

Proposed Institutional Master Plan Update University of Pittsburgh

Schenley Park/Museum District
East Campus District (*Updated and Revised*)
Mid Campus District
Lower Hillside District
Hillside District (*Updated and Revised*)
West Hilltop District (*New District*)

Final Report
City Council Bill # _____
Dated April 7, 2008



University of Pittsburgh

Facilities Management Division

**MacLachlan
Corneilus &
Filoni**

ARCHITECTURE ♦ PLANNING ♦ INTERIOR DESIGN

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 Institutional Master Plan Update reiterates the guiding principles established in the University of Pittsburgh Facilities Plan (1998-2007) along with the priorities developed in the University of Pittsburgh Facilities Plan (2007-2018).

The University Facilities Management Division assembled a planning committee to update their Institutional Master Plan (IMP) for the Oakland Campus with the help of MacLachlan, Cornelius & Filoni, Inc. For purposes of planning, the Oakland Campus originally created eleven Campus districts.

This IMP update addresses planning issues for one new Campus district, it updates two previously planned Campus districts, and it addresses planning issues in four other Campus districts.

One of the main goals of the IMP Update is to develop zoning guidelines to be approved by the City of Pittsburgh in order to facilitate development in these districts. In March and April 2008, the University of Pittsburgh presented the proposed concepts included in this document and invited feedback from the Oakland Community Council, Oakland Task Force, Oak Hill Residence Council, Schenley Farms Civic Association, Hill District Consensus Group, Bellefield Area Citizens Association and Part of the Solution Community Groups.

Representatives of the Department of City Planning were consulted in determining the requirements of this document.

Paragraphs identified with the  symbol represent the University of Pittsburgh's commitment to sustainability and green initiatives.

Note: Base maps showing buildings, streets, zoning boundaries, and topography were provided by the Department of City Planning, City of Pittsburgh.

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A. Planning Horizon

A.1 Principles Guiding Review (Facilities Plan 2007-2018)


The University established principles to guide planning in 1997 as part of the development of the Facilities Plan 1998 – 2007. These principles clearly established the centrality of the University's academic mission in facilities planning and they continue to remain appropriate today. When developing the Facilities Plan 2007 – 2018, the University, recognizing the success of the process utilized by the earlier plan, again established a set of principles and developed priorities to guide its efforts. These principles and priorities included:

Renovate and renew current facilities as a cost-effective way to meet future academic program needs rather than build expensive new facilities; 

Invest on a continuing basis in routine maintenance of existing facilities to ensure that they meet the needs of the programs they house;

Develop significant additional research laboratory facilities to support projected growth and to ensure the University's continuing competitiveness for external funding;

Invest regularly in improving and modernizing instructional facilities to provide an effective teaching environment;

Increase the efficiency of space utilization, particularly for classrooms and offices; 

Develop the campus utility and information technology infrastructure to support future program needs;

Provide appropriate student life space to assist in meeting enrollment and program goals; and

Improve athletic facilities to ensure the competitiveness of University programs.

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 internal bodies at the University and these external bodies. Therefore, while it grows directly out of an internal committee's initial report, The Facilities Plan has been modified to reflect the significant and extensive consultation that occurred within and outside the University.

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

Description of Current Facilities, Space Utilization, and Cost

The Pittsburgh Campus currently occupies over 10 million gross square feet of space. The space has been divided among two general categories: Education and General (E&G) and Auxiliary (primarily housing). 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 7,300,000 gross square feet of Education and General space is divided among the following major categories of usage shown is assignable numbers:

Education & General Space

Major Categories of Usage	ASF
Classroom	379,980
Instructional Lab	181,770
Research Lab	409,460
Library	264,710
Computer	66,700
Office	1,194,410
Conference	141,410
Shop/Storage	30,650
Clinical	37,560
Animal	19,440
Recreation	513,790
Total	3,239,880



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

In addition to this E&G space, approximately 2,300,000 gross square feet exists in University residence halls and apartments. 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 580,000 gross square feet through the Department of Property Management. This space is used for commercial functions or housing rental.

In addition to E&G and Auxiliary, the 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, and 3301 Forbes Avenue.

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 international 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 Pittsburgh campus serves over 22,500 full-time students with approximately 10,000 full-time 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 Allequippa 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 twelve districts, including the proposed addition of West Hilltop.

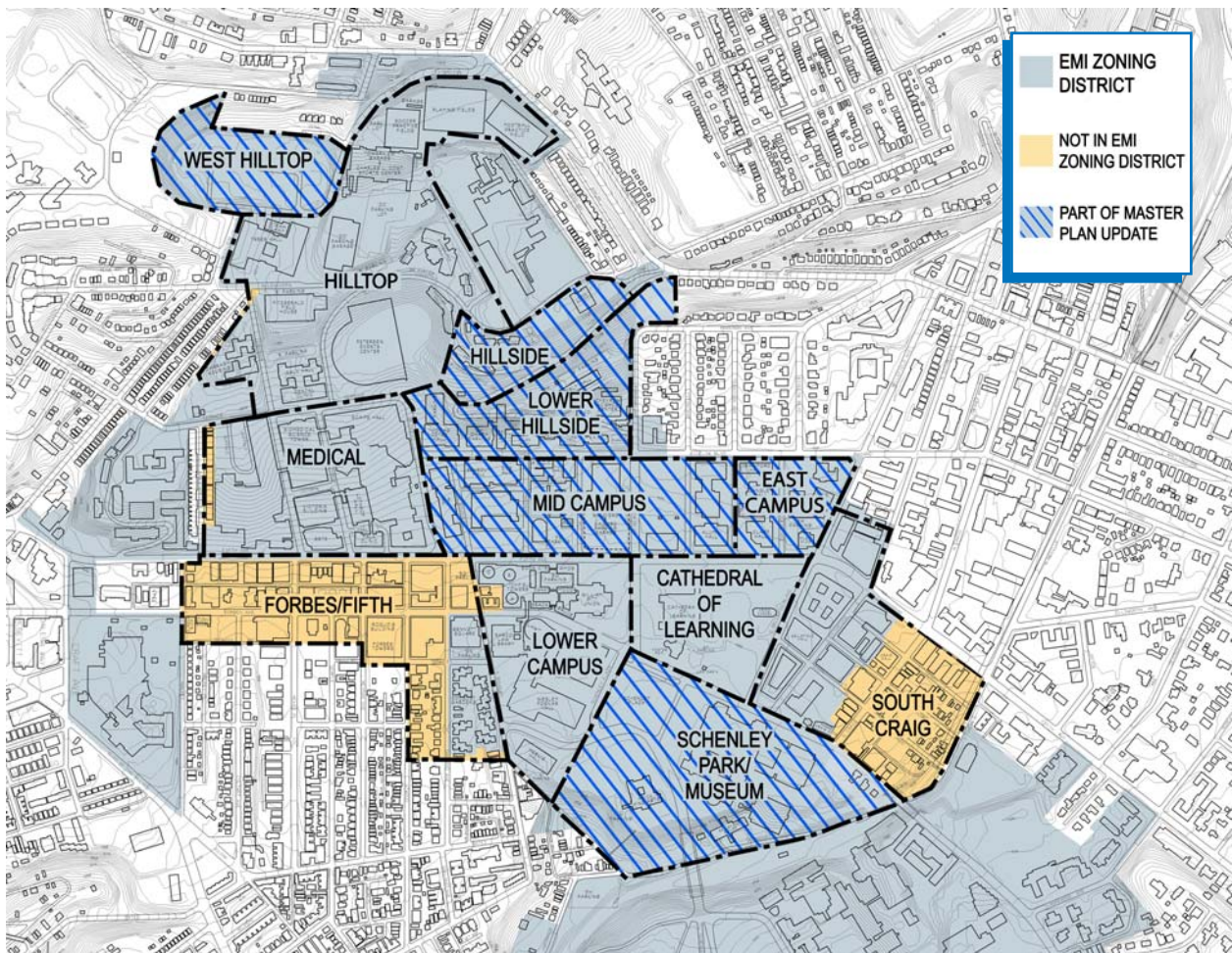
This Master Plan Update addresses the West Hilltop, Hillside, Lower Hillside, Mid Campus, Schenley Park/Museum and East Campus districts, hereby referred to as the Planning Area.

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


Approval to rezone the West Hilltop district to EMI from RP (Residential Planned Unit Development) and P (Park) is contemplated as part of the scheduled transfer of land from the Pittsburgh Housing Authority to the University in September, 2008.

