Master Plan Update University of Pittsburgh

East Campus District
Hillside District
Hilltop District

Final Report
City Council Bill 2003-1746
Dated June 26,2003





Preface

The University of Pittsburgh, one of the Nation's oldest and most distinguished institutions of higher education, reaffirms its academic mission with planned improvements to the University's facilities. This Master Plan Update reiterates the guiding principles established in the University of Pittsburgh Master Plan (1994), the University of Pittsburgh Facilities Plan (1998-2007), the University of Pittsburgh Comprehensive Housing Strategy (April 1999), and the University of Pittsburgh Revised Master Plan (Upper Campus Component, November 1999).

The University Facilities Management Division assembled a planning committee, listed at the end of this document, with the firm MacLachlan, Cornelius & Filoni, Inc. to address the planning issues for three of the eleven Campus districts on the Pittsburgh Campus of the University. The three Campus districts this Master Plan will address are the Hilltop, Hillside and East Campus.

One of the main goals of the Master Plan Update is to obtain zoning approval from the City of Pittsburgh in order to facilitate development in these districts. Recently, the City approved the Master Plan for the University's Medical District. Representatives of the Department of City Planning were consulted in determining the requirements of this document.

The University of Pittsburgh presented the proposed plans included in this document at community meetings during November and December of 2002. The community groups, including the Oakland Community Council, Oakland Task Force, Schenley Farms Civic Association, Breachmenders (West Oakland) and Bellefield Area Community Association were invited to review the proposed planning for the Hilltop, Hillside and East Campus Districts.

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A. Planning Horizon

A.1 Principles Guiding Review (Facilities Plan 1998-2007)

The guiding principles established by the University upon which the Facilities Plan (1998-2007) was created have not fundamentally changed. These principles, set forth below, clearly expressed the centrality of the University's academic mission to the determination of facilities priorities, with the greatest emphasis placed upon improvements to teaching and learning facilities, such as classrooms and libraries, and to projects designed to enhance the quality of life for students, such as recreational and athletic facilities and improved residence hall environments. Reflecting the most urgent needs of the University, considerable emphasis was placed upon improvements that are designed to create a more positive environment for undergraduate students. An example of this emphasis is the ongoing effort to relocate administrative offices from the William Pitt Union in order to increase the amount of space available to student activities in that facility.

- 1. The University's academic priorities, as expressed in *Toward the 21st Century*, and the planning principles and objectives contained in the University's Master Space Plan, must guide all facilities development.
- 2. Existing space must be utilized as effectively and efficiently as possible before the addition of space to the University's inventory can be justified. The allocation of space to individual programs must reflect to a greater degree than at present the legitimate current needs of the program, its centrality to the University's mission, and its priority for the future.
- Prudent investments in the preservation of existing space must accompany the construction of any new space. All academic programs deserve to be housed in facilities of acceptable quality.
- A high priority must be assigned to critical academic support activities and the University Library System.
- Significant and continuing improvement to classrooms and instructional laboratories, particularly in terms of modern equipment and appropriate levels of technology, is critical to the success of the University's academic mission and to the University's ability to attract and retain talented students.

- 6. The provision of additional recreational facilities, student life and student services space, and student housing must become a high priority for the University to succeed in its efforts to improve the quality of student life in order to attract and retain a talented and diverse student body, particularly at the undergraduate level.
- 7. The University should, in future space assignments, make a greater effort to locate academic programs and support services in facilities that are most appropriate to their different functions and that reflect interrelationships between and among programs and services. The random mixing of disparate functions that now exists in a number of University facilities should be reduced.
- 8. Rental properties should, to the extent possible, be utilized only to house externally funded projects for limited periods of time when adequate space for such projects cannot be found in campus facilities. Administrative activities and long term research programs should be housed in University facilities.

During the development of the facilities plan, discussions were held with relevant external bodies, such as the City Planning Commission, and with community groups, particularly those represented through the Oakland Community Council. These latter discussions focused primarily on the students' housing and other issues of particular relevance to the City and Oakland community. The Facilities Plan was revised in a number of instances in response to the advice received from these internal and external bodies. The Facilities Plan, therefore, while it grows directly out of an internal committee's initial report, has been modified to reflect the significant and extensive consultation that occurred within and outside the University.

A.2 The Pittsburgh Campus: A Ten-Year Facilities Plan

Description of Current Facilities, Space Utilization, and Cost

The Pittsburgh Campus currently occupies some 7,440,000 gross square feet of space. The space has been divided among three general categories: Education and General (including Academic and Administrative and Recreational and Athletic), Auxiliary and Property Management, and UPMC Health Systems. Not included in the above totals are 563,000 gross square feet in parking garages controlled by the University Department of Parking and Transportation. In University

usage, assignable square footage is space utilized for direct support of programs and does not include mechanical, vertical circulation, corridor, or maintenance space; gross square footage is the total space in a building measured from outside wall to outside wall.

The approximately 5,500,000 gross square feet of Education and General space is divided among the following major categories of usage:



Above: A view of the Cathedral of Learning from a site near the Petersen Events Center.

Education & General Space	
Major Categories of Usage	ASF
Classrooms	274,686
Teaching Laboratories	198,173
Computer Facilities	55,999
Research Laboratories	334,320
Conference/Meeting/Lounge	148,714
Library/Study Space	290,108
Office Facilities	998,750
Health Care/Clinical	50,644
Shop/Storage	57,823
Recreational Facility	195,837
SHRS/Forbes Tower	50,100
Other	274,079
Total	2,929,233

In addition to this E&G space, approximately 1,540,000 gross square feet exists in University residence halls. Of that total, student living space, housing offices, and dining facilities comprise 90%; most of the remainder is divided among other auxiliary operations such as office space for Parking and Transportation, and the Book Center, while a small fraction is rented to commercial tenants. The cost of renovations to and operation of auxiliary space is the responsibility of the auxiliary operations themselves. The University also owns space totaling 1,060,000 gross square feet through the Department of Property Management. This space is used for commercial or housing rental.

UPMC Health System is responsible for the management of several University or Commonwealth-owned facilities that house programs that directly support the academic and training missions of the schools of the Health Sciences, particularly the School of Medicine. These facilities, which total 1,675,000 gross square feet, include the Biomedical Science Tower, Scaife Hall, Detre Hall, the Falk Clinic, the Oxford Building, the Craft Avenue facility, and the Medical Research facility. This space is divided among the following major areas of usage:

B. Mission & Objectives

The University of Pittsburgh, founded in 1787, is one of the oldest institutions of higher education in the United States and the oldest west of the Allegheny Mountains. As one of the Nation's most distinguished comprehensive research universities, the resources of the University constitute an invaluable asset for the intellectual, economic and social enrichment of Pennsylvania, while the institutional prestige of the University enhances the image of both Pittsburgh and Pennsylvania throughout the world.

B.1 Mission of the University

Provide high-quality undergraduate programs in the arts and sciences and professional fields with emphasis upon those of special benefit to the citizens of Pennsylvania;

Offer superior graduate programs in the arts and sciences and the professions that respond to the needs of Pennsylvania, as well as to the broader needs of the nation and the world:

Engage in research, artistic, and scholarly activities that advance learning through the extension of the frontiers of knowledge and creative endeavor;

Cooperate with industrial and governmental institutions to transfer knowledge in science, technology, and healthcare;

Offer continuing education programs adapted to the personal enrichment, professional upgrading, and the career development interests and needs of adult Pennsylvanians; and

Make available to local communities and public agencies the expertise of the University in ways that are consistent with the primary teaching and research functions and contribute to social, intellectual, and economic development in the Commonwealth, the nation and the world.

The trustees, faculty, staff, students and administration of the University are dedicated to accomplishing this mission, to which they pledge their individual and collective efforts, determined that the University shall continue to be counted among the prominent institutions of higher education throughout the world.

B.2 Objectives

The University's Institutional Master Plan guides development of new and/or renovated facilities to primarily address academic and student life needs as well as advancing other related institutional goals and objectives. The University serves over 32,000 students with approximately 9,600 employees. Of that number, 3,800 are faculty members charged with providing direct educational instruction and services to both undergraduate and graduate students. Historically, the University has not only provided access to high quality educational programs to residents of the City of Pittsburgh, but has also provided the community access to University facilities.



Above: The plaza at the Petersen Events Center from Alequippa Street.

C. Existing Property & Uses

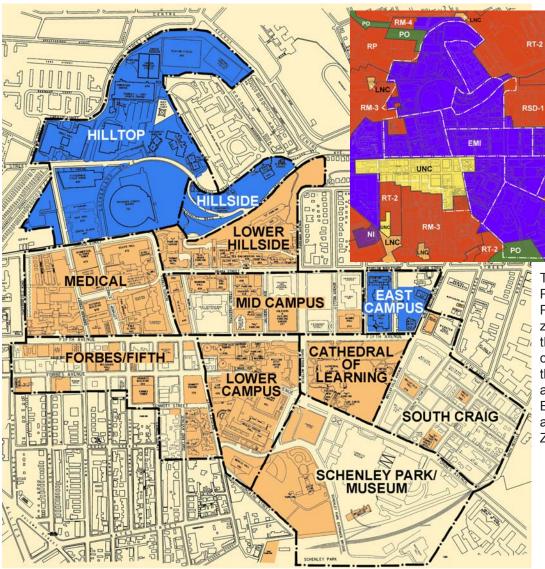
C.1 Description of Land, Building and Other Structures

Overall Campus Districts

The University of Pittsburgh currently consists of the Pittsburgh campus, situated in the Oakland area of Pittsburgh, and four regional campuses located in Bradford, Greensburg, Johnstown and Titusville. The Pittsburgh Campus is broken down into the following eleven districts:

This issue of the Master Plan only addresses the Hilltop, Hillside and East Campus Districts, hereby referred to as the Planning Area.

- 1. Cathedral of Learning
- 2. EAST CAMPUS
- 3. Forbes/Fifth
- 4. HILLSIDE
- 5. **HILLTOP**
- 6. Lower Campus
- 7. Lower Hillside
- 8. Medical
- 9. Mid Campus
- 10. Schenley Park/Museum
- 11. South Craig



The Department of Planning for the City of Pittsburgh provided zoning information on the above map. Most critical to the study in this document, all blue areas are in the Educational, Medical and Institutional (EMI) Zone.

ELEVEN DISTRICTS ON THE UNIVERSITY OF PITTSBURGH CAMPUS

DISTRICT BEING STUDIED IN THIS MASTER PLAN UPDATE
DISTRICT NOT BEING STUDIED IN THIS MASTER PLAN UPDATE

Campus Plans By District

Cathedral of Learning

The space surrounding the Cathedral of Learning will be maintained as the major green space on campus, therefore the possibility of building in this area will not be studied in this document.

East Campus

Almost all University of Pittsburgh buildings in this district are academic in nature. This core of buildings requires densification in order to strengthen its urban character and provide more convenience for students who use the facilities on a regular basis. Expansion in this zone requires careful integration of new buildings into the existing framework. Care needs to be taken to avoid disrupting all of the large trees that have grown along Tennyson Avenue.

Forbes/Fifth

There is currently no development planned for this area since two major projects were just completed in this district and most of the buildings in this area are not owned by the University. Therefore, this area will not be studied at this time.

Hillside

This district has a large amount of open land owned by the University, but due to its steep slope it is very difficult to build on in a number of areas. The network of roads and sidewalks in this area needs to be reexamined to ensure that the available area is being used to its best advantage and that viable connections between this district and other neighboring districts are being made. In addition, there is space in this district for additional housing near the Petersen Events Center.

Hilltop

With the completion of the Petersen Events Center, there is a new impetus to reevaluate the needs and uses of this district. With a combination of parking, housing, academic and recreation uses, this district has the potential to be a main hub of campus and social center. The amount of recreational facilities can be increased, in order to strengthen the recreational core in this part of campus.

Also, this area has become a major hub for parking on the hilly part of campus, but the existing surface parking takes considerable space that could be used for additional buildings. As the area develops, the existing parking needs to become more dense and better organized in order to minimize the amount of valuable land taken up by cars. This district also has space to accommodate additional housing. There are also a number of sites in the district that can be reused for academic or residential buildings and a need to expand the campus infrastructure to this area. Similar to the hillside district, this area needs to be reexamined with ideas of vehicular and pedestrian mobility in mind. The hilly and steep terrain is not being utilized to its best advantage and the links between buildings in this district need to be strengthened.

Lower Campus

Most of this district is built-out and well utilized. Except for minor renovations, no work is planned in this district at this time; therefore, this area will not be studied in this document.

Lower Hillside

Most of this district is built-out and well utilized. Except for minor renovations, no work is planned in this district at this time; therefore, this area will not be studied in this document.

Medical

This district was studied in a master plan in cooperation with UPMC Health System. The Pittsburgh City Council previously approved a master plan for this area. Therefore, this area does not need further study at this time.

Mid Campus

Most of this district is built-out and well utilized. Except for minor renovations and expansions, no work is planned in this district at this time; therefore, this area will not be studied in this document.

