PITTSBURGH THEOLOGICAL SEMINARY
Institutional Masterplan

LOCATION PLAN
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. Callan Residence Hall (35,805 GSF)
9. Campus Support Structures
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 - WITH EAST LIBERTY DEVELOPMENT (Q & R)

A. Not Used
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 Calian
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

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Proposed Campus Master Plan B - WITHOUT EAST LIBERTY DEVELOPMENT (Q & R)

A. Not Used
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. Does not apply to this plan
R. Does not apply to this plan
S. Maintain existing tennis courts
T. Existing limited vehicular access point for service and construction activities only. Not used during normal campus operations
Phase 1 Implementation
2021 - 2026

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
Phase 2 Implementation
2026 – 2028 to 2031

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
2026 – 2028 to 2031, 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
Completed PTS campus perspective and cross section with building heights

Obama Academy 58'-0"

"E" building footprint

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VEBH
<table>
<thead>
<tr>
<th>PROPOSED DEVELOPMENT</th>
<th>Keyed Letter</th>
<th>ZONING CLASSIFICATION</th>
<th>MAX GSF</th>
<th>MAX HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>New entry to Hicks Memorial Chapel</td>
<td>I</td>
<td>EMI</td>
<td>1,500 GSF</td>
<td>1 Story, 15’-0”</td>
</tr>
<tr>
<td>Academic Building - Fulton Replacement</td>
<td>K</td>
<td>EMI</td>
<td>27,000 GSF</td>
<td>3 Stories, 40’-0”</td>
</tr>
<tr>
<td>McNaugher Memorial Hall Replacement</td>
<td>L</td>
<td>EMI</td>
<td>36,000 GSF</td>
<td>3 Stories, 40’-0”</td>
</tr>
<tr>
<td>New Student Housing - Callian Hall Addition</td>
<td>O</td>
<td>EMI</td>
<td>48,000 GSF</td>
<td>Basement +3 Stories, 40’-0”</td>
</tr>
<tr>
<td>East Liberty Blvd Mixed-Use Building</td>
<td>Q</td>
<td>EMI</td>
<td>130,000 GSF</td>
<td>6 Stories, 75’-0”</td>
</tr>
<tr>
<td>Sheridan Ave Attached Town Homes (4-5 Homes)</td>
<td>R</td>
<td>EMI</td>
<td>2,000 GSF (Each)</td>
<td>3 Stories, 40’-0”</td>
</tr>
</tbody>
</table>

Estimated Setbacks of Proposed Developments Diagram

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Completed PTS Campus
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.

6. Limited to 40’-0” in height, similar to neighboring homes
View of Townhome Development

View from N Sheridan Ave looking West towards East Liberty Ave
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.
6. Limited to 75’-0” in height and 130,000 square feet
East Liberty Development
Building Base Guidelines at Under-Building Parking

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

Corner of East Liberty Boulevard and North Sheridan Avenue

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

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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
  - 86% of faculty/staff that responded commute by car & park on campus
  - 65% of students commute by car & park on campus
  - 25% of students walk & 5% use transit
  - Faculty/staff/students said other transportation modes were not feasible due to time/distance
  - 51% of students said they would be interested in free/discounted transit fares or bike-share membership
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
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.
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.
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.

• Most recently, PTS has reached out to the following neighboring institutions to share the IMP:
  • The Obama Academy
  • Dilworth Traditional Academy
  • Stanton Highland Apartments
  • City of Bridges Charter School
  • Rodman Street Baptism Church

IMAGE FROM NEIGHBORHOOD ENGAGEMENT STUDIES
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.
Initial Planning Commission Comments

The following is a brief outline of the Planning Commission’s questions and the Pittsburgh Theological Seminary’s responses.

**Q: Can you provide Massing and Height of Proposed Structures relative to existing structures and neighboring properties and clarify building demolition?**

- 3D Illustrative massing or site sections illustrating proposed buildings in relation to adjacent structures and neighboring properties has been included in Section C.
- More specific information on East Liberty Boulevard development has been included in Section C.
- Clarification of Demolition Structures are included in Section C.

**Q: Was Community Engagement Accomplished and will you conduct additional sessions?**

- We have provided detailed timeline of planning process with community engagement points in the document.
- No additional sessions are planned.

**Q: Pedestrian Access through Site?**

- We have provided rendering of the questioned pedestrian access at St Marie and Sheridan Avenue. The site is to have perimeter fencing replacement.

**Q: Improve community connections and increase awareness of activities that are open for broader community participation?**

- The Seminary has a very good relationship with its neighbors. The campus regularly has activities open to the public and those are published to encourage participation. PTS events do not require additional parking space beyond its capacity. The campus parking facilities are regularly open to allow neighbors such as the Obama School to use for their event overflow parking. There is no written agreement, but a friendly regular communication occurs.
- The campus is very green and open, with wonderful tree canopy and well cared for grounds. The Green space is available for neighboring community events upon request.

**Q: Campus Sustainability**

- Pittsburgh Theological includes sustainability in each project they consider. The most recent, Library Renovation was awarded a LEED Silver designation and its new systems where designed to serve future Long Hall in its future renovations. The Seminary conducts lifecycle costing analysis in the course of building and system upgrades and is highly focused on energy savings and spatial utilization. In major part, this Master Plan is an attempt to purge inefficient and antiquated building space with right-sized sustainable environments. The Seminary does not intend to conduct a campus-wide energy analysis at this time.

**Q: Storm Water**

- The question was asked about how storm water is intended to be handled. Currently, PTS has no storm water issues on its campus or adjacent roadways. With any future project, the guidelines for handling of storm water and its reduction will be followed and runoff reductions will be incorporated.
THANK YOU!