Twelve Districts on the University of Pittsburgh Campus

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
12. **WEST HILLTOP**



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

Most of this district is built-out and well utilized. 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. One area of opportunity identified in the last IMP has been built out and the other is having its definition revised in this document.

Forbes/Fifth

The majority of this district is not in the EMI zone and there are currently no plans for development in the EMI area. 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 topography it is 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. Pennsylvania Hall has been built in this district since the last IMP.

Hilltop

With a combination of parking, housing, academic and recreation uses, this district is a main hub of campus and a social center. The areas of opportunity addressed in the last IMP continue to be sufficient for planned growth in this area, and therefore this district will not be studied at this time. Panther Hall has been built in this district since the last IMP.

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. There are two hilly areas behind existing buildings with sufficient space for additional structures. This site topography will allow for buildings with entrances at grade on several levels to strengthen this academic core.

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

This district is a mixture of university academic and auxiliary buildings, as well as institutional buildings owned by others. The university only owns one property in this district with sufficient space for a new building. It will be important that this new structure respect its critical location and the urban frontage of buildings in the Medical, Mid Campus, and East Campus districts.

Schenley Park/Museum

University buildings in this district are peripheral and the district is less dense and urban than other districts. As such, even the possible minor expansion of Frick Fine Arts is important to Oakland since the building sits so close to the Schenley Park entrance.

South Craig

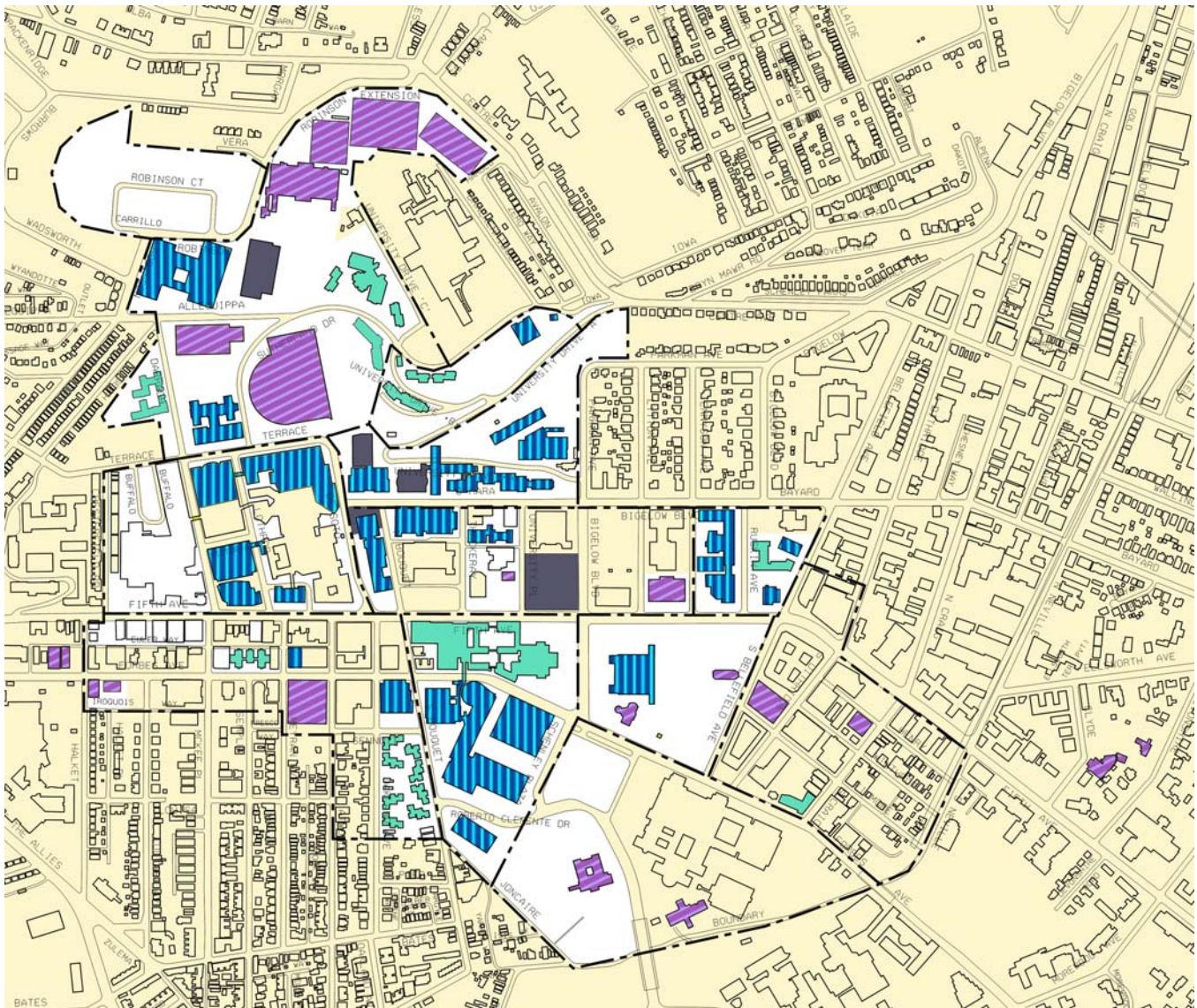
University buildings in this district are peripheral and University expansion in this area is not planned. Therefore, this area will not be studied at this time.

West Hilltop

The West Hilltop District is a new district in the process of being added to the University Campus. This district consists of about 12.25 acres of land and was part of the former Allequippa Terrace Public Housing Complex. The housing complex has been demolished and the site is now a vacant parcel of land. Located at the most north west corner of the campus this district is a plateau bounded to the west and north by hillsides and the Hill District Community. Being adjacent to the University's Hilltop District, the planned uses for this district are expected to be similar to the uses found nearby.