Schenley Park/Museum

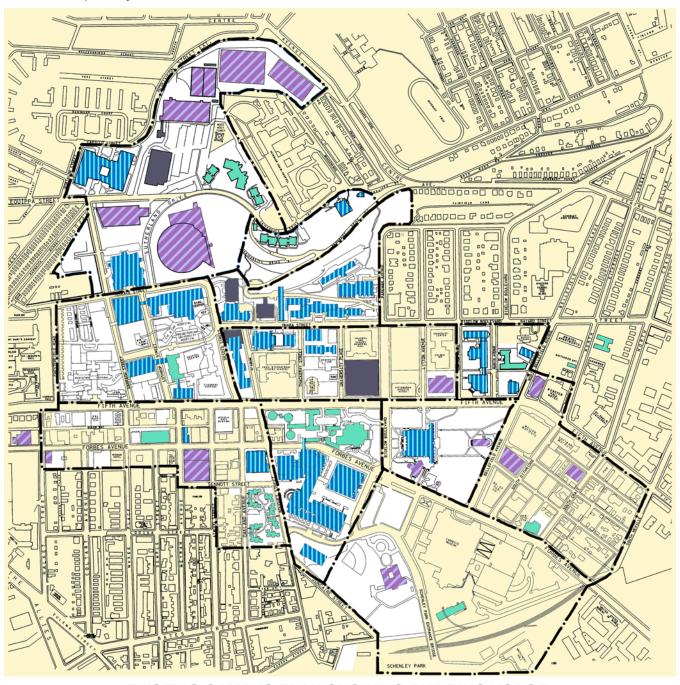
University buildings in this district are peripheral and expansion in this area is neither desired at this time nor feasible given the University's limited land holdings. Therefore, this area will not be studied at this time.

South Craig

University buildings in this district are peripheral and University expansion in this area is not planned. Therefore, this area will not be studied at this time.

C.2 Illustrative Site Plans

This drawing shows all University of Pittsburgh buildings on the Oakland campus and designates their primary uses.

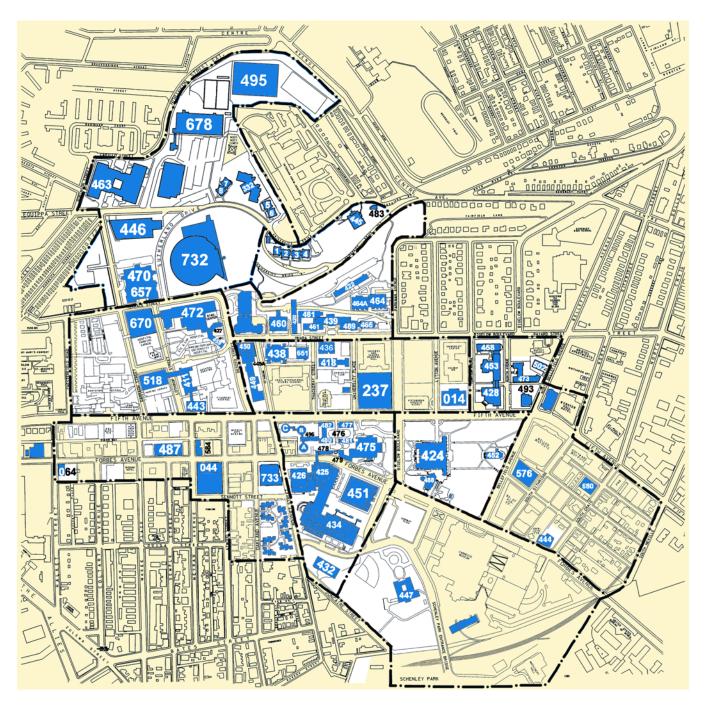


EXISTING CAMPUS PLAN SHOWING BUILDING USAGE



This plan shows building identification numbers, so specific building locations outside of the study areas can be determined using this map and the list of building numbers in Section C3 of this document.

Existing buildings within the study area are shown in more detail in the next section.



EXISTING CAMPUS PLAN SHOWING BUILDING NUMBERS

	Table 1. Education & General				
No.	Building Name	Building Area	Building Height		
520	121 University Place	24,640 gsf	2 Floors		
461	Allen Hall	58,026 gsf	6 Floors		
014	Alumni Hall (Masonic)	162,970 gsf	8 Floors		
576	Bellefield Hall	107,545 gsf	6 Floors		
651	Benedum Auditorium	15,000 gs	2 Floors		
438	Benedum Hall	401,077 gsf	16 Floors		
670	Bio-Medical Science Twr.	940,483 gsf	19 Floors		
424	Cathedral of Learning	599,637 gsf	42 Floors		
464	Chevron Science Ctr.	236,768 gsf	18 Floors		
716	Child Development Ctr.	24,517 gsf	2 Floors		
428	Clapp Hall	85,893 gsf	8 Floors		
678	Cost Center/U Lot	82,999 gsf	6 Floors (5 Parking)		
680	Craig Hall	55,115 gsf	5 Floors		
458	Crawford Hall	87,637 gsf	7 Floors		
425	David Lawrence Hall	57,956 gsf	3 Floors		
0	Detre Hall (WPIC)	407,158 gsf	8 Floors		
422	Eberly Hall	56,051 gsf	4 Floors		
064	Eureka Building	36,607 gsf	4 Floors		
445	Falk School	28,213 gsf	5 Floors		
446	Fitzgerald Field House	105,045 gsf	3 Floors		
447	Frick Fine Arts	73,088 gsf	5 Floors		
436	Gardner Steel Conf. Ctr.	26,714 gsf	3 Floors		
449	GSPH:Parran & Crabtree	227,908 gsf	20 Floors		
451	Hillman Library	252,778 gsf	7 Floors		
502	Information Sciences Bldg	76,130 gsf	11 Floors		
044	Iroqouis (SHRS)	60,000 gsf	6 Floors		
453	Langley Hall	90,592 gsf	7 Floors		
426	Law Building	139,611 gsf	7 Floors		
425	David Lawrence Hall	58,332 gsf	3 Floors		
420	LRDC	96,734 gsf	13 Floors		
432	Mervis Hall	86,570 gsf	4 Floors		
493	Music Building	21,275 gsf	3 Floors		
491	Nuclear Physics	36,691 gsf	5 Floors		
439	Old Engineering Hall	67,859 gsf	3 Floors		
732	Petersen Events Center	299,062 gsf	4 Floors		
434	Posvar Hall	513,893 gsf	8 Floors		
657	Salk Hall Annex	128,767 gsf	6 Floors		
470	Salk Hall	205,228 gsf	12 Floors		
472	Scaife Hall	500,860 gsf	17 Floors		
733	Sennott Square	205,062 gsf	6 Floors		
465	SRCC	41,849 gsf	3 Floors		
488	Stephen Foster Memorial	27,182 gsf	2 Floors		
483	Teacher's Center	5,843 gsf	1 Floor		
418	Thackeray Hall	99,147 gsf	7 Floors		
489	Thaw Hall	51,379 gsf	6 Floors		
463	Trees Hall	244,412 gsf	4 Floors		
518	Victoria Hall	128,759 gsf	5 Floors		
475	William Pitt Union	178,726 gsf	10 Floors		
	Total	7,517,788 gsf			
	1	, ,			

C.3 Land and Building Uses

Table 2. Housing (Graduate & Undergraduate Students)

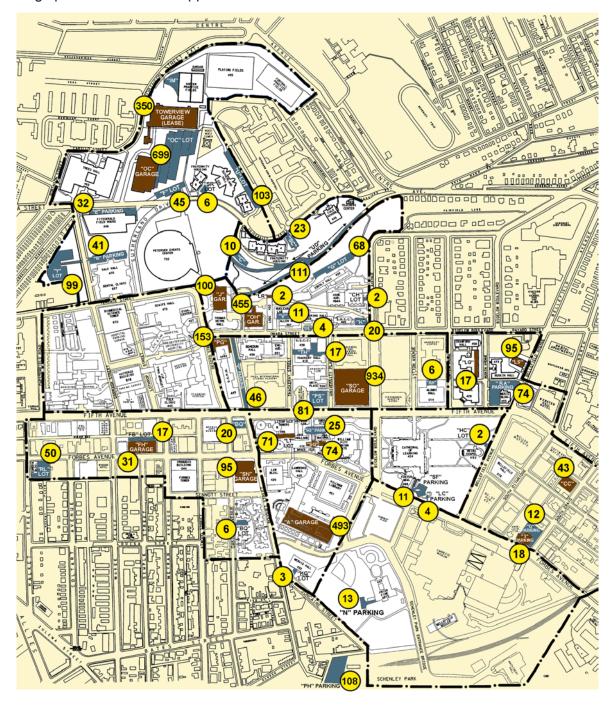
No.	Building Name	Building Area	Building Height	
477	Amos Hall	68,000 gsf	13 Floors	
	Bouquet Gardens	153,000 gsf	4 Floors	
478	Brackenridge Hall	56,000 gsf	13 Floors	
	College Garden Apartments	350,000 gsf	3 Floors	
444	Forbes Craig	44,000 gsf	6 Floors	
487	Forbes Residence Hall	87,000 gsf	6 Floors	
1-8	Fraternity House Complex	74,000 gsf	3 Floors	
480	Holland Hall	137,000 gsf	13 Floors	
496	Litchfield Towers	517,000 gsf	16-22 Floors	
411	Lothrop Hall	240,000 gsf	14 Floors	
	Mayflower Apartments	15,000 gsf	3 Floors	
481	McCormick Hall	44,000 gsf	10 Floors	
	Oakwood Manor	12,000 gsf	3 Floors	
473	Ruskin Hall	120,000 gsf	9 Floors	
332	Sutherland Hall	224,000 gsf	8-10 Floors	
	Center Plaza Apartments	139,000 gsf	6 Floors	
	Bruce Hall	78,000 gsf	12 Floors	
	Total	2,358,000 gsf		



Right: Sutherland Hall as seen from the top deck of the "OC" Parking Deck.

Parking

The University owns almost 5,000 parking spaces on campus, not including parking associated with the various hospitals and medical facilities in Oakland. These include a number of parking spaces that will be affected by planning in the University's designated districts. A full list of campus parking spaces is located in Appendix 1 of this document.



EXISTING PARKING CONDITIONS ON CAMPUS



D. **Institutional Needs**

D.1 General

The needs of the Institution, similar to space, are best addressed using three general categories:

- 1) Education & General (includes academic, administrative, recreational & athletic)
- 2) Auxiliary (includes areas such as housing, property management and parking)
- 3) UPMC Health System/Medical Campus

The ten-year Facilities Plan (1998-2007), which is summarized in Section A of this document, continues to be the principle document guiding facility needs and priorities in all areas of the University. The Facilities Plan specifically addresses the needs and priorities in the Educational and General category. Although the Facilities Plan also addresses overall needs and priorities within the Auxiliary Category, more specifics relating to Housing and Parking are shown below in Section D.2. Finally, the needs and priorities relating to the Medical District were articulated in the Fall 2001 approved Project Area Master Plan relating to that district, and therefore, are not included in this document.

D.2 Auxiliary - Housing

Comprehensive Housing Strategy (1998)

Over the past several years, the University of Pittsburgh has carefully analyzed its existing academic programs, established clear priorities for the future, and developed a comprehensive Facilities Plan for the support of these priorities. A centerpiece of that plan is the articulation of a housing strategy that is designed to ensure that the University can attract and retain the caliber and number of students, both undergraduate and graduate, who are appropriate to its programs. The availability of high quality, affordable housing, both on-campus and off-campus, is a key component to developing the quality of life that the University's students require. That quality of life extends to the neighborhoods in proximity to the University. The Oakland community is, in a very important sense, an extension of the University campus. For the University to thrive as an academic community, Oakland must thrive as well. The University's housing plan clearly links the academic success of the University to the restoration of vital residential and commercial communities in Oakland. The housing strategy will help to ensure both goals and will immensely benefit both the

University and the Oakland

community.

The University's housing strategy is coherent and consistent. It rests solidly upon the carefully articulated academic goals of the University, not upon achieving short-term fixes or responding only to immediate pressures. Because it is based on longterm goals, the housing strategy provides a stable planning environment for both the University and the Oakland community.



Above: The recently constructed Bouquet Gardens housing complex.

The University's housing strategy rests on three principles, each of which forms the basis for the significant actions being taken by the University.

