainable building and operating practices.

Major new building projects in recent years, the Des Places Residence hall and the Power Center recreational facility, have achieved LEED Gold and Silver certifications, respectively, from the U.S. Green Building Council. An interior renovation of the Duquesne Union also achieved Silver certification.
Duquesne University’s long-term environmental and sustainability goals:

• Participate in City of Pittsburgh and Uptown EcoInnovation District Environmental and Sustainability Initiatives:
  o Reduce energy use, water use and greenhouse gas emissions, in line with goals established by Pittsburgh 2030 District
  o Enhance neighborhood character and protect long-term residents
  o Promote alternate transportation and bicycle culture
  o Improve open/green space and other community amenities
  o Pursue district energy

• Reduce the University’s impact on the environment:
  o Green building practices for major new construction and renovation
  o Energy planning initiatives to reduce energy use and costs
  o Employ green cleaning, recycling and other operational initiatives
  o Decrease water use and improve storm water management

• Enhance the sustainability of University operations through a Resiliency Plan that addresses the City’s and University’s stresses and shocks

• Work towards receiving Sustainable Restaurant Certifications for remaining dining facilities; Red Ring Restaurant, Business Leaders Bistro and Hogan Dining Room are currently certified.
Based on the University’s proposed projects and the 10-year projected tree canopy estimates, the existing tree canopy is projected to increase over the next 10 years by the following amount:

Projected 10-year Canopy = 15.2% of IMP Boundary (7.58 Acres)

The projected tree canopy coverage of 15.2% shows significant progress toward the City of Pittsburgh’s canopy goals over the next 20 years.
Proposed Tree Canopy Enhancement
Section 7.2, Pages 111 - 113

Potential areas where enhancing the tree canopy would result in approximately 0.19 acre (0.38%) overall increase in campus tree canopy coverage.

Projected 10-year Canopy = 15.2% of IMP Boundary (7.58 Acres)

Potential new tree plantings = 0.19 acres (0.38% of IMP Boundary)

7.58 acres + 0.19 acres = 7.77 acre Tree Canopy Goal (15.58% of IMP Boundary)
Examples of areas of Open Spaces throughout campus
Pervious area = Approx. 11.8 acres

Impervious area = Approx. 38.1 acres

The long-term goals will reduce the impervious area within the IMP boundary by 0.5%, and capture and treat the increase in the 2 year/24 hour storm runoff volume associated with the future improvements.
Neighborhood Enhancement Strategy

Duquesne’s approach to community engagement is guided by the University’s distinctly unique Spiritan mission, striving to uphold the following commitments:

1. Building authentic relationships with others.
2. Being open, teachable and reflective.
3. Walking with those on the margins.
4. Valuing a diversity of expertise.
5. Taking responsible social action to build a more just world.
6. Collaborating with communities, local and global, where there is a University or Spiritan commitment.
Questions / Comments