C.2 Illustrative Site Plans

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

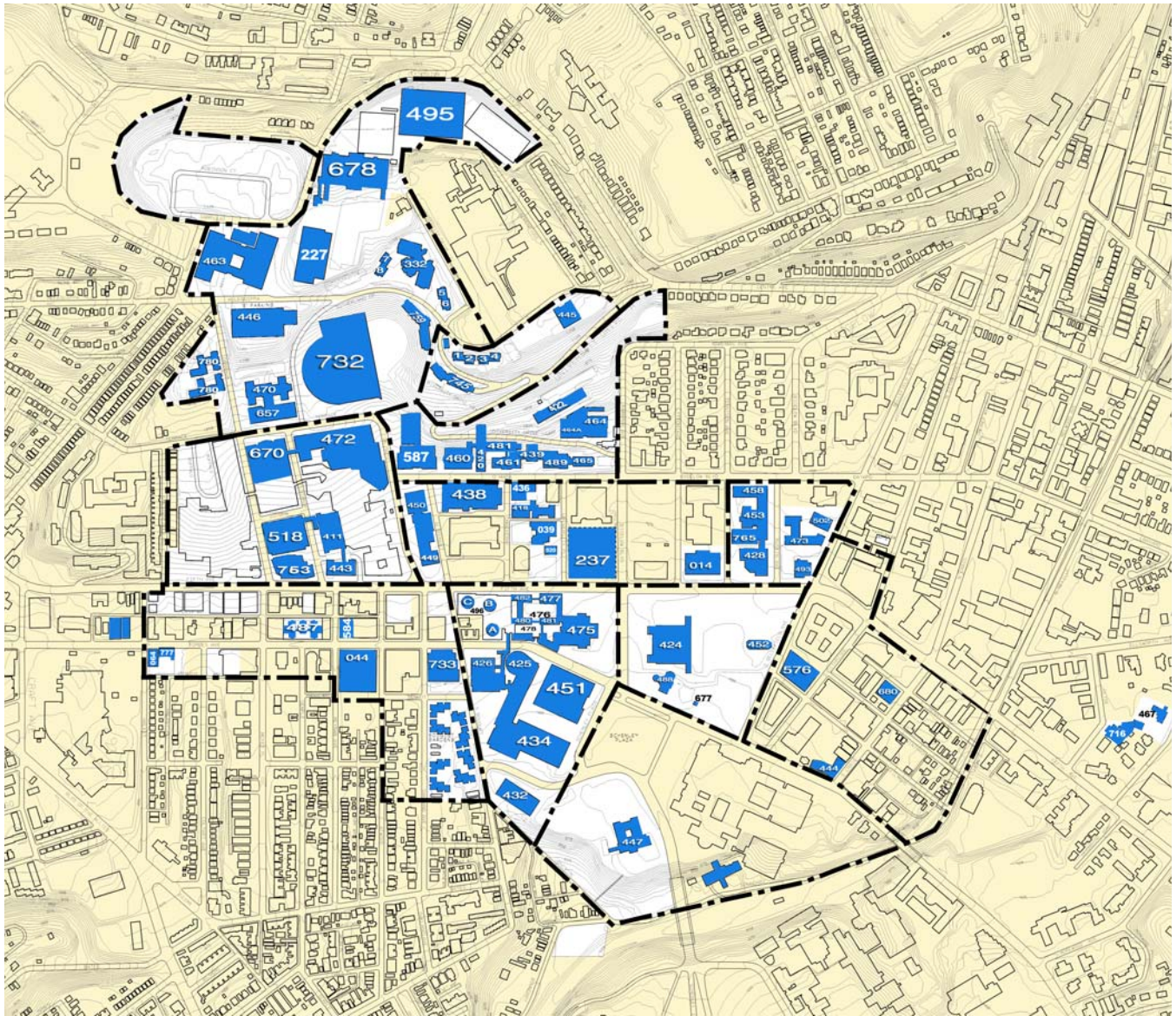


EXISTING CAMPUS PLAN SHOWING BUILDING USAGE



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 Table 1 and Table 2 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	21,838 gsf	2 Floors
461	Allen Hall	58,026 gsf	6 Floors
014	Alumni Hall	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
753	Bio-Medical Science Twr. 3	326,000 gsf	13 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
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
587	Detre Hall (WPIC)	371,800 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	Iroquois (SHRS)	60,000 gsf	6 Floors
453	Langley Hall	90,592 gsf	7 Floors
426	Law Building	139,611 gsf	7 Floors
765	Life Science Building	50,000 gsf	4 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	Engineering Hall	67,859 gsf	3 Floors
732	Petersen Events Center	430,000 gsf	4 Floors
434	Posvar Hall	513,893 gsf	8 Floors
777	Public Safety Building	23,200 gsf	4 Floors
657	Salk Hall Annex	128,767 gsf	6 Floors
470	Salk Hall (Main)	205,228 gsf	12 Floors
472	Scaife Hall	474,884 gsf	17 Floors
733	Sennott Square	223,000 gsf	6 Floors
465	SRCC	41,849 gsf	3 Floors
488	Stephen Foster Memorial	27,182 gsf	2 Floors
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	7,288,270 gsf	

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
539	Bouquet Gardens	153,000 gsf	4 Floors
478	Brackenridge Hall	56,000 gsf	13 Floors
479	Bruce Hall	63,000 gsf	12 Floors
717	Center Plaza Apartments	139,000 gsf	6 Floors
530	College Garden Apartments	408,000 gsf	3 Floors
780	Darragh Street Housing	108,000 gsf	4 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	465,000 gsf	16-22 Floors
411	Lothrop Hall	242,000 gsf	14 Floors
454	Mayflower Apartments	15,000 gsf	3 Floors
481	McCormick Hall	44,000 gsf	10 Floors
527	Oakwood Manor	9,000 gsf	3 Floors
759	Panther Hall	160,000 gsf	10 Floors
745	Pennsylvania Hall	130,000 gsf	9 Floors
473	Ruskin Hall	120,000 gsf	9 Floors
332	Sutherland Hall	224,000 gsf	8-10 Floors
Total		2,746,000 gsf	

Right: Pennsylvania Hall viewed from University Drive.

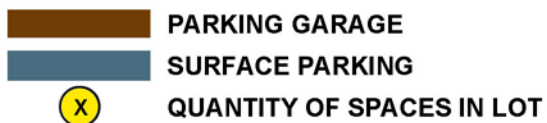


Parking

The University owns almost 4,500 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 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 twelve-year Facilities Plan (2007-2018), 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 and D.3. 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 Student Housing

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. The University's student housing plan 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 long-term goals, the housing strategy provides a stable planning environment for both the University and the Oakland community.



Above: Pennsylvania Hall as seen from Petersen Events Center

Undergraduate Student Housing

The University can currently accommodate 6,780 undergraduate students within University housing. The University is currently renovating Ruskin Hall Apartments for undergraduate student housing and this project will add a total of 420 beds to our total by Fall, 2008. This represents an increase of approximately 1,700 beds over ten years or just over 30%. In addition, with a steady-state full time undergraduate enrollment of approximately 15,500, the University will be able to house close to 50% of its population - quite an accomplishment for an urban campus.

A breakdown of undergraduate campus housing facilities is provided in the chart on this page and the locations of University housing facilities are shown on the map on Page 7 in Section C2.

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 East Campus and Mid Campus Districts provides an outstanding opportunity and environment for additional housing.

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.

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.

Undergraduate Student Housing

Building	Beds
Towers	
Tower A	769
Tower B	665
Tower C	435
Schenley Quad	
Holland	600
Bruce	214
Blackenridge	210
Amos Hall	152
McCormick	132
Upper Campus	
Sutherland	739
Pennsylvania	420
Panther	511
Fraternity Complex	192
Other Campus	
Lothrop	676
Bouquet	496
Forbes Hall	232
Centre Plaza	197
Forbes Craig	102
Oakwood	38
Totals	6,780

Graduate Student 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.

The primary graduate housing facilities include:

Darragh Street Apartments	148 units
Mayflower Apartments	17 units
College Garden Apartments	77 units
Other (Single Family and Small Apt.)	70 units

302 Total

The Darragh Street apartments were completed in the fall of 2007 and were constructed within our Hilltop District. These units serve our medical students and are in close proximity to the medical school and hospitals.

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.

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. To that end, the University created an “off campus living” program (OCL) which acts as a valuable resource for graduate students.

Off-Campus Living

In an effort to assist both undergraduate and graduate students in the private rental market, the University developed the Off-Campus Living Program (OCL) in 2007 to provide educational materials and enhanced housing options to students choosing privately owned apartments. With the launching of the OCL website,

students are being provided with valuable and informative answers about living off campus. Students can research information about apartments and neighborhoods, landlords and realtors, roommates and subletting, as well as practical information and other useful tips. Students can also access a listing of City of Pittsburgh inspected apartments. This voluntary inspection program was initiated as a cooperative effort with the City of Pittsburgh to ensure that landlords are meeting the necessary health, life safety and building code requirements. In addition, two Housing Forums are held annually allowing direct access to several local and municipal agencies, such as the Bureau of Building Inspections, Pittsburgh Public Works, and Allegheny County Health Department, to familiarize students with these services.

To further increase awareness in choosing responsible landlords, the University of Pittsburgh Student Government Board (SGB), with support from the OCL, provided an online survey to over 8,000 students, asking them to share their experiences about their off-campus living arrangements. Early in 2008, the survey results were made available to all University students via the SGB website and are intended to help students identify landlords and locate housing that has developed a reputation for quality and service. Within a relatively short period, over 600 students have visited this site. SGB will continue to survey students living off-campus to provide updated information annually and OCL will continue to develop services dedicated to providing students with the necessary information and tools to successfully find an off-campus accommodation.



Above: View of the Petersen Events Center from a lounge in Panther Hall, one of the newest residence halls on campus.

D.3 Auxiliary - Parking

The University of Pittsburgh's parking and transportation requirements are based on the needs of the staff and faculty, resident and non-resident students, and guests or visitors to the campus. To meet the needs of these constituencies, the University relies upon the use of parking facilities, a complex shuttle program, mass transit and ridesharing programs. Additionally, the needs and opportunities for parking are intertwined with the operations of the UPMC Health System. As an urban institution located in the heart of an extremely busy neighborhood, the University relies on the entire make-up of University, UPMC Health System, private and public parking opportunities to address parking needs. [2]

Existing Parking Conditions

The 2008 parking inventory for facilities owned by and leased by the University is 4,855 spaces. Private parking facilities not owned or leased by the University and open to the general public provide 1,556 spaces in the area. On-street public parking provides 959 "metered" spaces in the area. These 2,515 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.

Over the past five years, the University has experienced a number of changes that have had both positive and negative effects on parking demand and need. The University has had increases in both faculty and staff numbers, much of which has resulted from increased sponsored research. The University has had a slight decrease in the total number of students, but an increase in full time students and a decrease in part time students. If you compare the total number of spaces directly controlled by the University, it too has decreased over the past five years.