- 1. Provide attractive and suitable housing on-campus in sufficient numbers to enable the University to recruit and retain a talented and diverse undergraduate student body.
 - a. Additional apartment-style housing (known as "Bouquet Gardens") has been constructed in the area bounded by Bouquet-Oakland-Sennott Streets to attract a larger number of upper-division undergraduate students into campus housing. This project, which cost approximately \$15,000,000 to construct, provided 496 additional beds.
 - b. Sutherland Hall and Forbes Hall have been renovated and reconfigured to more efficiently use existing space and increase building occupancy.
 - c. Existing residence halls throughout the campus have been and will continue to be renovated to make them more attractive, and include within those residence halls facilities such as fitness centers that are highly desired by students. Over \$20,000,000 has been spent in this effort over the past several years, and the effect on the quality of life within the residence halls has been significant. Students are increasingly indicating that they wish to remain in campus housing.
- d. Living-learning centers have been developed within the residence halls to provide an academic environment and rich programming that will entice students to remain beyond their first two years. An aggressive residence life program will provide students with experiences that will only be available within the residence halls, serving as a significant inducement to their selection of campus housing.
- e. The University's goal is to extend the housing guarantee provided to freshmen to a full four years to enable students to live in residence halls throughout their entire undergraduate years. The extension of the guarantee to three years produced an increase in demand for residence hall living by third-year students. By adding a fourth year, coupled with the construction of additional housing, a higher percentage of upper division students will likely remain in University housing.
- 2. Utilize University-owned residential properties in the Oakland community to provide high quality, affordable housing for students, particularly graduate students who are well suited for a residential environment.
 - a. Renovate select existing University-owned residential properties. The University owns a large number of residential properties throughout Oakland, some of which are highly suitable for more concentrated student housing. By carefully selecting sites that are appropriate for students, the scattering of students that now occurs throughout Oakland will be reduced. Three such units were identified for renovations during 1998 at a cost of \$1,500,000. The largest unit, Forbes-Craig Apartments, was renovated to house 103 Honors College students who choose to live in an international environment. The two smaller units, Oakwood and Mayflower, house 79 graduate students, particularly those with families or who come from abroad. Such students are easily integrated into residential communities and should be an attractive addition to those neighborhoods.

- 3. Work with the City and with local landlords to ensure that an adequate stock of good quality, affordable housing is available through the private rental market for University students.
 - a. The University intends to continue its efforts to work with the private landlords, community organizations, and local government to help ensure that high quality, affordable housing is available to meet the needs of its students. The University's Housing Resource Center (a recently developed off-campus housing information and service center) takes an increasingly active role in advising graduate students about the availability of appropriate housing.
 - b. The University will continue its efforts to improve inspections and complaint and mediation processes, to develop standardized leases, and to create "quality housing partnerships" with established Oakland property owners and community development organizations.

Undergraduate Student Housing

The University can currently accommodate 6,015 undergraduate students within University housing. A breakdown of undergraduate campus housing facilities is provided in the chart and the locations of all University housing facilities are shown on the map on Page 10 in Section C2. Building numbers are listed in the table to the right for reference.

Based upon the most recent occupancy patterns at the University, approximately 96% of first-year students desire University housing. Of that number, approximately 70% continue in University housing their second year. By the third year, the percentage of students continuing in University Housing is approximately 50% of the previous year's total.

As demand increases, available land in the Hilltop and Hillside Districts provides an outstanding opportunity and environment for additional housing located completely within an area of the existing University

Undergraduate Student Housing				
No.	Building	Beds		
496A 496B 496C 411 332 477 478 479 480 481 444 487 1-8	Tower A Tower B Tower C Bouquet Gardens Lothrop Hall Sutherland Hall Amos Hall Brackenridge Hall Bruce Hall Holland Hall McCormick Hall Forbes-Craig Forbes Hall Fraternity Complex Centre Plaza	660 765 435 496 724 768 153 210 236 600 167 102 272 192 197		
	Oakwood	38		
	Totals	6,015		

Campus that has been recommended and targeted for housing development.

The University's housing strategy, through the programs and actions described within this document, will not only meet the projected need for on-campus housing, but will position the University to respond to demand that current patterns and studies may not predict.

The University is also continuing to address the needs of its students and the community by pursuing the construction of new fraternity housing, financed by the organizations, on University-owned land near Sutherland Hall. The relocation of fraternity housing from the Oakland community to the center of the campus benefits both the Greek organizations and the community.

The University, in conjunction with the City of Pittsburgh Bureau of Building Inspection, has developed a voluntary inspection program, whereby landlords who desire to advertise their apartments in the University's Housing Resource Center are required to obtain an acceptable inspection to be awarded

a Rental Certificate which confirms that the apartments are in compliance with the applicable building codes and are suitable for habitation. The University provides to the City of Pittsburgh one-half of the cost for the additional inspector dedicated to the Oakland area.

The University will continue to offer all first-year students a three-year housing guarantee (with the goal of offering a four year housing guarantee). In addition, the University is initiating an aggressive program to make the residence life experience richer and more

academically oriented, which will serve to make the residence halls even more attractive to students in search of quality housing that is an integral part of their college education and experience. The establishment of living-learning centers and special academic interest housing within the residence halls, individual computer network access, the addition of recreational facilities for residents, and the enhancement of food service facilities, are examples of projects that will create a more positive and fulfilling environment for students and will make residence life more desirable to a larger number of students.

Graduate Housing

The University's strategy regarding the provision of housing for graduate students is to provide assistance and programmatic efforts to enable graduate students to locate and secure desirable and affordable housing. The University maintains a number of houses and apartments that are made available to graduate students. To address the graduate student housing needs, the University, as part of its strategy, has taken a more active role in coordinating the provision of information about the availability of housing and ascertaining its quality. While some graduate students reside in University-owned apartment buildings, many secure private housing in Oakland or nearby communities.

Above: Sutherland Hall with the VA Hospital in view behind it.

The University will continue to increase its efforts, along with private landlords, community groups, and local government, to make Oakland an attractive environment for graduate students as well as assisting them. To that end, the development of the University's Housing Resource Center is a valuable resource for graduate students. The University will continue to work with local government, responsible property owners, and community organizations to identify private housing units for graduate student occupancy (in addition to Universityowned housing units). The University's efforts will continue to focus on improved inspections. complaint and mediation processes, and the development of standardized leases. Also, the

University will continue to assume greater responsibility for providing housing information to graduate students as an integral part of the recruitment and admissions process. Emphasis will be placed on encouraging occupancy of units that have been inspected by municipal authorities and awarded a Rental Certificate.

The University anticipates active involvement in the creation of "quality housing partnerships" with established Oakland property owners and community-based development organizations to identify and market appropriate housing units within the

Oakland neighborhood for graduate students. The University also plans to support the public and private efforts to develop new and rehabilitated housing units suitable for graduate student households. Such efforts are currently anticipated for the Central Oakland and Oak Hill/ Allequippa Terrace neighborhoods.

In short, the University's goal is to satisfy the demand for appropriate and affordable graduate housing in close proximity to the Oakland Campus by continuing and enhancing the types of efforts and programs already in place.

D.3 Auxiliary - Parking

In 1998 Trans Associates Engineering Consultants, Inc. prepared a Parking Plan as a component of the then current Master Plan that included the University's Ten Year Facilities Plan (1998 – 2007) dated April 1997, the Comprehensive Housing Strategy dated August 1998 and the aforementioned 1998 Parking Plan. The following transportation plan is an update of the 1998 Parking Plan.

The University of Pittsburgh's parking and transportation requirements are based on the needs of the staff and faculty, resident and nonresident students, and guests or visitors to the campus. To meet the needs of these constituencies, the University relies upon the use of parking facilities, mass transit and ridesharing programs. Additionally, the needs and opportunities for parking are intertwined with the operations of the UPMC Health System. As was the case with the 1998 Parking Plan, the University relies on the entire make-up of University, UPMC Health System, private and public parking opportunities to address parking needs.

Existing Parking Conditions

The 2002 parking inventory for facilities owned by and leased by the University is 5,376 spaces. Private parking facilities not owned or leased by the University and open to the general public provide 2,870 spaces in the area. On-street public parking provides 1,034 spaces in the area. These 3,904 privately owned and public parking spaces in the University area are available for use by employees and visitors to Oakland's commercial, cultural, and institutional facilities.

The 1998 transportation plan examined beyond the needs of the University but also included

the Oakland based portion of the UPMC Health System supply and demand for parking facilities. The resulting 1998 plan revealed a 493 space surplus in the combined University/UPMCHS supply versus demand comparison without taking into consideration the affect of the University's fare-free program with the Port Authority Transit of Allegheny County. Additionally, the 1998 Transportation Plan included a reduction of University spaces by 739 as the then proposed site for the John G. and Gertrude M. Petersen Events Center was slated for the existing location of the University's OC parking lot.



Above: A view of the Biomedical Science Tower and Scaife Hall from Parking Lot "Y".

Since 1998, the increase in population has resulted in increased demand for parking of approximately 500 spaces. However, the 1998 plan conservatively estimated a demand reduction of 400 spaces resulting from the University's fare-free program with the Port Authority Transit of Allegheny County. The fare-free program has grown to more than five million riders annually and has significantly reduced incoming employee and student permit demand.

Additional evidence of the positive impact of the fare-free program is that the University's parking enforcement assistants are writing on average 418 less illegal parking tickets per month.

As a result of the 1998 plan surplus of 493 spaces (adjusted to 329 for spaces lost due to construction since 1998), the saving of 739 OC lot spaces and the impact of the fare-free program, there are 968 available spaces above the Trans Associates' calculated demand (adjusted for 2002). This has and will continue to allow the University to be more flexible in its offerings of parking alternatives. Already the University has provided 362 daytime commuter student permits and 324 resident student permits, a significant increase from past years, in locations that previously were held for faculty and staff permits. Additionally, the University has increased transient opportunities by designating the 95 new spaces that were included in the recently completed Sennott Square Building as short-term transient spaces. Further, in April of 2003 the University will convert the 81 space PS Lot, located at Fifth

Avenue and University Place, to a completely metered lot to provide more visible transient parking at a center of campus location. Also, the University has purchased a new software system to monitor and control activity within the University's two largest indoor facilities, the 455 space O'Hara Garage and the 934 space Soldiers and Sailors Garage. The software will allow for analysis and real time reporting of space use and availability, the likely outcome will allow the University to increase and maximize usage of the facilities.

In addition to meeting demand, the 1998 parking plan indicated that a surplus of 4,625 spaces existed above the City of Pittsburgh Zoning requirements. The changes indicated above between 1998 and 2002 have not resulted in any material change to this surplus condition and the University remains well within the compliance boundaries of the City of Pittsburgh's Zoning Ordinance.

Impact of Future Development on Parking

Hilltop, Hillside and East Campus Master Plan

In general, the future project plans included in this Master Plan Update do not have any significant impact on parking or transportation issues. A specific review of the parking and transportation issues for each project is detailed below. Additionally, a recent Master Plan for the Medical Campus was approved in which a new Children's Hospital was contemplated. As a result of the Children's Hospital facility moving out of Oakland, there should be increased flexibility within the UPMCHS parking inventory that would lessen any burden on University/ UPMC parking facilities included in this document.

Proposed Addition to Clapp/Langley/Crawford

The proposed new addition to the Clapp/ Langley/Crawford complex will have approximately 60,000 square feet of space for



Above: The "OC" Parking Lot and the Charles L. Cost Center beyond.

research related functions in the fields of Bio-Science. It is not expected to increase the number of employees or visitors to the Clapp/Langley/Crawford Halls. This addition will not displace any parking spaces. There is no impact on parking or transportation issues related to this project.

Proposed New Construction Next to and Behind the Music Building

The proposed addition will displace most, if not all, of the 74 spaces in the "RA" parking lot. Given the close proximity of these buildings to the parking spaces in L.I.S. and Langley Hall and the University's general surplus of parking, the only spaces that need to be maintained on this site are the required number of accessible parking spaces.

Upper Campus Housing

The new student housing planned on the Hillside location will contain a projected build-out of 1,000 beds. Between 40 and 70 current parking spaces will be displaced along University Drives "B" and "C", depending on the final layout of the future housing, though there is certainly opportunity to create the required number of accessible parking spaces throughout the housing project. University experience indicates that approximately one in seven resident students requests oncampus parking. The University

discourages its resident students from bringing vehicles to campus. The University shuttle system, Van Call Escort service and Port Authority fare-free program are promoted as viable alternatives. The parking displaced and the minimal need to accommodate resident students will be accommodated by the OC lot and Towerview garage.

Development of the OC Lot, R Lot, F Lot or Y Lot Sites

In the event that the University develops current parking areas in the Hilltop area for uses other than parking, the University will ensure that the effect on parking is studied and addressed. In most cases, plans for future building development on these sites describe buildings that have underground parking.

Expansion of U Lot

Both the development of U Lot into a parking structure and the construction of a parking structure north of U Lot will require the cooperation of the VA Hospital. The Hospital currently has about 200 surface spaces in the area that would be ideal for a cooperative parking structure between the Hospital and the University. Feasibility studies for the project are ongoing.



Above: From the "U" parking Lot, Sutherland Hall, the WQED Tower and the VA Hospital can be seen.

Expansion of Trees Hall

This project will not have a major impact on vehicular traffic and it will not displace any current parking spaces.

Reduction of Sutherland Drive

The feasibility of this project is being discussed with the City of Pittsburgh. The purpose is to create an environment more inviting to pedestrians and a recreational area with less traffic and noise pollution. Controlled vehicular traffic will be maintained for emergency vehicles, to provide access to service areas and shuttle traffic during events.

E. Ten-Year Development Envelope

East Campus District Description

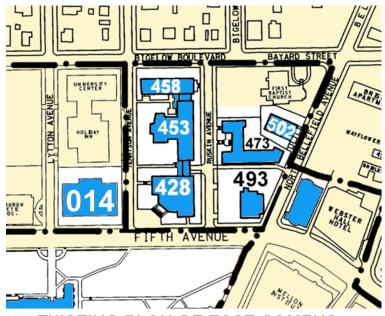
This four-block district includes six buildings owned by the University of Pittsburgh, five of which are academic buildings and one is a student residence hall.