At first glance, the above information would lead you to believe that parking conditions have worsened, when in fact, the University believes that overall conditions have remained good or have actually improved. Section G.1 of this document details our traffic demand management programs that are in use, but prior to reviewing that section, it is important to consider the following:

- * The University supports the basic theory that additional parking spaces in Oakland will result in additional vehicles to Oakland - a result that many would rather avoid. Our efforts and expenditures have been focused on better management of our existing facilities (new systems, better utilization), improvements to public transportation in and around Oakland, and improvements to pedestrian safety. [2]
- * In order to meet the space demand of increased research, the University has leased an increasing amount of third party space outside of the Oakland area - as these facilities include parking, the internal parking demand due to increases in the number employees has been balanced.
- * The fare-free program with the Port Authority has remained strong. We anticipate the implementation of "smart-card" technology on all Port Authority vehicles sometime in 2009. This technology will give the University and the Port Authority the information to fully understand and react to our student and employee demand. We believe this information will allow us to improve mass transit service to Oakland and reduce the demand for parking. [2]
- * The VA hospital recently constructed a 1500 space garage next to our Hilltop District. Although this new facility will not directly accommodate University demand, we do believe it will have

an indirect impact on the availability of public spaces in and around Oakland. In addition, the University is working with the VA hospital to determine if some spaces could be made available to the University for certain high demand times and/or events.

- * The University continues to discourage our on-campus resident students from bringing cars to campus. The current percentage of our resident students who purchase parking spaces on campus is just 3.4% - with the 7200 beds anticipated for next year, our student parking demand is projected to be less than 250 spaces. Although we discourage bringing cars to campus, we do accommodate all requests by students as a means of limiting the potential for illegal parking and overcrowding within neighboring residential areas.
- * The decrease in the number of part time students along with the success the fare-free Port Authority program has substantially decreased the demand for daytime student permits. The result has been an increase in the number of spaces that the University is able to make available to employees and visitors.
- * One of the best indicators of parking demand is the University “parking permit wait list”. Over the past several years, the total number of individuals on the wait list and the total time an individual remains on the wait list has decreased. Although this is not a definitive indicator of demand for a number of reasons, it remains a good gauge of how well parking need is being met and how well the program is managed.

Impact of Future Development on Parking


East Campus, Mid Campus, Hilltop, West Hilltop, Hillside and Schenley Park / Museum 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. The projects, as described, will not cause major increases in employment levels or the number of students within Oakland. Certain projects will eliminate parking spaces on campus, but not by significant numbers. If each parking lot shown as a potential development site were fully eliminated (which is not likely), the effect on overall University parking numbers would be less than 5%.

Further, as noted in other sections of this document, the University is constantly updating and refining its traffic demand management programs and routinely seeking opportunities to improve and enhance the overall parking situation, both within and outside of our institution. As the University continues to develop, both physically and programmatically, we believe



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

enhancements to existing programs such as the fare-free program with the Port Authority, our shuttle systems, and car-pooling coupled with new areas of opportunity such as partnerships with other area institutions and agencies and potential intercept parking lots represent some of the more creative and better solutions to our transportation needs. 

E. Ten-Year Development Envelope

East Campus District Description

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

Clapp, Langley and Crawford Halls and the Life Sciences Annex 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 is currently being renovated and will become undergraduate student housing in the fall of 2008.

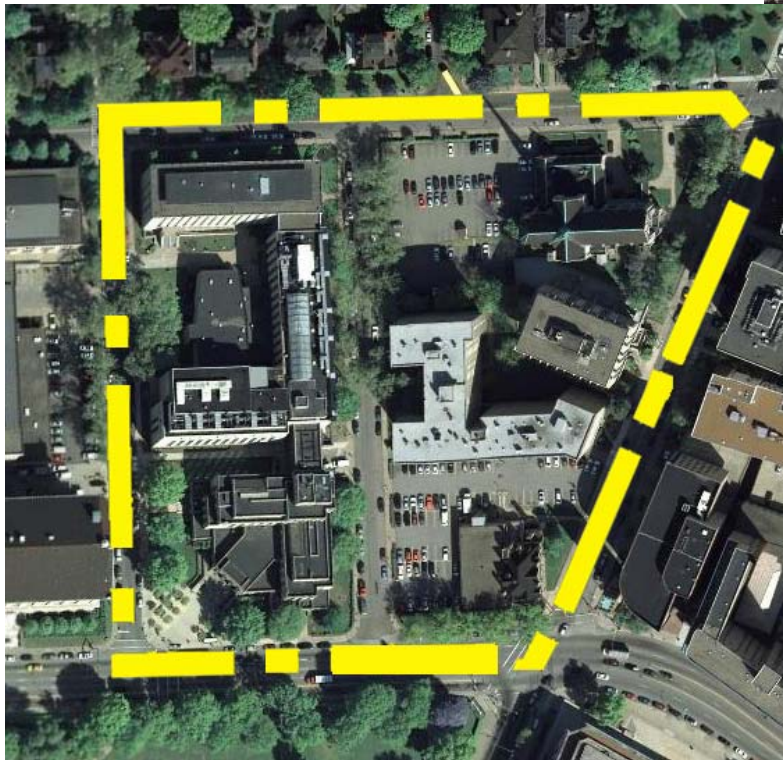


**EXISTING PLAN OF EAST CAMPUS
SHOWING BUILDING NUMBERS**



**EXISTING CAMPUS PLAN IN EAST CAMPUS
SHOWING BUILDING USAGE**

	ACADEMIC & GENERAL		PARKING
	HOUSING & AUXILIARIES		OTHER



GOOGLE EARTH IMAGE OF EAST CAMPUS DISTRICT



Music Building

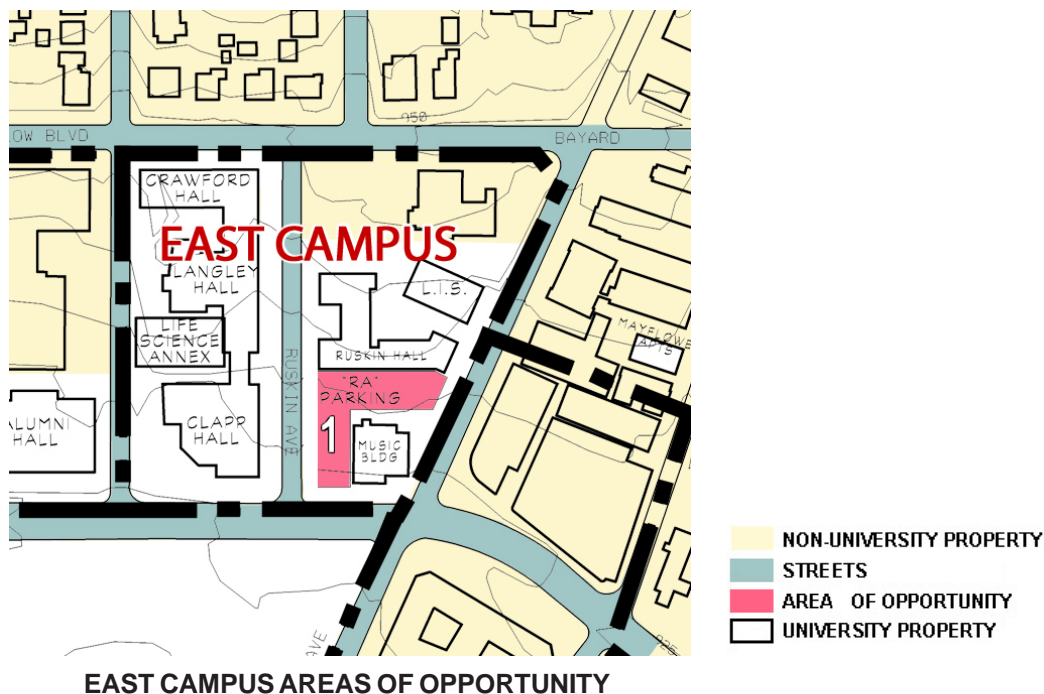


View of Area of Opportunity from Fifth Avenue



EXISTING PLAN OF EAST CAMPUS DISTRICT
SHOWING TOPOGRAPHY

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



E.1 “RA” Lot Site

Location:	Behind and beside the existing Music Building on Fifth Avenue between North Bellefield Avenue and Ruskin Avenue.
Possible Uses:	Academic, research, administration, residential and parking.
Max. Area:	24,000 gsf/floor
Max. Height:	Contextual to create a link between the existing Music Building and Clapp Hall. Height of building to not exceed the height of Clapp Hall on Fifth Avenue and to not to exceed the height of Ruskin Hall between Bellefield and Ruskin Avenue.
Min. Setbacks:	Setback to match Ruskin Hall along North Bellefield Avenue (approximately 25') and along Ruskin Avenue (approximately 15'). 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.