Clapp, Langley and Crawford Halls house facilities for the Departments of Psychology, Biological Sciences, and Neuroscience.

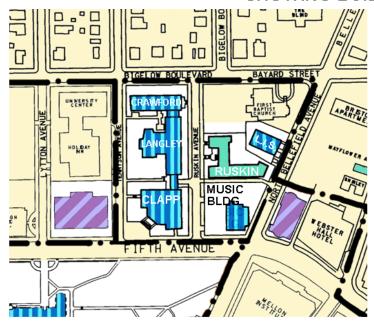
The Music Building is home to the Music Department Library, music labs, offices and classrooms.

L.I.S. houses the School of Library and Information Sciences.

Ruskin Hall functions as graduate housing primarily for the School of Medicine.



EXISTING PLAN OF EAST CAMPUS SHOWING BUILDING NUMBERS



EXISTING CAMPUS PLAN IN EAST CAMPUS SHOWING BUILDING USAGE





In compiling the University's future development plans and needs, Areas of Opportunity have been established. The "Development Envelope" in the Areas of Opportunity are described as follows:



Above: A view of Langley Hall showing the available expansion site.

E.1 "RA" Lot Site

Location:	Behind the existing Music Building on Fifth Avenue between North Bellefield
	Avenue and Ruskin Avenue.
Possible Uses:	Academic, research, administration and parking.
Max. Area:	24,000 gsf/floor
Max. Height:	Contextual to create a link between the existing Music Building and Clapp Hall,
	not to exceed the height of Clapp Hall.
Min. Setbacks:	Setback to match Ruskin Hall and L.I.S. along North Bellefield Avenue
	(approximately 25') and to match Ruskin Hall (approximately 15') along Ruskin
	Avenue. They are to be 25' along Fifth Avenue to align with the front of the
	existing Music Building. The setbacks from Ruskin Hall and the Music Building
	shall comply with applicable codes.

E.2 Langley Hall Expansion Site

Location:	West of the existing Clapp, Langley and Crawford Buildings and fronting Tennyson Avenue. All buildings are in the block between Fifth Avenue, Tennyson Avenue,
	Ruskin Avenue and Bigelow Boulevard.
	Ruskiii Averlue and bigelow bodievard.
Possible Uses:	Academic, research and administration
Max. Area:	60,000 gsf
Max. Height:	Contextual to match Langley Hall, no more than Seven (7) stories.
Min. Setbacks:	There will be a 5' setback from Tennyson Avenue (similar to Crawford Hall) and
	a 0' setback from Langley Hall. The setback from Clapp Hall will comply with
	applicable codes.

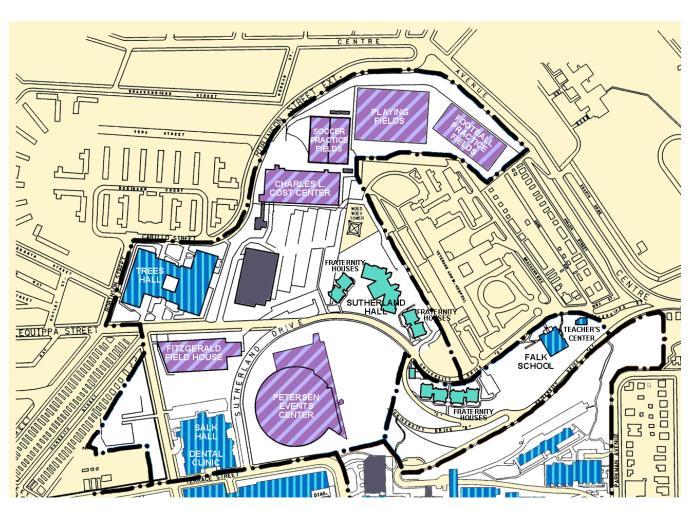
Hilltop and Hillside Districts Description

These two large districts include the highest topographic areas of the campus. The majority of the University recreational and athletic space is located in the Hilltop District and most of the remaining buildings in the area above Terrace Street and University Drive are student residences. These two districts have a considerable amount of unused land available. Thus, they present the best opportunities for short, mid and long term development.

Charles L. Cost Sports Center, Fitzgerald Field House, Petersen Events Center, and Trees Hall

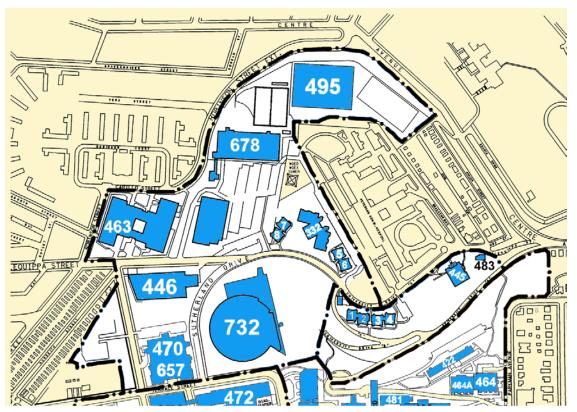
are all buildings that house athletic and recreational facilities, including those for varsity and recreational sports. There are also several outdoor practice fields behind the Cost Sports Center. In addition, these hill areas are home to campus housing, which includes Sutherland Hall and several fraternity buildings.

Falk School and the associated Teachers Center, a laboratory school for the education department that offers instructional facilities for grades K through 6, are located on the far east end of the Hillside Disctrict.

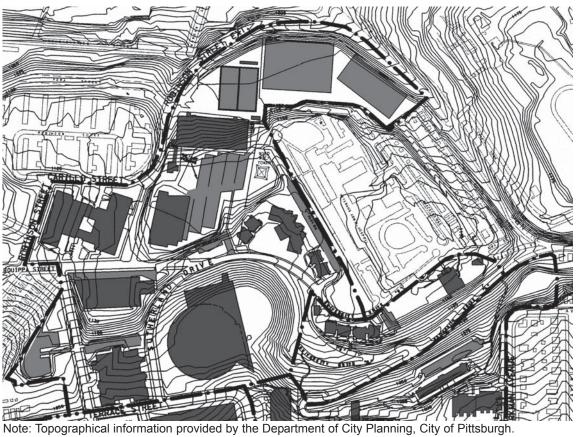


EXISTING CAMPUS PLAN OF HILLTOP AND HILLSIDE SHOWING BUILDING USAGE

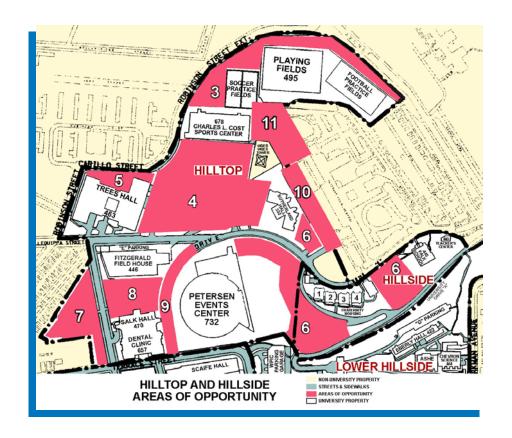




EXISTING CAMPUS PLAN OF HILLTOP AND HILLSIDE SHOWING BUILDING NUMBERS



EXISTING PLAN OF HILLSIDE & HILLTOP DISTRICTS SHOWING TOPOGRAPHY



E.3 Playing Fields Site

Location:	Along the south side of Robinson Street extension, north and west of the present
	University Recreational and Athletic Fields.
Possible Uses:	Recreational, Athletics, Administration, Academic, Parking, Utilities and general
	campus infrastructure support including roads, walks, etc.
Max. Area:	140,000 gsf
Max. Height:	Two (2) Stories
Min. Setbacks:	0' setback street right-of-way although some areas will need more setback due
	to steep slopes at the edges of these properties.

E.4 "OC" Lot Site

Area surrounded by Trees Hall, Cost Sports Center, and Sutherland Hall between
Sutherland Drive/Allequippa Street and Carillo Street/Robinson Street extension.
Housing, Academic, Research, Administration, Athletics, Recreation, Parking
and campus infrastructure support, including roads, walks utilities, etc.
385,000 gsf/floor
Height not to exceed that of the nearby VA Hospital. Height should be maximized
to create strong view connections beyond the campus boundaries.
Setbacks are to be 0' from Robinson Street Extension (which is where the current
retaining wall is located), Sutherland Drive and Allequippa Street (similar to
Trees Hall). Other building edges to be determined by applicable codes and
desired campus views.

E.5 Trees Hall Site

Location:	Carillo Street at Trees Hall.
Possible Uses:	Academic, Administration, and Campus utility infrastructure support.
Max. Area:	45,000 gsf/floor
Max. Height:	Three (3) Stories
Min. Setbacks:	Setback to be 0' from Carillo Street (similar to the existing corners of Trees Hall)

E.6 Hillside Sites

Location:	Along the northern and southern side of Sutherland Drive, the southern sides of University Drives "C" and "D" and the northern side of University Drive "A".
Possible Uses:	Undergraduate and graduate student housing and auxiliary services, administration, and campus infrastructure support such as roads, walks, utilities, etc.
Max. Area:	Gross square footage per bed will vary depending on the type of student housing provided. It is expected that these areas will accommodate up to 1,200 beds in a variety of arrangements. The area of land shown on plan is about 200,000 gsf.
Max. Height:	Twelve (12) stories
Min. Setbacks:	Setbacks are to be 5' from Sutherland Drive and University Drives "A", "C" and "D" with occasional projections to within 0' to match context of typical housing in this part of campus and to create green courtyard as within the housing complex.



Above: Upper Campus at Petersen Events Center.

Right: University Drive at the former Mineral Industries Building Site.

E.7 Y Lot Site

Location:	West of Darragh Street between Terrace Street and Allequippa Street.
Possible Uses:	Student Housing, Academic, Reserach, Administration, Parking, and Campus
	Infrastructure support.
Max. Area:	This site can accommodate 700 student beds or occupy 94,000 gsf/floor for
	other uses.
Max. Height:	Four (4) stories in areas closer than 100' to adjacent medium density housing.
	Areas greater than 100' from adjacent housing are to be Seven (7) stories.
Min. Setbacks:	Setbacks on Terrace Street are to be 15' to match Salk Hall and 15' along
	Darragh Street with occasional projections to within 0'. Rear setbacks next to
	the preferred residential areas are to be 15' minimum with an average setback
	exceeding 50'. West and south side setbacks adjacent to empty properties to
	be 15'.
Other:	Landscape screening along the present neighborhood residence area to limit
	noise and lighting.



Left: "Y" Lot

Below: Site at Darragh and Terrace Streets



E.8 "R" Lot Site and Salk Hall Roofs

Location:	On parcel of land surrounded by Darragh Street on the west, Sutherland Drive on the east, Fitzgerald Field House on the north and Salk Hall on the south.
Possible Uses:	Academic, Research, Administration, Parking and Campus infrastructure support.
Max. Area:	81,000 gsf/floor to a total area of 500,000 gsf not including the rooftop additions to Salk Hall.
Max. Height:	Thirteen (13) stories, plus Two (2) levels of basement.
Min. Setbacks:	Side setbacks are to be 20' on Darragh Street and Sutherland Drive to match adjacent buildings. Portions will connect to Salk Hall.



Left: "R" Lot with Petersen Events Center beyond.

E.9 Sutherland Drive Site

Location:	Sutherland Drive between Petersen Events Center, Salk Hall, and Fitzgerald
	Field House. To extend from Terrace Street to Allequippa Street.
Description:	Convert the present road to a Pedestrian Walkway while maintaining limited
	vehicular access for building services and event traffic and shuttles.
Max. Area:	Area to include present road and sidewalks – approximately 90,000 gsf.
Max. Height:	Not Applicable.
Min. Setbacks:	Not Applicable.
Other:	Coordinate closing with City of Pittsburgh

E.10 "U" Lot Site

Location:	On current site of "U" Parking Lot and including a similarly sized parcel of land on VA Hospital Property.
Description:	Administration, Recreation, Athletics, and Parking
Max. Area:	66,000 gsf/floor
Max. Height:	Not to exceed Nine (9) stories in order to be shorter than Sutherland Hall.
Min. Setbacks:	There are no public thoroughfares in this area. Distance from adjacent buildings
	as required by applicable codes.
Other:	This project will require cooperation from the VA Hospital.

E.11 Playing Fields & "OC" Lot Site

Location:	Adjacent to the east side of the Charles L. Cost Sports Center, south of the Playing Fields and spanning the roads between the University of Pittsburgh and the VA Hospital.
Description:	Administration, Academic, Parking, Recreation, Athletics, and Campus infrastructure
_	support
Max. Area:	98,000 gsf/floor
Max. Height:	Five (5) stories, to match the height of the existing Charles L. Cost Sports Center.
Setbacks:	There are no public thoroughfares in this area. Distance from adjacent buildings
	as required by applicable codes.
Other:	This project as described would require reconfiguration of the Soccer Practice
	Fields and cooperation with the VA Hospital.