Mid Campus District Description

This district houses a mix of campus buildings and Oakland institutions and amenities. There are eight structures owned by the University, four of which are academic buildings, one is a parking structure and three are classified as “other”.

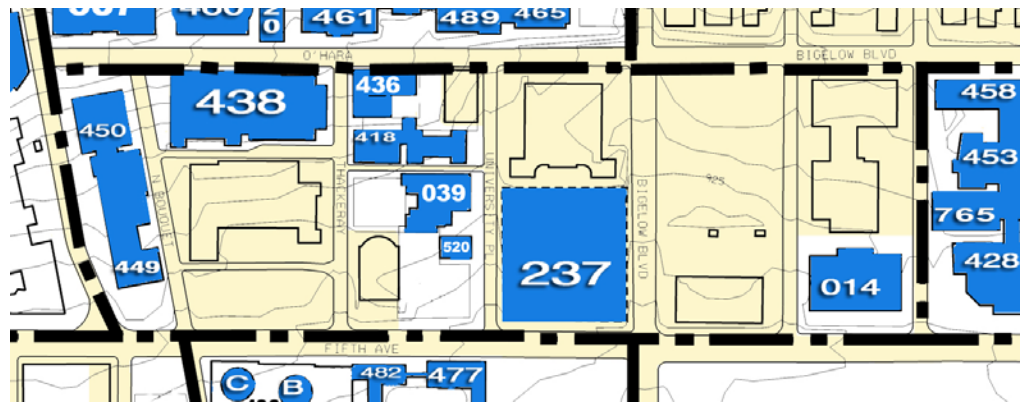
The Graduate School of Public Health building houses the School that shares its name. Benedum Hall contains offices, labs, classrooms and a library for the School of Engineering. Gardner Steel Conference Center contains classrooms and computer labs.

Thackeray Hall is the campus hub for registration and tuition services and the home of advising for the College of Arts and Sciences.

The University Club will soon be a center for conferences, banquets and events. 121 University Place is an office building.

Alumni Hall houses offices, classrooms and meeting rooms for several University departments.

Under the lawn in front of Soldiers and Sailors Hall is a multi-level parking garage.

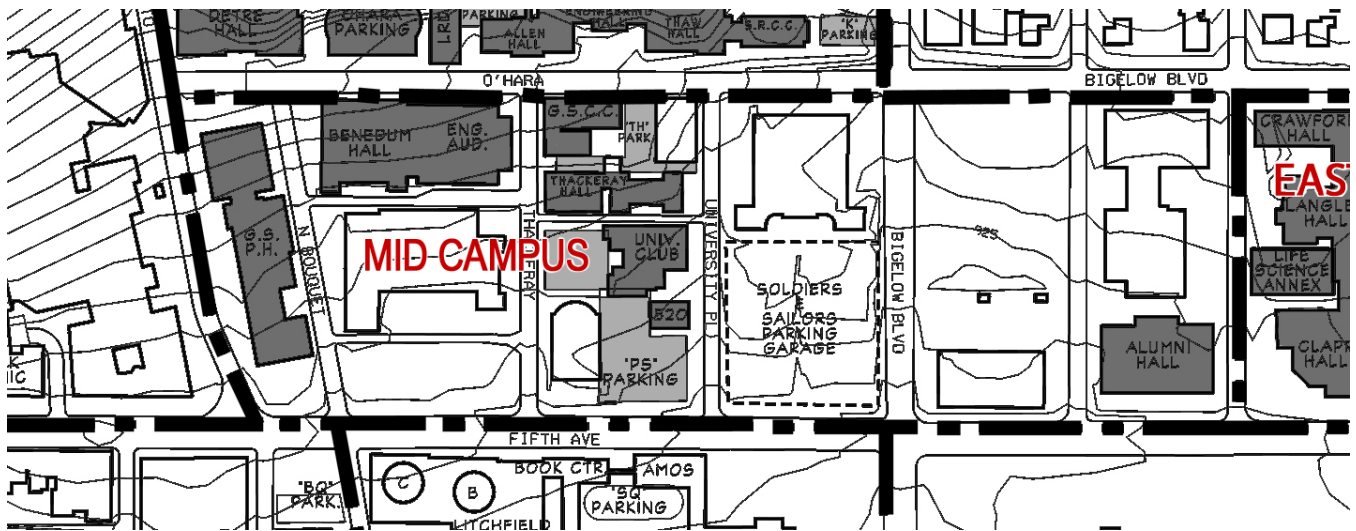


**EXISTING CAMPUS PLAN IN MID CAMPUS DISTRICT
SHOWING BUILDING NUMBERS**

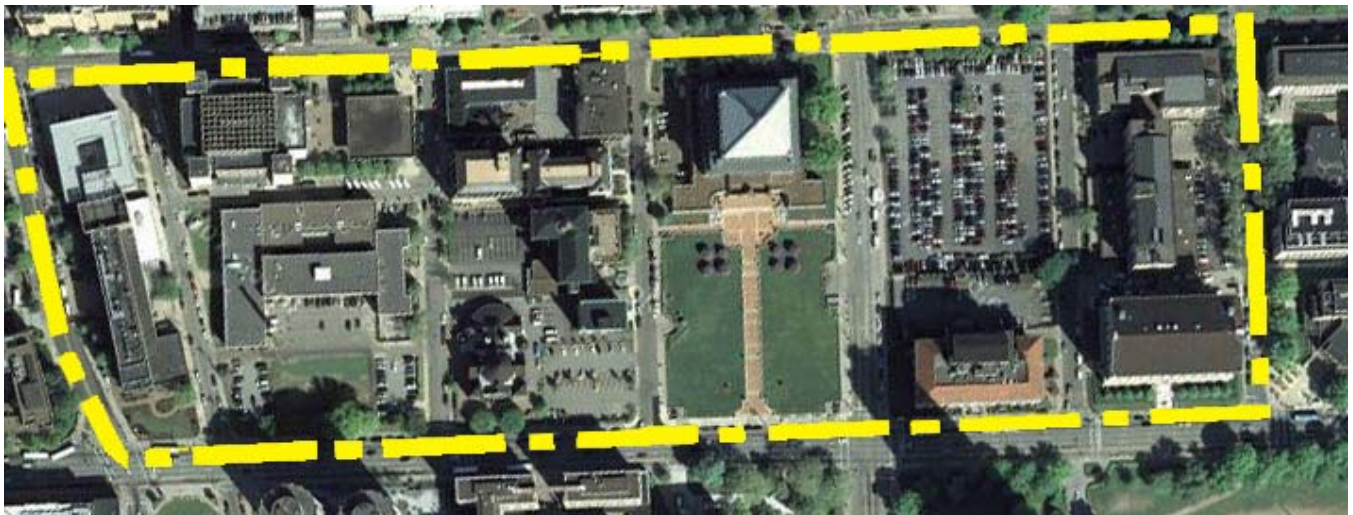


EXISTING CAMPUS PLAN IN MID CAMPUS SHOWING BUILDING USAGE





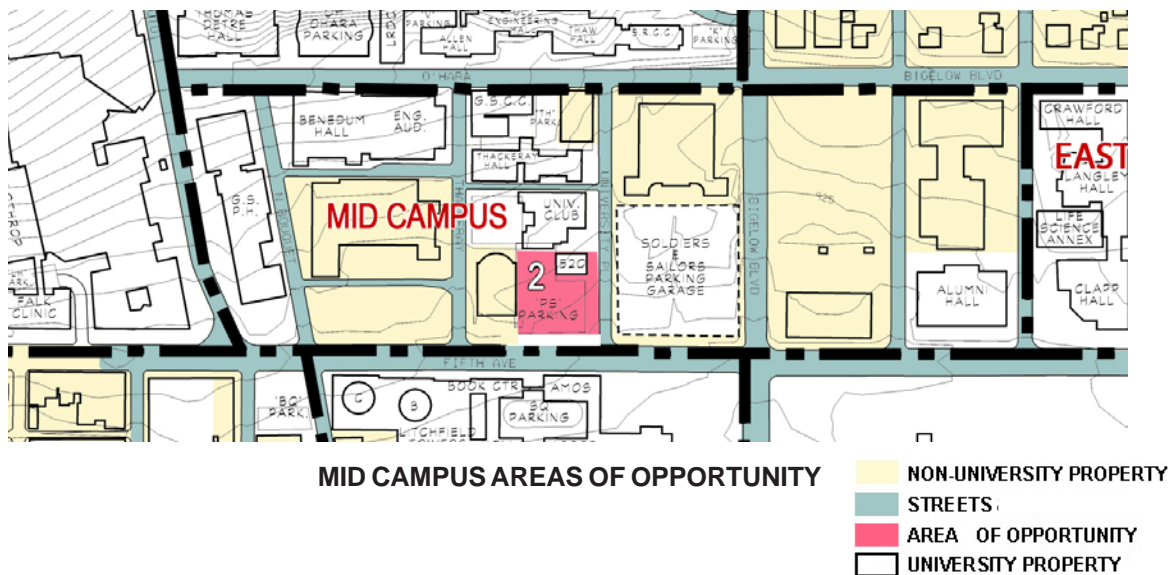
EXISTING PLAN OF MID CAMPUS DISTRICT SHOWING TOPOGRAPHY



GOOGLE EARTH IMAGE OF MID CAMPUS DISTRICT

E.2 “PS” Lot Site

Location:	Adjacent to 121 University Place, The University Club and fronting on Fifth Ave.
Possible Use:	Academic, Administrative, Education, Residential and Parking
Max. Area:	30,000 GSF / floor
Max. Height:	Contextual with buildings on Fifth Ave. & University Drive. Height to be no more than 10 floors at Fifth Avenue.
Min. Setbacks:	8' Setback (to accomodate sidewalk and tree line)

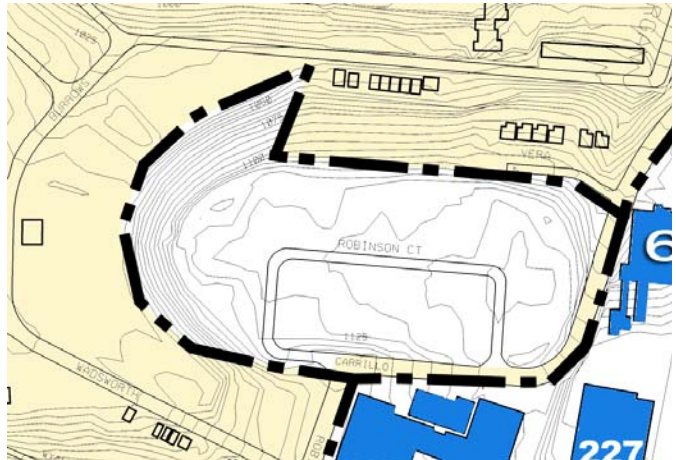
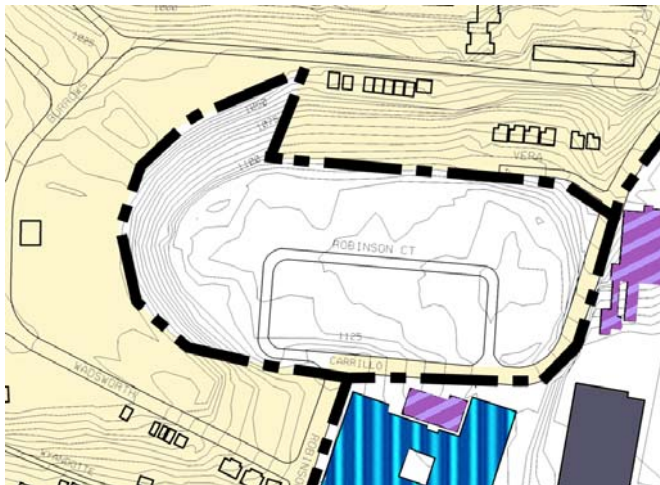


Area of Opportunity along Fifth Avenue in Mid Campus District

West Hilltop District Description

This district currently contains no structures and is located atop a steep slope providing separation from the residences below.

The Primary uses next to this district are student housing, academic, recreation , athletic, athletic support and parking.



**EXISTING CAMPUS PLAN IN WEST HILLTOP DISTRICT.
THERE ARE CURRENTLY NO BUILDINGS IN THIS DISTRICT**



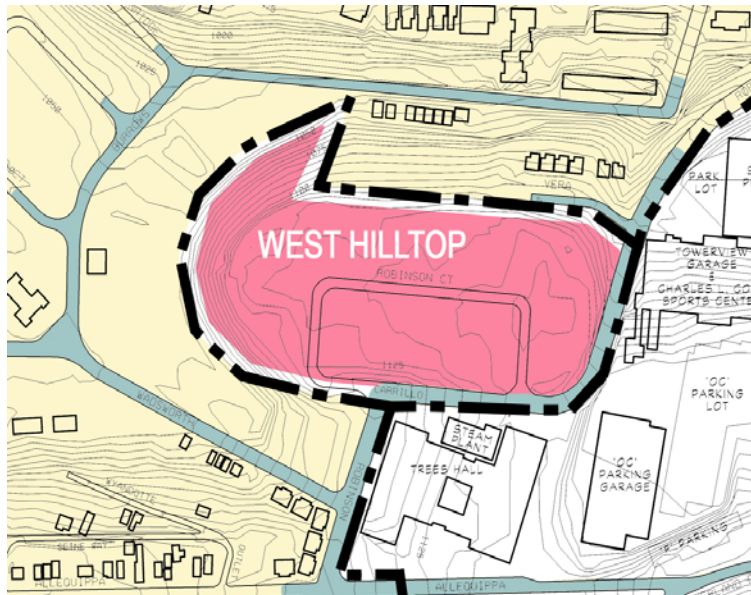
Views in West Hilltop District



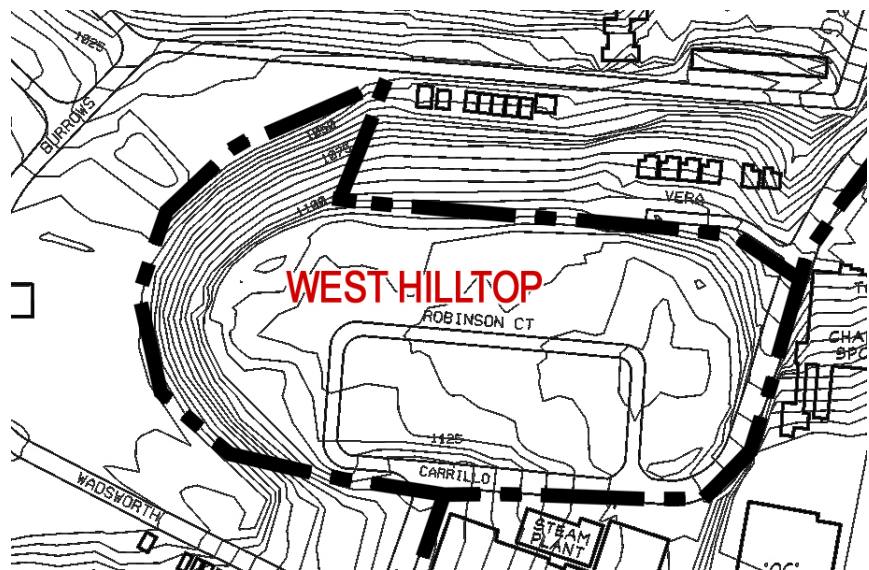
GOOGLE EARTH IMAGE OF WEST HILLTOP DISTRICT

E.3 Robinson Court

Location:	Adjacent to Towerview Garage and Trees Hall
Possible Use:	Academic, Athletic, Residential, Outdoor Recreation, Athletic Support, Administrative and Parking
Max. Area:	30,000 GSF / floor
Max. Height:	Up to 5 Stories
Min. Setbacks:	Zero (0') setbacks along the streets and 15' setback to property lines elsewhere