Full-Time Employees by School and Employee Type Pittsburgh Campus, Fall Term, 2002 Faculty School Staff Total Faculty & College of Arts and Sciences 721 397 1,118 **General Studies** 0 44 44 Katz Graduate School of Business1 76 96 172 Education² 121 63 184 Engineering 141 80 221 Law 48 40 88 Public and International Affairs 31 18 49 Social Work 35 44 79 Information Sciences 35 23 58 **Dental Medicine** 89 154 243 77 58 135 Nursina Pharmacy 97 66 163 Public Health 623 158 465 Medicine 2,051 1,277 3,328 Health & Rehabilitation Sciences 120 33 153 Other³ 171 2,885 3,056 **Full-Time Employee Total** 5,743 9,714 3,971

- Includes the College of Business Administration.
- ² Figures do not include employees in the responsibility center entitled School of Education University Service Programs.
- Includes the following responsibility centers that were referenced in Fall Term, 2002: Office of the Chancellor, Office of the Secretary of the Board of Trustees, Students Affairs, Office of the Provost, University Honors College, Office of the Senior Vice Chancellor for Health Sciences, University Center for International Studies, Office of General Counsel, University of Pittsburgh Cancer Institute, Office of the Vice Chancellor for Institutional Advancement, School of Education University Service Programs, University Library System, Computing Services and Systems Development, Facilities Management, Learning Research and Development Center, Athletics, University Center for Social and Urban Research, School of Medicine Division Administration, Office of the Executive Vice Chancellor, Office of the Vice Chancellor for Budget and Controller, Human Resources and Business Operations.

F. Twenty-Five Year Development Sites

The twenty-five year development scope is the same as the ten-year development envelope, since the ten-year plan addresses all currently foreseeable projects within the available sites.

G. Transportation Management Plan

G.1 Traffic Demand Management Programs

The University of Pittsburgh has been a leader in the Oakland Community in addressing and managing parking and transportation issues. The University plays a significant role in the management of the PennDOT-sponsored Oakland Transportation Management Association and actively participates on the Transportation Committee of the Oakland Task Force.

The University's Department of Parking, Transportation and Services manages and participates in many programs focused on transportation demand. The programs include the University Shuttle System, the Port Authority of Allegheny County Fare-free program, the Pitt Ridesharing program in partnership with Van Pool Services Inc. and a campus Parking Management and Enforcement program.

The University's shuttle system operates thirteen fixed routes that service the University campus and most of Oakland. This allows students who reside on the fringe of campus to rely on the shuttle system and not have a need to bring vehicles onto campus or overcrowd mass transit vehicles having an ultimate destination beyond Oakland. Annual University shuttle ridership is greater than one million riders. The University has taken a lead role in the coordination and sharing of shuttle services where routes, schedules and passenger needs overlap. The University provides bus and shuttle connections for Carlow College and Chatham College students and also permits Carnegie Mellon University students to ride their shuttle system.

The Port Authority Fare-Free program has grown to more than five million riders per year. This has had a significant impact on reducing the need for parking for faculty, staff and students. Additionally, the program has brought additional bus service to the Oakland area which benefits the entire community.

The University sponsors a ridesharing program for all of Oakland through its Ridesharing Office. Basic ridesharing services include carpooling and vanpooling matching programs. There are

University of Pittsburgh Parking Spaces			
Own	4,866		
Lease	510		
Total	5,376		
Other Oakland Parking Spaces			
Private	2,870		
Public	1,034		
Total	3,904		
Campus Population Data (Fa Full-Time Students Part-Time Students Total Students Faculty Staff Total	21,709 5,481 27,190 3,971 5,743 36,904		

more than 350 carpools with over 700 participants and at least 17 vanpools with more than 200 riders. Additionally, a bicycle program is promoted by the Ridesharing Office, and there are more than 1,000 bicycles on campus every day.

The University's Parking Office manages over 5,000 spaces for the needs of the staff and faculty, resident and non-resident students, and guests or visitors to the campus. A variety of opportunities are available for both permit and transient parkers. The make-up and balance of parking opportunities and issues are under constant review and changes are made to maximize available parking. In addition to the every day parking issues, the Parking Office coordinates detailed plans for event parking with the sponsor, Pitt Police, OTMA and the Oakland Community.

In all, the University expends significant effort and financial commitment toward transportation demand issues. The activities outlined above are constantly evaluated for best practices. The University has been and will continue to be a leader and participant in Oakland related traffic demand issues and propose solutions to traffic demand issues that result from any new construction.

H. Environmental Protection Plan

H.1 Environmental Resources

There are no significant environmental resources that are impacted because of the urban nature of the study area.

H.2 Environmental Overlay Districts

Flood Plain Overlay District

The Master Plan area has no streams or rivers within or adjacent to the site and is not, therefore, a Flood Plain, Floodway or Floodway Fringe as determined by the Federal Emergency Management Agency.

Riverfront Overlay District

The Master Plan area is not adjacent to a river and is not located within a scenic vista from one of the rivers.

Landslide-Prone Overlay District

Although located on the side of a hill, the Master Plan area is a fully developed urban area and not subject to landslides.



Above: One can see Mount Washington and the tallest buildings of downtown from the top of the "OC" Parking Garage, looking over the roof of Trees Hall.

Undermined Area Overlay District

The University is aware that some of the area in the Hilltop and Hillside districts have undermining. Before any projects are designed or built in these areas detailed investigations of the subsurface conditions will be undertaken. Also, a combination of caissons, structural slabs and mine grouting will be a part of all structures determined to be located over undermined areas.

View Protection Overlay District

View corridors, both to and from the Master Plan site, have limited distances and are almost exclusively of close urban features and not distant scenic vistas. The one exception to this is that the current views from the top of the OC Parking Structure have striking views and the build-out on this site should be tall enough to enable vistas over neighboring buildings. But in this area there is no planned construction that would block views of existing buildings. Most of the views are either of buildings in close proximity or are of distant neighborhoods. Since one of the goals of the Master Plan is to visually enhance the site with unifying architectural design, graphics, landscaping and an entrance

park, the view corridors will be improved by the implementation of the Master Plan.

Storm Water Management Overlay District

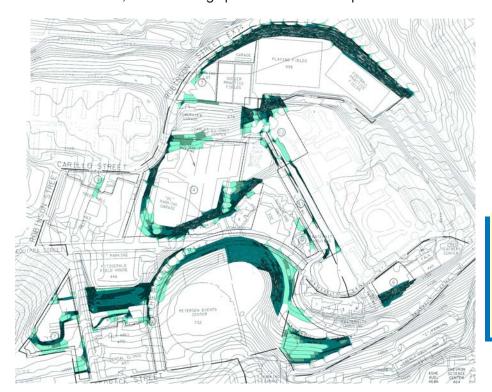
The Master Plan area is currently supported by an existing stormwater management system. Though all proposed sites do not have finalized designs, the Master Plan adds impervious surface

to some areas, but changes other existing impervious surfaces to landscaped areas. It will be insured throughout the design process that the result will be no total increase in impervious surfaces, and essentially no change to stormwater runoff coming from the planning areas.

H.3 Environmental Performance Standards

Steep Slope Protection

The slopes of the various sites to be developed can be seen in the Slope Investigation Plan. There are a number of areas of the proposed sites that are steeper than 15% and even a few areas that are greater than 40%. In most, if not all cases, these slopes are manmade. Considering their location in a built-up, urban environment, the chance of landslides or other hazards is extraordinarily low. Also, most buildings planned for the steeper sites are intended to be built into the hill providing



entrance on several levels and giving the building the task of being the retaining wall for adjacent hills. All buildings built in these areas will be preceeded by a careful geological analysis to insure the safety of the site and preservation of higher elevation sites.

Key:

Lightest = 16% - 25% slope Light = 26% - 30% slope Dark = 31% - 40% slope Darkest = > 40% slope

Tree and Vegetation Protection

Because the Master Plan area is an urban site, there are few large trees within its boundaries. Many that exist have been planted by the University in the course of other planning work and do not have historical significance nor are a part of a well-established grove. The one exception is the large trunked trees in the steep area between University Drive B and C. This area is slated for housing construction, so it will be ensured that as many of these trees will be protected and maintained during development. Also, all future building development will include the planting of new trees and vegetation where proper land and access to sun exist.

Maximum Impervious Surface

Since the footprint of each new building has not been developed, it is not possible at this time to determine the maximum impervious surface of all of the proposed new development. However the University plans to maintain the large green space next to the Petersen Events Center and the sloped area south of the Falk School, there will be adequate pervious surface area throughout the Hillside and Hilltop districts. Also, the East Campus district will lose impervious surface area on the site by the Music Building, but impervious surface area will be gained on the Clapp/Langley/ Crawford Complex addition.

I. Open Space and Pedestrian Circulation Plan

I.1 Introduction

A Landscape and Open Space Utilization Plan was completed in May 2002 by Van Yahres Associates. It contains design concepts aimed towards long-term unification and cohesion for the disparate parts which currently form the University of Pittsburgh Campus. With the goal

of creating a unified landscape which interconnects the campus, this plan presents a strategy for the improvement of the campus and open spaces set amidst the surrounding urban environment.

I.2 Present Conditions and Campus Assessment

Presented as a general snapshot of the "state of the campus", it assesses the design of the existing campus—its character, condition and maintenance—to recommend physical improvements for implementation now and in conjunction with future development. It is a "campus based" overview of the growth, development and maintenance patterns which have shaped the University.

The importance of a well-designed campus cannot be overemphasized. It reflects the quality of the school, protects a huge capital investment and functions as one of the best recruitment tools. Studies have proven that the more appealing a campus, the more successful the school in meeting its enrollment.

At the University of Pittsburgh, the area of the Campus around the Cathedral of Learning and extending towards William Pitt Union, forms the "traditional image" of the park-like campus. It is an image which bears repeating and reinterpreting along the central pedestrian walkways towards Hillman Library and Posvar Hall and along Forbes Avenue, Fifth Avenue and

I.3 Campus Gateways

Every campus should have a "moment of truth" at the entrance, where visitors cross a clear threshold from the outside world and form a favorable first impression of the school.

The Oakland Campus has multiple entrance points, but the Cathedral Lawn area serves as the de facto moment of truth and so recently, two large, stone portal signs with similar architectural character to the Cathedral itself

DeSoto Street with the goal of recapturing a "campus green" feel throughout.

The inherent strengths possessed by the University of Pittsburgh campus need to be preserved and expanded upon as the campus itself continues to grow, expanding and adapting to the changing needs of the student body.

The campus is the fabric that weaves the physical institution together. It is the first thing people see when they enter the school; it's the image they carry when they leave. It is where students and faculty mingle and where the center, the heart of the institution, is found – the setting for so many collegiate activities.

The University of Pittsburgh assessment process began with an evaluation of the use and condition of all outdoor campus spaces. The spaces were evaluated as separate entities and as they relate to the creation and cohesion of the campus as a whole. The evaluation data was then organized by judging it against six main criteria, which collectively define a well-designed campus.

have been added to give a clearer feeling of arrival. Given the dispersed urban nature of the University, with the ability to be entered from multiple directions, creation of entry points for every location is not feasible or desired. However, major entry routes should be marked, with the creation of a clear threshold and arrival point.

The current traffic flow pattern has approximately 70% of the first-time visitor traffic arriving from the east, via Forbes Avenue – a route which would bring them directly into the historic core (and arrival) area. Other entry routes that are not as direct, but which first-time visitors are directed to use (i.e. from Boulevard of the Allies and onto Bouquet Street) will additionally require "directional gateways".

In addition to the major gateway locations, there is a need for directional signs. These directional signs would work to steer the majority of campus visitor traffic by landmarks on campus. The

proposed locations are: at the intersection of DeSoto Street and Fifth Avenue, at Trees Hall, at Fifth Avenue and University Drive, at South Bouquet Street and Roberto Clemente Drive and at O'Hara Street and Bigelow Boulevard (Chevron Site).

The directional information presented on each panel should be limited to a maximum of five destination/directions. This allows information to be disseminated on an as-needed basis rather than overwhelming the campus visitor with a myriad of choices at each decision point encountered.

I.4 Center

A well-designed campus should display a rational order of outdoor spaces. It should have an easily-recognized center for ceremony and everyday gathering.

The Cathedral Lawn is the clear and undeniable center of the University and even with the addition of the Petersen Event Center, it will continue to be the "spiritual" heart of the campus. This perception is due in large part to the park-like character of the landscape surrounding the Cathedral, which is in keeping with the traditional image of a collegiate landscape. It also stands out as a large open green space, in stark contrast to much of the surrounding urban structure.

This perceived center is composed of both the Cathedral Lawn area and the area surrounding the William Pitt Union. It is then cut into two discrete areas by Bigelow Boulevard, which presents a major barrier for safe and efficient pedestrian traffic flow between the two. The existing parking configuration along Bigelow Boulevard tends to make this area even more confusing to pedestrian traffic.

To help alleviate the confusion and safety issues associated with getting across Bigelow Boulevard from the William Pitt Union to the Cathedral, the University would like to eliminate the parking or at least significantly reduce the number of spaces. This creates the possibility of closing the roadway or developing a median

into the roadway, which creates a stopping point for pedestrians, allowing for concentrating on crossing one lane of traffic at a time.