WEST HILLTOP AREAS OF OPPORTUNITY



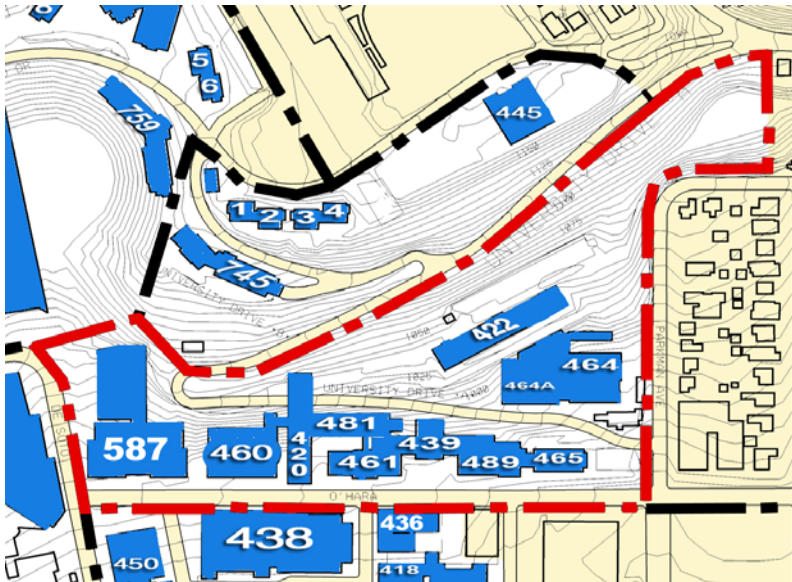
**EXISTING PLAN OF WEST HILLTOP DISTRICT
SHOWING TOPOGRAPHY**

Lower Hillside District Description

The University owns all structures in this district and all but three have frontage on O'Hara Street. The rest are surrounded by University Drive "A". This district houses primarily academic, medical and research functions, plus some parking.



Chevron Building

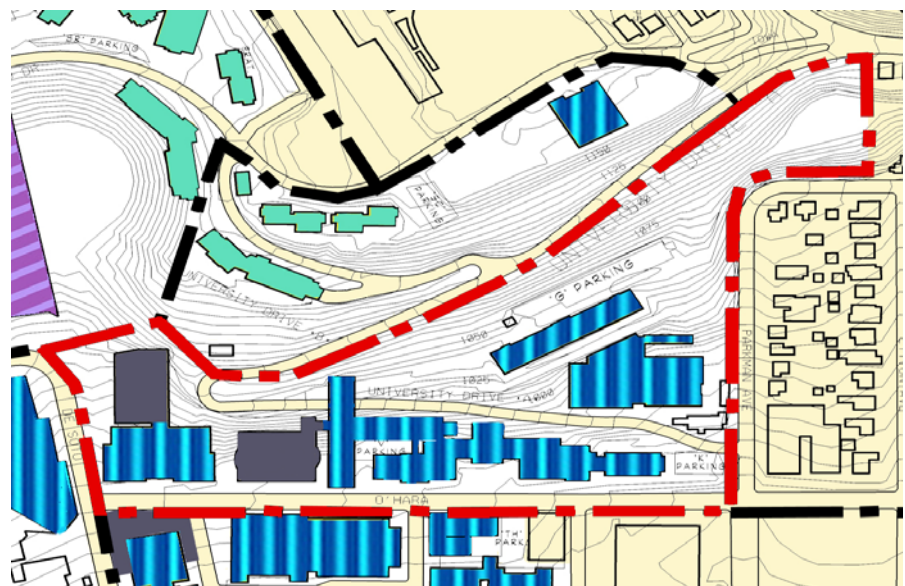


EXISTING CAMPUS PLAN IN LOWER HILLSIDE DISTRICT
SHOWING BUILDING NUMBERS

Detre Hall houses the Department of Psychiatry and the Western Psychiatric Institute and Clinic, a part of the UPMC Health System. LRDC houses scholars working in education and psychological research.

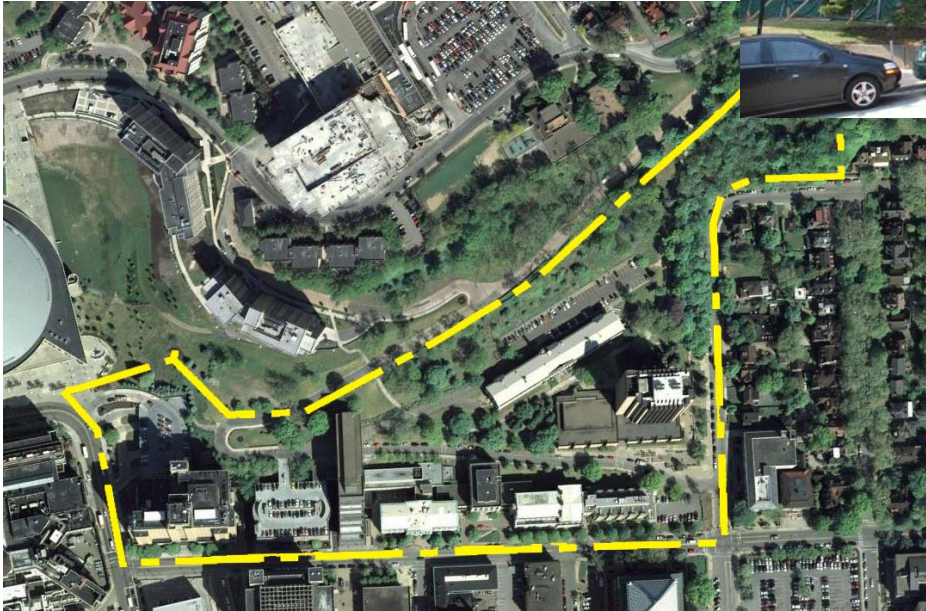
Allen Hall contains offices, classrooms and labs for the Physics and Astronomy Departments. Engineering Hall, Thaw Hall, Eberly Hall and SRCC are also academic buildings with offices, classrooms and labs.

Chevron Science Center is home to the University's Chemistry Department.