No other section of the University campus is composed of buildings set in green space. The majority of the academic campus consists more of small, contained green spaces and trees set into the urban fabric (i.e. in plazas and planters).

The Petersen Events Center has created a secondary center for the University – one which is more activity oriented. The goal for the adjacent "bowl" green space is to export as much of the character of the Cathedral Lawn area as possible to the Upper Campus.

University Drive Point - Site Development Guidelines

The area which comprises the point between University Drive A and University Drive C, currently contains one of the few campus landscapes with mature trees. Because of this, every effort should be made prior to any site design to locate and demark those trees, which are worthy of preservation. The site design should be adjusted with an eye toward mature tree preservation while allowing for usable greenspace.

I.5 Edges

Using the established hedge and bollard combination which defines the Cathedral Lawn as a precedent, the goal should be to expand the use of this detail along Fifth Avenue in front of the William Pitt Union. This would work to set off the historic core of the University from its surroundings.

As the campus moves away from the core area, the bollard and hedge detail could be modified to be not quite as special by not using the bollard. Where sufficient room is present, the walkways could be defined by a double row of hedges similar to the one around the Cathedral of Learning in conjunction with street trees and lighting.

Getting more towards the outlying areas of the campus, simple plantings of street trees with low

sidewalk borders of evergreen groundcover, where permissible, would carry the distinct edge theme throughout the campus landscape.

Key Points

The bowl area will retain as much usable green space as possible.

The entry plaza should be featured (as a destination at the head of DeSoto Street).

Future building along University Drive should conform to the urban grid.

Tree plantings need to be composed of predominantly long lived, large trees, which will contribute to a park-like canopy effect as they mature.

Tree plantings should be used to help structure the space (not scattered).

Initial development of the above recommendations should concentrate on the most highly visible and used street edges. Fifth, Forbes, DeSoto and Bouquet would be examples of top priorities.

I.6 Circulation

Parking and circulation should be subjected to the same values and design standards as the rest of the campus, thereby allowing the creation of safe, efficient and convenient parking that complements the overall quality of the campus.

The University of Pittsburgh is defined by its location within the urban circulation grid – a campus set within major traffic arteries. Its most successful campus landscapes (successful from a traditional campus concept) are found on those roadways where there is little or no on-street parking. The more dense the parking, the less successful the immediate landscape. In this respect, some of the more tertiary campus areas are much more appropriate as a campus than much of the core area - especially along Bigelow Boulevard. While occupying the heart and soul area of the campus,



EXISTING PEDESTRIAN CIRCULATION DIAGRAM INDICATES PUBLIC SIDEWALKS AND PLAZAS

PEDESTRIAN CIRCULATION
ROADS
LARGE, PUBLIC GREEN AREAS

the dense perpendicular parking creates a visual barrier to the campus landscape. This presents an image of the campus as being hectic, cluttered and uninviting to the first-time and occasional visitor – the exact opposite of the traditional, inviting, park-like campus landscape. Ironically, the views from beyond the parking area are quite traditionally collegiate.

The major pedestrian pathways parallel the major roadways throughout the campus and are designed as urban sidewalks, for the most part undifferentiated from any other sidewalk throughout the City. The one exception to this is the hedge and bollard detail found around the Cathedral Lawn area. Secondary pedestrian pathways, those that cross within the urban block, tend to follow the same urban landscape pattern as the surrounding block, that of large

In order to reintroduce green space into the interior campus landscape, the area between Wesley Posvar Hall and Hillman Library will be converted into a linear park — a collegiate landscape of grass and trees. The center of this area (the area that was formerly roadway) will be redesigned to include specialized paving for important pedestrian cross routes that would cross a large panel of grass and trees. Pedestrian, service and fire access would skirt the center green, allowing for continued ease of use. The area beneath the building pass-through, could be developed as an outdoor café space, taking advantage of the overhead

areas of pavement and little or no green space.

The bridge between David Lawrence Hall and Hillman Library has no functional use. It is highly deteriorated and it will be demolished. This will open the view from Forbes Avenue into the Posvar Hall green space and will enhance an area of Campus that is presently under-utilized.

With the existing large artwork at the end of the



EXISTING AUTOMOBILE CIRCULATION
DIAGRAM INDICATES BOTH PUBLIC AND PRIVATE ROADS & PARKING LOTS

ROADS, STREETS, DRIVEWAYS, ETC.
PARKING LOTS AND GARAGES

area, this new green space has the possibility to become an outdoor art space, the campus art walk — a potentially major feature for the University. Artwork can be placed either within the grass panel, much like the existing sculpture is shown, or in selected sites along the edge travel path.

To better delineate the University Campus from the surrounding public realm along the edge of Schenley Plaza, new hedges could be located within the sidewalk area to visually separate and screen the adjacent parking. These hedges would continue the University vocabulary which is already established along the edge of the Cathedral Lawn block.

The hedges would be set back from the parking area, creating both a public sidewalk area and a University walkway area. It would be developed with consistently spaced breaks to allow for passage between the two areas. In conjunction with the planting, new banner poles with both information banners and flower pots, could alternate with the street lighting to further highlight and set apart the University realm.

protection.

I.7 Design

The urge to beautify important areas and cut costs often results in over-design or temporary fixes. Long-term benefits and life-cycle costs of materials traditionally used in campus construction should be emphasized.

The University grounds are for the most part simple and elegant, with much to be expanded on and repeated throughout the campus. The Cathedral Lawn in particular presents a model on which to create a campus-wide plan: the basic elements are predominant – large canopy trees

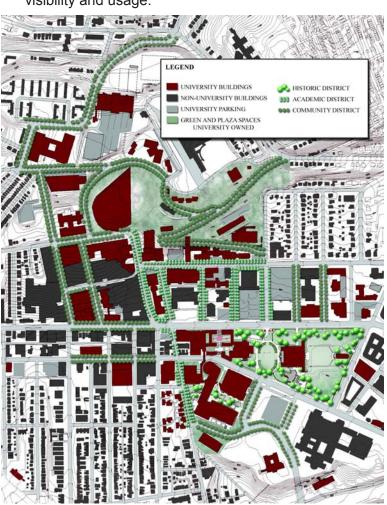
and grass. The surrounding hedge is kept low enough so as to not impede views and use of flowering material is kept to a minimum.

Using design strategies taken from those found throughout the Cathedral Lawn and exporting them throughout the campus can help to tie the campus together. Elements such as grass panels lined by low hedging and walkways bordered by evenly spaced trees can work to unify a very diverse landscape.

I.8 Precinct/District Concept

Development of the Framework diagram is based on studies of the existing traffic flow patterns throughout the University. The automobile and pedestrian systems were first looked at separately. Then, they were broken down into three levels of importance, based on visibility and usage.

This three-level precinct/district concept can also be used for routine maintenance implementation. By coordinating the design objectives with the maintenance objectives, a hierarchy of outdoor spaces can be achieved that works to create a cohesive landscape.



Specific precinct design goals and criteria are based on the circulation diagrams and are primarily focused on enhancing the circulation corridors (i.e. major sidewalks and roadways). Shaded tree-lined walkways and roadways can bring uniformity and identity to the University campus.

Historic District

This area is characterized by the most formal, elegant and highest-quality materials and design found throughout the campus. The basic design guidelines for this area take their cue from the existing Cathedral Lawn – use of the bollard and railing along the street edge with an interior evergreen hedge and adjacent large canopy trees creates a uniquely "University of Pittsburgh" roadway edge.

Academic District

Not quite as formal as the primary precinct, this precinct presents a more "green" feel, a tree-lined corridor amidst the urban streetscape. This

area could be characterized by continued use of the hedge along the major pathways, on both sides where applicable, with large canopy trees set within the hedge.

Community District

This area could be characterized by the simple use of large canopy trees, planted along the sidewalk edge in conjunction with University streetscape components to create a "green" edge distinct from the urban surroundings.

Street Tree Planting

The basic concept for the street tree plantings follows the precinct/district concept. Each district should have a predominant canopy tree that makes up 80% of the district tree total. Building on the existing base of street tree plantings, this guide is aimed at supplemental and replacement plantings within the defined districts. The proposed dominant tree for each district is listed along with the dominant under story tree for areas with the space requirements.

J. Urban Design Guidelines

J.1 The University in an Urban Context

The University of Pittsburgh is an urban campus located in Oakland, approximately three miles east of the Golden Triangle of downtown Pittsburgh. Forbes and Fifth Avenues, Pittsburgh's major east to west commercial traffic arteries, run through the University's Oakland campus and connect it with downtown neighborhoods.

Unlike many rural or suburban campuses, the University of Pittsburgh is not situated on a tract of land separate from the surrounding community. Rather, the University and the adjacent communities have gown up around one another, competing for available space. Urban streets and avenues cross the campus. University facilities are located next to residences and small commercial uses. Building types, sizes and appearance are as varied as the owners who built them and the time in which they were built. There is vitality in this diversity of visual characteristics and uses. However, apart from the Cathedral of Learning, there is little in the way of a unified visual image by which to identify the campus.

This diversity also results in conflicts between differing Oakland interests. Most particularly, high density institutional uses, and the noise and congestion that accompanies them, can be a source of displeasure to community residents and their concerns have focused on potential institutional expansion.

The University shares Oakland with numerous institutional, commercial and residential neighbors. There is a significant "Civic Building" district, mid-campus between Fifth Avenue and Bigelow Boulevard, from Tennyson Street to Thackeray Street. These buildings include a number of private clubs and societies, including the Pittsburgh Athletic Association, the University Club and the Soldiers & Sailors Memorial. The University recently purchased and renovated the Masonic Temple (Alumni Hall) facility.

The Forbes/Fifth Corridor is a mixture of neighborhood and University-oriented shops, restaurants and theaters, as well as office buildings. Although the storefronts along this corridor are mostly within the acceptable to very good condition category, sidewalk amenities such as trash cans and lighting are in need of improvement. There is some indication that the University and the surrounding community could support additional commercial space in this area. There are numerous vacant storefronts. High rents and a lack of investment in and upkeep of commercial properties are considered a primary cause of the decline of Forbes Avenue commercial The University and the Medical businesses. Center have recently expanded their office space along Forbes Avenue and Fifth Avenue. The Medical Center's 250,000 square foot addition to the Iroquois Building and the construction of Sennott Square by the University significantly increases the institutional presence along Forbes Avenue.

South Oakland below Forbes Avenue is primarily composed of single family residential buildings. Many of these units have been converted to apartments, which cater mostly to student tenants. There are also some office and retail uses just south of Forbes Avenue that are built at the same scale as this residential neighborhood.

The main access to Oakland from downtown and the west is located west of Darragh Street and McKee Place along Fifth and Forbes Avenues. Much of the automobile traffic bound for Interstate 376 passes through this portal. This area is defined by significant institutional interests, including Carlow College and Magee Women's Hospital. A row home community separates the Carlow campus from the Montefiore Hospital facility.

The area south of Forbes Avenue between Clemente Drive and Schenley Plaza is also characterized by a strong civic/institutional character. The Carnegie Library and Museums are landmark civic buildings. Schenley Plaza, the main entrance to Schenley Park, links the Cathedral of Learning to this great outdoor resource. However, the metered surface

parking lot on Schenley Plaza detracts from a potentially elegant open space that if properly developed, could greatly add to the quality of life in Oakland.

J.2 Urban Design

The Built Environment

The Oakland Campus consists of over 70 buildings on 132 acres representing over six million square feet of space. The 42-story Cathedral of Learning is the heart of the Oakland campus, and is one of the tallest academic buildings in the world.

Architecture

The architectural and aesthetic heritage of the University of Pittsburgh reflects its development from a private college on the outskirts of an urban area to a publicly affiliated University in the heart of a major city. Each building reflects the architectural approach and aesthetic preferences of the period in which it was executed.

The earliest buildings on the Oakland Campus, developed in response to the Palmer and Hornbostel plan, are the masonry buildings north of O'Hara Street. They currently house many of the science departments. They are detailed in the neo-classical style popular at the turn of the century. Classical pilasters and columns, pedimented entries, and traditional cornices and trims characterize these early buildings. Responding to the steeply sloped site, most of the buildings are long and narrow, and are relatively low in height. Thaw Hall and Allen Hall were constructed as part of the Hornbostel plan. Alumni Hall was constructed across the axis of the Hornbostel plan and is simpler in detail than the earlier buildings. Old Engineering Hall, built in 1957, is sympathetic to the early classical buildings in style and in detail.

The Cathedral of Learning was designed by architect Charles Klauder based on Chancellor John Bowman's idealized, spiritual vision of the academic community. Land poor, in the midst of the developing urban community, the 42-story Cathedral provided the high-density facilities the

growing University required. Executed in limestone, detailed in the collegiate gothic style fashionable at the time, the Cathedral provided a compelling visual image for a University that sought to educate the children of the working class. Heinz Chapel and the Stephen Foster Memorial, located adjacent to the Cathedral, are also built in the collegiate gothic style. Today, the Cathedral and surrounding grounds, are the symbolic heart of the Oakland campus.

The Oakland community grew with the University. Numerous grand scale civic and historic buildings were privately developed early in the Twentieth Century. These facilities significantly impact the architectural heritage of the Oakland Campus since they provide a backdrop for the Cathedral and are visually a part of the campus. Residential and commercial interests also grew. Each one of these civic buildings, and every residential community, has its own unique architectural vernacular.

Increased enrollments and growing diversity in educational programs required the development of larger and more specialized facilities. Like the Beaux-Arts style before it, collegiate gothic architecture lost favor and was too expensive for the large buildings the University and the growing Medical Center needs. The Graduate School of Public Health, Crawford and Langley Halls, Trees Hall and the Litchfield Towers residence halls were built in the International style. Constructed of stone or brick, they are larger and their detailing is far more simple than most of the University's earlier facilities.

Enrollments increased again when, coupled with the post war baby boom, the University became State affiliated in 1966. Benedum Hall, Posvar Hall, the Chevron Science Center, the Law School and Hillman Library, along with other, large scale academic and residential structures were developed in response to this latest increase in campus population. These are large, monumental buildings, constructed of limestone or concrete with ribbons of aluminum windows and spandrel glass. Detailing is simple.

As a result of the incremental nature of the development of the campus, the University is today an amalgam of architectural styles and building types. No specific approach to architectural detailing defines the campus, although limestone has been used consistently as a building material on buildings that are within view of the Cathedral, in an attempt to unify it visually.

One of the major commitments the University has made to the aesthetics of the campus is the burial of overhead cables supplying power and telecommunications to University buildings. The elimination of wires and poles allows for a clean and unobstructed view of the campus' architecture.

Oakland Civic Historic District

A significant portion of the campus is part of the Oakland Civic Historic District. The district is significant because it represents the development of the Oakland community and the University. Individual buildings within the District have also been designated Contributing Structures. These buildings are significant either because of their historic or architectural significance.

Building Use

The buildings located around the intersection of Bigelow Boulevard and Fifth and Forbes Avenues are the center of the academic campus activity. These buildings include the Cathedral of Learning (academic and administrative facilities), Wesley W. Posvar Hall (academic), Hillman Library, William Pitt Union and Alumni Hall.

Student housing is located primarily in three areas. Schenley Apartments and Litchfield Towers are adjacent to William Pitt Union. Newer campus housing, including Sutherland Hall and the fraternity houses are located on the campus Hilltop and Hillside zones. The Bouquet Gardens development is located south of Sennott Square along Bouquet Street.

Recreational facilities are primarily clustered on the Hilltop. These facilities include the Petersen Events Center, Fitzgerald Field House, Trees Hall and the Charles Cost Sports Center. The playing fields are located to the north of the Cost Center at a significantly lower elevation than the athletics and recreation buildings.

Science buildings are clustered north of Fifth Avenue. Life Sciences, including Biology, Neuroscience and Behavioral Science, along with parts of the Psychology Department are currently housed in the Clapp/Langley/Crawford complex on the East Campus. Chemistry is housed in the high-rise Chevron Science Center. The balance of the natural sciences, including Physics, Geology and Crystallography are located north of O'Hara Street on the Lower Hillside. Engineering departments are located primarily in Benedum Hall. The recently opened Sennott Square building houses the departments of Computer Science, the School of Business and the Department of Psychology.

Oakland Historic District: Contributing Structures on the University of Pittsburgh Campus

Allen Hall
Bellefield Hall
Clapp Hall
Gardner Steel Building
Music Building
Stephen Foster Memorial
Thaw Hall
121 University Place

Alumni Hall
Cathedral of Learning
Frick Fine Arts
Heinz Chapel
Ruskin Hall
Thackeray Hall
William Pitt Union

University of Pittsburgh Medical Center facilities, as well as the Schools of Medicine, Dentistry, Nursing and Pharmacy, are located north of Fifth Avenue and west of Bouquet Street. The Graduate School of Public Health is located just to the east of the Medical Center's facilities.

Many of the Social Science departments are located in Wesley W. Posvar Hall. The Cathedral of Learning accommodates most of the humanities, including the language

departments. Specialized facilities for the Schools of Business, Law and Library Information Sciences are scattered throughout the campus. Facilities for the Visual and Performing Arts departments are also located throughout the campus.

Administrative functions are scattered. Executive functions are located primarily in the Cathedral of Learning. Other administrative locations include William Pitt Union, Thackeray Hall, Craig Hall, Alumni Hall and the Eureka Building.

J.3 The Natural Environment

Outdoor Leisure Space

Lower Campus

Open space in the Lower Campus Zones consists of urban lawn and park areas, developed outdoor plazas, and small seating and planting areas. Lower Campus open spaces are clustered around the Cathedral of Learning and William Pitt Union. At a premium everywhere on campus, the amount of open space declines as one moves west from the Cathedral. There is almost no usable open space in the Medical Center zone.

The primary open space on campus is the park-like area surrounding the Cathedral of Learning. It is a dramatic, well proportioned setting for the 42-story Cathedral of Learning and surrounding historic structures. The space is especially impressive when approached for the tightly defined communities along Fifth and Forbes Avenues. The Cathedral open space provides much needed outdoor recreational and relaxation space on the University's dense, urban campus.

The smaller lawns and patios at the William Pitt Union extend the green character of the Cathedral Lawn into the campus core. These lawns are also the primary setting for informal outdoor meetings and socializing.

The large, south facing lawn at Soldiers & Sailors Memorial further enhances the

Cathedral area and the adjacent civic structures and also provides relief in the densely developed campus core. The sunny location of this lawn makes it particularly attractive given Pittsburgh's sometimes harsh winter climate. The popularity of the Soldiers & Sailors lawn on a sunny spring day underscores the need to develop open spaces that are strategically located in relation to buildings, to take advantage of the sunlight. It is interesting to note that the smaller lawn at the Graduate School of Public Health, also oriented to the south, is also intensely utilized.

The Frick Fine Arts' lawn and fountain link the campus to Schenley Park. Schenley Park is a major outdoor resource for recreation and green space for the University of Pittsburgh, as well as Carnegie Mellon University. Unfortunately, heavy traffic along Forbes Avenue combined with surface parking on Schenley Plaza contributes to physically isolate this resource from the University's Campus.

Some of the Lower Campus urban plazas have not enjoyed the success of the sunny green spaces. Many of these spaces are not located on major paths of pedestrian circulation. Lack of pedestrian traffic, combined with inappropriate scale and lack of sun, makes those portions of Forbes Plaza between the Law Building, Hillman Library and David Lawrence

Hall feel isolated and unfriendly. Plazas adjacent to the Law School and Hillman Library suffer from similar problems. Conversely, the well utilized and attractively scaled plazas adjacent to the Schenley and Litchfield Towers have not been improved to encourage outdoor relaxation and recreation.

The campus has many smaller yard and garden spaces. Frequently, these spaces are the result of building setbacks required as a part of the City of Pittsburgh Zoning Code. Unfortunately, some are not usable because they are improperly proportioned or are too small. Many are located on windy corners and on the north side of buildings. They are frequently uncomfortable to both people and plant life. It is expected that greater flexibility in the application of setbacks will provide the opportunity to develop better sited and more usable seating areas and green spaces. In the last four years, the University has very successfully added several of these usable seating areas (Parklets) to the Campus, along DeSoto Street, behind Sennott Square and at the entrance of Bouquet Gardens. Additional Parklets will be considered as other sites are developed. Small yards could also provide an opportunity for attractive and distinctive pedestrian links across the campus.

Upper Campus

The most significant open spaces on the Upper Campus are the steep, heavily wooded green space between University Drive and Upper University Drive and the Petersen Events Center green space. The slopes adjacent to University Drive are one of the few undeveloped parcels on campus, notable for their distinctive landform and natural vegetation. The view from the slope is excellent. The space provides relief from the dense campus buildings to the south. It also provides a buffer between the University and the adjacent residential communities. This area offers an outstanding opportunity for passive recreational activities and upslope pedestrian connections with the Lower Campus. Development of this space must respect the unique character of the landform and enhance pedestrian circulation.

The development of the Upper Campus has not been as intense as the Lower Campus. The outdoor spaces are not nearly as well defined nor utilized. As the Upper Campus develops, a unique opportunity will arise for the creation of sensitive, well scaled open spaces and vistas aimed at improving the overall aesthetics and functionality of the area.

The athletic fields, located at the northernmost edge of the campus, are topographically isolated form the remainder of the campus. They are, however, frequently used by Athletics and Physical Education for scheduled practices and classes. They are not suitable for informal or passive recreation, and their isolated location makes them less than ideal for such uses.

Topography

There is over a 200-foot difference in elevation from the Hilltop to Forbes Avenue. These steep slopes provide dramatic views from certain locations along the hilltop and upper slope, as well as providing a backdrop to campus buildings located along the mid slope. The steep slopes present a significant challenge for pedestrian circulation, which accounts, to a great degree, for the segregation of uses between the Upper and Lower Campus.

All new facilities should be designed to enhance the distinctive quality of the landform. Development must be accompanied by provisions for attractive pedestrian connections between the Upper and Lower Campus.

Pedestrian Circulation

The following factors significantly impact pedestrian circulation on the Oakland campus:

- Since the campus was developed incrementally, high population buildings are spread throughout the campus, rather than being concentrated in one central location. This generates a high volume of pedestrian traffic across the campus.
- 2. High volumes of vehicular traffic on Forbes Avenue and Fifth Avenue make pedestrian circulation through lower and middle campus zones difficult. The volume of through traffic, the high speed at which traffic flows and the counter-flow bus lanes make crossing Fifth Avenue particularly perilous.
- 3. Extremely steep slopes that characterize the northern portion of the Campus, hamper pedestrian flow from the Lower Campus to the Upper Campus, as well as circulation between Upper Campus buildings. This situation, if not completely resolved, has been greatly improved by the construction of the Petersen Events Center, which has provided a direct link of mechanical escalators between the Lower and Upper Campus. In addition, new sidewalks have

- been built and existing sidewalks widened in the Upper Campus area near the facility.
- Pedestrian corridors are difficult to navigate. Pedestrians must compete for space with parked and moving vehicles.
- 5. Because many campus streets are public thoroughfares, there is no consistency between the University site furnishings and fixtures (such as trash bins, lighting fixtures, outdoor signage, etc.) and the City's. In the last two years, the University has made a concerted effort to visually unify the Campus areas by developing standards for these site furnishings and fixtures.
- 6. An effort has also been made to improve the aesthetics of the campus by eliminating unnecessary signs and improving the landscaping. Presently, the University is working with community representatives to develop standards for the upgrading of site furnishings and fixtures in the retail area of Oakland.

J.4 Architectural and Aesthetic Guidelines

Campus Aesthetic Context

In order to understand the aesthetic context of the Oakland campus and to make positive architectural contributions to its overall aesthetics, its basic urban nature must first be understood.

The Cathedral of Learning, and the lawns and buildings which surround it, are the visual heart of the Oakland campus. However, there is no single, unifying visual theme common to all campus facilities. This is due, in part, to the incremental nature of campus development, and the diverse demands of each phase of University expansion. It is also due to the fact that several University buildings were acquired from private owners and adapted for institutional use. The varied visual campus image reflects the

architectural and land use variety that characterizes the Oakland community.

In the complex urban fabric of Oakland, non-University buildings are as much a part of the University visual heritage as the Universityowned buildings. An example of this is the contribution to the aesthetics of the Campus made by the institutional buildings surrounding the Cathedral.

Throughout the years, the University has maintained the highest standards of quality in the materials used to construct its buildings. During the 60's and 70's, while most other institutions sacrificed the quality of material in favor of large amounts of usable space to satisfy

expansion needs, the University erected quality buildings such as the Posvar Hall, Litchfield Towers, the Law School, and Benedum Hall of Engineering.

During the 80's, the University made a major capital investment in the "Campus of the Future". The "Campus of the Future" was a major expansion of the University's technology base. It included telecommunications and a computer network system using fiber optics technology. In order to create unobstructed views of the Campus, the University chose to install this system underground, thus eliminating most of the overhead electrical wires on Campus. Views of the Historic District and the buildings north of Fifth Avenue were

preserved.

The progressive development of the Campus, within its urban surroundings, has contributed to the lack of architectural "gates" or arrival points common to other Campuses. However, within this wide architectural diversity, the University buildings can be loosely grouped into zones as were described in the Existing Conditions section of this report.

Specific Recommendations By Campus Zone and Districts

Oakland Civic Historic District

Portions of the Lower Hillside, Mid-Campus, East Campus, Lower Campus, Cathedral Lawn, Schenley Park and South Craig Zones are located in the Oakland Civic Historic District. This District represents a significant portion of the entire Oakland Campus. In addition, many University buildings in the Historic District are considered to be architecturally or historically significant "Contributing Structures". The University will comply with the Design Guidelines established by the City of Pittsburgh's Historic Review Commission for this District.

Hilltop/Hillside Zones

These Zones contain a large portion of the open land resources of the University. The intent of the Aesthetic Guidelines is to reinforce the fabric of the Campus in this area as well as to work to the extent possible in harmony with the existing topographic features of the site.

Existing topographic features should be taken into consideration when searching for locations for buildings and parking areas. Buildings should primarily be oriented parallel to natural contours.

Provide a coherent system of outdoor urban spaces and pedestrian circulation within these

Aesthetic Objectives of the Master Plan

- To protect and foster the development of memorable urban spaces that convey a "sense of place" to students, faculty, staff, and visitors.
- To create a readily identifiable visual image of the Campus by fostering continuity of those existing architectural expressions that contribute to the aesthetics of the Campus. This continuity can exist without greatly interfering with individual creativity.
- To create pleasant, properly scaled architectural transitions between the institutional buildings and the surrounding residential areas.
- To respect and enhance the historic architectural heritage of the University.

The aesthetic objectives can be accomplished by implementing the following principles:

Respecting and preserving the University's historic buildings.

- Encouraging the design of new buildings that are respectful of the architectural setting within their District and to create memorable, human scaled, safe, open spaces within the urban context of the Campus.
- Establishing a recognizable pattern of site furnishings, streetscaping, and signage to strengthen the Campus identity and provide visual continuity.

Zones, and connecting these Zones to the lower campus.

Whenever possible, take full advantage of the views when locating building openings.

Acceptable major building materials in this District include regular brick, textured concrete block, limestone, and metal panels. The color of these materials must be consistent with the adjacent buildings on the site.

Forbes/Fifth Corridor

The Forbes/Fifth Corridor is characterized by its mixed land use. Nowhere else in Oakland is the interaction between University, medical, residential, and commercial uses more apparent.

University and community uses most visibly interact along Forbes and Fifth Avenues. As such, the University image must be present but must also coexist with its commercial and residential neighbors.

Building height and bulk should step down from Forbes Avenue toward the South Oakland community.

Emphasize pedestrian scale, especially at building entries and street level.

Street level commercial use architecturally defines the Forbes Avenue corridor. New buildings should visually reinforce this motif.

Work within the guidelines developed in the Oakland Business District Public Improvements Plan to produce specific methods to integrate University uses into the fabric of the streetscape.

Lower Campus Core

The Lower Campus core is characterized by very significant academic and library facilities. All of the buildings are relatively new; most were built as a result of the expansion of the campus after the University became a State-related institution.

General Recommendations

Unless otherwise specified in the Specific Recommendations by Campus Zone, the use of limestone and/or brick exterior construction, similar to that used in existing buildings, is strongly encouraged.

Careful attention to masonry details is encouraged. Particular attention must be given to the following architectural expressions to either foster visual continuity with the surrounding structures, or improve the existing scale within the District:

Unit Shape and Size
Material Type, Color, and Texture
Joint Type and Detailing
Mortar Type and Color
Mounting Methods

Building massing shall be developed to create well proportioned, properly scaled, usable urban open spaces. Orienting open spaces to southern exposure is strongly advised.

Open spaces must be closely related and enhance major pedestrian routes. Security for open spaces will be enhanced by placement near busy walkways, or adjacent to large glazed areas.

Pedestrian scale at street level is essential to the visual unity of the Campus as well as the continuity of the commercial areas. Properly scaled detailing at the building entrances, wall openings, site furnishings, and landscaping must be carefully considered.

Rooflines, roof shape, and details (such as dormers, cornices, brackets, and chimneys) should be compatible with those used on existing adjacent structures. Roofing materials should be compatible with adjacent materials.

Particular care must be exercised in the design of rooftops which are visible from nearby buildings. Rooftop or grade level utility, and the service structures should be designed so as not to be conspicuous from the street or when viewed from upper level windows of adjacent buildings.

Ratio of wall surface to openings and the proportion and directionality of the door and window openings should be consistent with existing adjacent buildings.

Inviting pedestrian levels and entry areas are essential for any new construction.

New facilities should be designed to reduce, to the extent possible, the apparent scale of the buildings in this Zone.

Creation of architectural "signature" buildings is especially inappropriate in this Zone due to the strength of the existing facilities.

The scale of the buildings and their density within the core dramatizes the need to enhance pedestrian spaces and street corridors. By providing pedestrian scale landscaping (primarily tree planting and related pedestrian improvements), the lower open space can be more strongly linked to Bouquet Street and Forbes Avenue.

Limestone is the preferred exterior building material within this area.

Medical Center

The Medical Center Zone is densely developed. Future efforts will follow the direction written in the UPMC Master Plan submitted to and approved by the Pittsburgh City Planning Commission and Pittsburgh City Council in Fall 2001.

Emphasis on the location of building entrances is of particular importance, since the Medical Center has a large number of first-time visitors. The present use of red granite to emphasize

the entrances should be continued in future buildings.

Several different materials, such as brick, precast concrete, metal panels, and limestone have been used throughout the years in the Medical Center buildings. The use of these materials in new buildings is acceptable, as long as their color is consistent with the existing adjacent buildings.

Site and Streetscape Improvements

Given the varied nature of the architecture of the Oakland campus and the topographic variety in different campus zones, site and streetscape improvements present the best opportunity to visually unify the Campus and create a University image. In addition to, and to enhance the Pedestrian Circulation System proposed elsewhere in this plan, University standard outdoor improvements have been selected and implemented. A list of these items and more specific information is listed in the May 2002 landscape master plan by Van Yahres Associates. These improvements include:

Lighting fixtures
Street furnishings
Fences and utility enclosures
Signage
Kiosks
Telephones
Paving and planting beds
Parking lots
Trash containers & smoke urns

J.5 Neighborhood/Campus Transitional Zones

Transitional zones play an important role in establishing the image of the University, framing "gateways" to the campus and providing successful edges between the campus environment and the adjacent community. They can be defined by multi-purpose land uses, topography, architectural style and scale, and by landscaping. Major roads often provide distinct edges. Use of roads as frames can, however, result in conflicting land use and scale on either side of the street.

Both clearly defined edges and gradual transitional zones can constitute successful edge conditions. The approach chosen must, however, take into account the nature of the existing community and the various uses located there, potential conflicts between these uses, pedestrian and vehicular circulation patterns, and future uses being considered. Institutions must consider development needs. The local real estate economy also plays a critical role: there must be sufficient predictability of

investment to insure community stability, without creating conditions that encourage speculation. Unsuccessful edge conditions can result in deterioration of transitional zones, declining property maintenance and accompanying reductions in property value.

Transitional Zones At The Oakland Campus

There are a variety of transitional zones between the University of Pittsburgh's Oakland Campus and the surrounding community. There is a distinct edge located along O'Hara Street between the University and the Schenley Farms residential neighborhood. This edge is distinguished first by O'Hara Street itself, a busy east-west street that links the University with residential communities to the east. It is also distinguished by a change in land use from moderate density institutional uses, such as the Clapp/Langley/Crawford complex, to large, single family homes. The contrast in scale is distinct enough to constitute a campus edge, but not so extreme that either use is compromised.

Another distinct campus edge is located to the west of the UPMC behind Chesterfield Street. This edge is characterized by the striking contrast between the large scale of the health care facilities and the relatively modest adjacent row houses. The existing triangle of undeveloped property at the corner of Terrace and Darragh Streets offers an opportunity for transitional development between the residential community along Dunseith Street and the large scale medical and athletics uses along Darragh.

The eastern side of the campus is a successful transitional zone that could also be further developed. Earlier in the Twentieth Century, numerous significant structures were developed along Fifth and Forbes Avenues near the intersection of Bellefield Avenue. Although architecturally different, there are similarities in scale, use and image that resulted in a distinctive civic district shared by the University, the Carnegie, the Pittsburgh Board of Education and Carnegie Mellon University. Area residential uses, such as the University's Ruskin Hall and

the private Webster Hall, also share similar urban image and scale. Further east, near Craig Street, an area of smaller scale commercial, business and institutional uses provides a yet different but equally successful transitional zone between each of the area institutions and surrounding residential communities.

South of the campus, Schenley Park and the Mary Schenley Trust lands along Joncaire Street provide a green buffer zone between institutional uses and neighboring communities. Shared by all institutions and by the community, Schenley Park is yet another successful transitional zone.

There are several locations where the character of the transitional zone between the University and adjacent uses is not yet clearly defined. This is the case in the Central Oakland community just to the south of the Fifth/Forbes corridor. The abrupt transition between commercial and institutional uses along Forbes Avenue and between the institution and dense residential developments typical of this area does little to enhance the image of area. A significant portion of the housing in this area is rented to students. Bouquet Gardens, the newest University housing development is an excellent example of how a "transitional" development should work, both in scale and Many of the commercial appearance. establishments cater to the student body and the Medical Center. Although conflicts seem inevitable in this type of transitional land use area, the diversity of interests provides opportunities for community and institutional joint ventures.

A defined edge condition presently exists at the northwest corner of the campus, near Trees Hall and Fitzgerald Field House. Large scale institutional buildings are physically separated from the adjacent housing facilities by Robinson Street. Further north, along the Robinson Street Extension, the extreme difference in elevation between the athletic facilities and the residential communities to the south, combines with the many outdoor fields located at the lower elevations along the street, to form yet another edge condition.

Development of a successful transitional zone condition is of particular importance for both the University and the surrounding communities and requires sensitivity to scale, massing, building location and use. Areas for transition of building height and size should be considered. Open spaces for uses common to the University and the community should be carefully located.

Given the density of the campus and its urban context, strong focus should be placed on the street network as an opportunity to improve image and quality of transitional zones. Development of a streetscape program incorporating street trees, special lighting and other features may be the best means to accomplish this objective.

Appendix 1 Parking

FACILITIES OWNED BY THE UNIVERSITY

FACILITY	LOCATION	TYPE	SPACES
Α	Wesley Posvar Hall	Garage	493
BG	Bouquet/Sennott Street	Lot	6
BQ	Bouquet Street	Lot	20
BT	Biotech Center *	Lot	63
C	Pennsylvania Hall	Lot	45
CC	Craig Hall	Garage	43
CH	Chevron Science Center	Lot	2
CS	Day Care Center *	Lot	11
E	Field House	Lot	32
F	Fraternity	Lot	45
r FB	Forbes	Lot	17
FH	Forbes Hall	Garage	31
G	Eberly Hall	Lot	68
HC	Heinz Chapel	Lot	2
J	Detre Hall (WPIC)	Garage	10
K	SRCC Building	Lot	20
KG	Katz Graduate School(Mervis		3
L	Oakland Avenue	Lot	21
LC	Log Cabin	Lot	4
LG	Langley Hall	Garage	17
LR	Learning Res. Dev. Center	Garage	2
LS	LIS Building	Garage	95
LT	Litchfield Towers Garage	Garage	71
LX	Thomas Blvd. *	Lot	50
AH	Alumni Hall (Masonic)	Lot	6
MW	Melwood Lot *	Lot	18
N	Frick Fine Arts Building	Lot	13
OC	Allequippa Street	Garage	739
OE	Old Engineering Hall	Lot	4
ОН	O'Hara Garage	Garage	455
Р	North Bouquet Street	Lot	46
PF	Pittsburgh Filmmakers *	Lot	80
PG	Parran Hall (G.S.P.H.)	Garage	153
PH	Panther Hollow	Lot	108
PS	Physicians' Building	Lot	81
Q	Oakland-Sennott Street	Lot	12
R	Salk Hall	Lot	41
RA	Ruskin Hall	Lot	74
RL	Eureka Lot	Lot	50
SC	Falk School	Lot	23
SF	Log Cabin	Lot	11
SG	Schenley Garage	Garage	74
SN	Sennott Sq.	Garage	95

SO	Soldiers & Sailors	Garage	934
SQ	Schenley Quadrangle	Lot	25
SR	Sutherland Hall Visitor	Lot	6
TH	Thackeray Hall	Lot	17
TM	McGowan	Lot	50
U	Veterans Lot	Lot	103
UD	University Drive	Lot	111
V	Allen Hall	Lot	11
Υ	Darragh Street	Lot	162
2	Center Plaza Garage	Garage	165
3	Forbes-Craig Garage	Garage	18
C (Gravel)	University Drive	Lot	10
		SUBTOTAL	4,866

^{*} Indicates lots and garages outside of the eleven districts that make up the core campus.

UNIVERSITY LEASE ARRANGEMENTS

FACILITY	LOCATION	TYPE	SPACES
	Syria Lot	Lot	30
	Towerview	Garage	350
	South Lot	Lot	130
		SUBTOTAL	510
		TOTAL	5,376

Appendix 2 Master Planning Committee Members

G. Reynolds Clark, Vice Chancellor, Community and Governmental Relations
Ana M. Guzman, Associate Vice Chancellor, Facilities Management
MacLachlan, Cornelius & Filoni, Inc., Architects
Robert F. Pack, Vice Provost, Academic Planning and Resource Management
Joseph Phillips, Assistant Vice Chancellor, Business
Park Rankin, University Architect, Senior Manager of Architecture
Jay Roling, Director of City/County Relations
Eli Shorak, Associate Vice Chancellor, Business
Paul Supowitz, Associate Vice Chancellor, Community and Governmental Relations
John Walluk, Assistant Vice Chancellor for Planning, Design and Construction
John Wilds, Director of Community and Governmental Relations