EXISTING CAMPUS PLAN IN LOWER HILLSIDE DISTRICT
SHOWING BUILDING USAGE

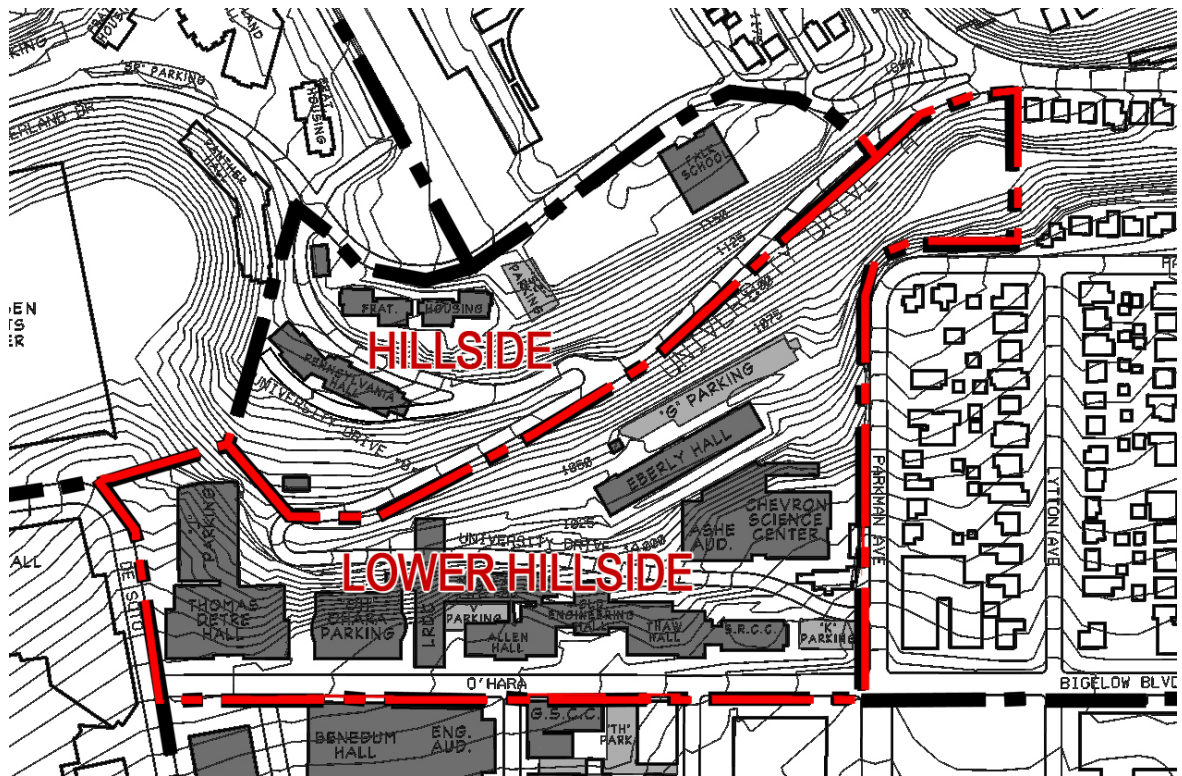




GOOGLE EARTH IMAGE OF LOWER HILLSIDE DISTRICT



View of #5 Area of Opportunity
from Parkman Avenue



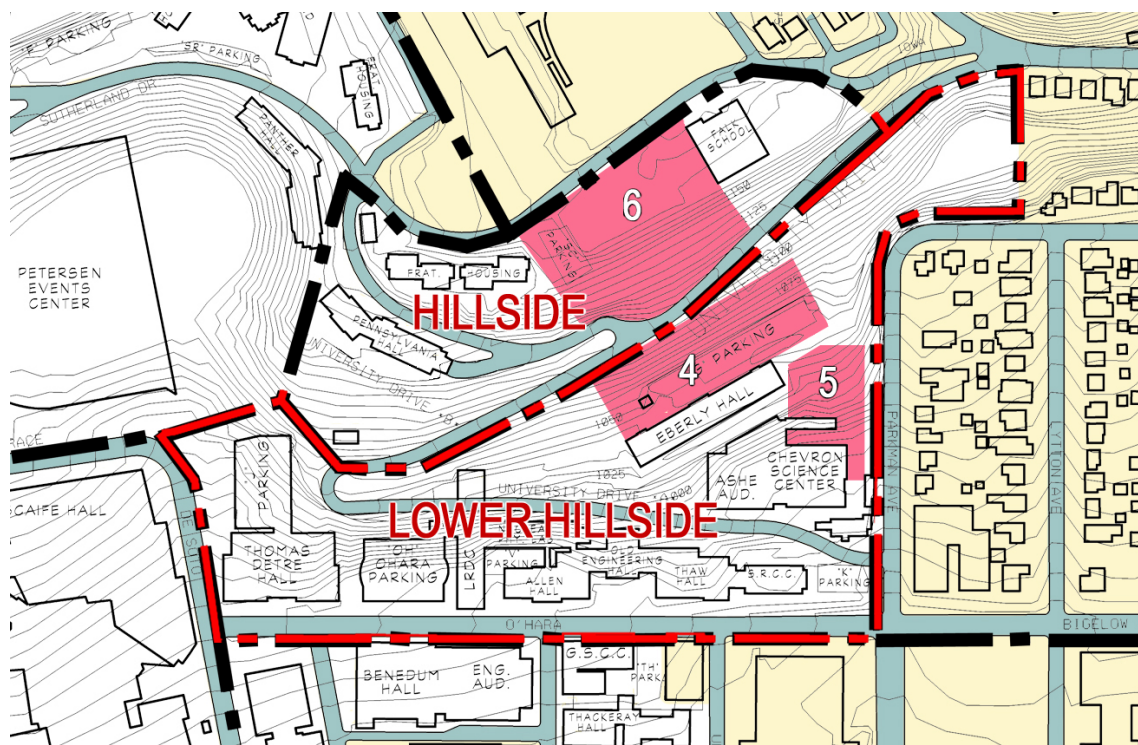
EXISTING PLAN OF HILLTOP DISTRICT SHOWING TOPOGRAPHY

E.4 G Lot

Location:	G Lot and adjacent to Eberly Hall
Possible Use:	Academic, Research, Administrative, Residential and Parking
Max. Area:	36,000 GSF / floor
Max. Height:	Height shall not exceed 12 floors above lot "G"
Min. Setbacks:	Zero (0') setback

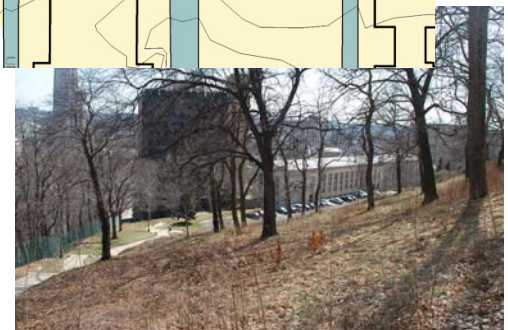
E.5 Chevron

Location:	Adjacent to Chevron Hall and Eberly Hall
Possible Use:	Academic, Research, Administrative, Residential and Parking
Max. Area:	15,000 GSF / floor
Max. Height:	Not to exceed the height of Chevron Hall, when setback at least 80' from Parkman Avenue. Between 15' and 80' of Parkman Avenue height not to exceed 4 stories.
Min. Setbacks:	Minimum 15' setback adjacent to Parkman Avenue and zero (0') setback elsewhere



LOWER HILLTOP AREAS OF OPPORTUNITY

- NON-UNIVERSITY PROPERTY
- STREETS
- AREAS OF OPPORTUNITY
- UNIVERSITY PROPERTY



Site #4 Area of Opportunity behind Eberly Hall

Hillside District Description

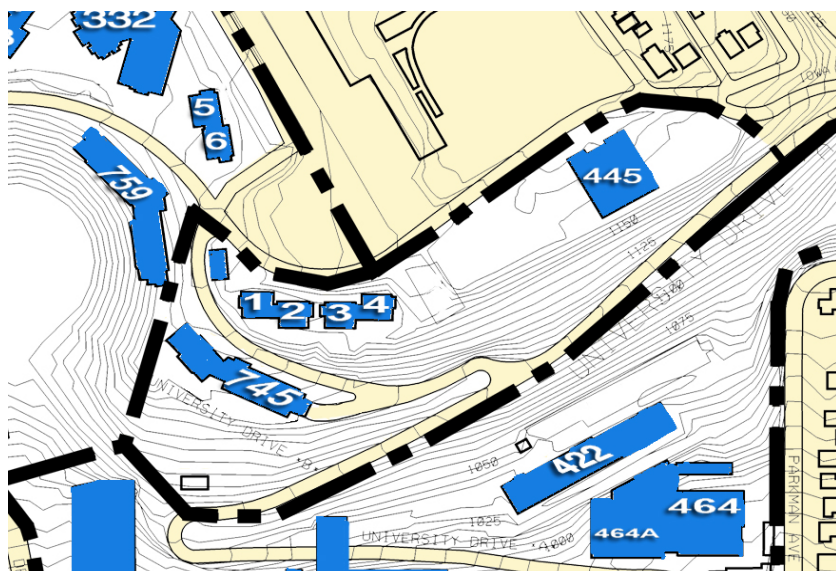
The Hillside District is the steepest topographic area of the campus. Pennsylvania Hall and fraternity houses occupy the western area of this site.

Falk School, a laboratory school for the education department that offers instructional facilities for grades K through 6, is located on the far east end of the Hillside District.

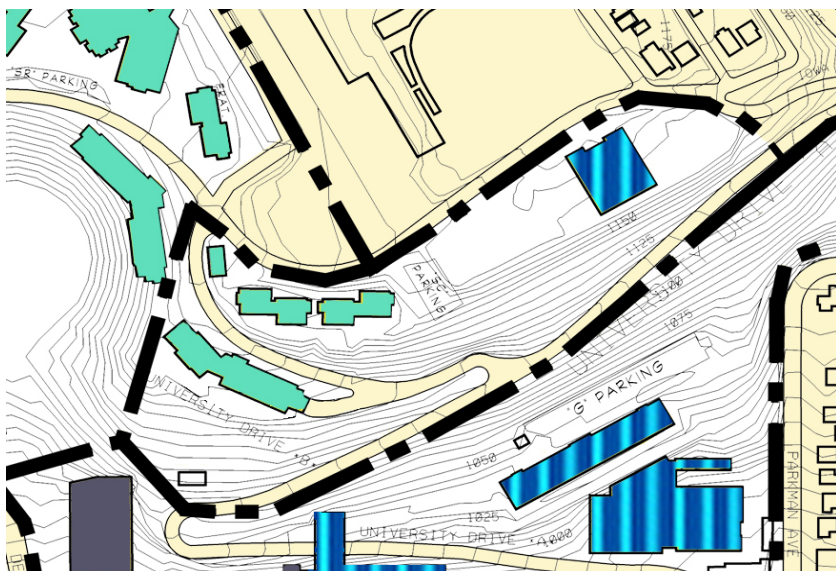
Based on the University's needs, the future development plan is described as follows:



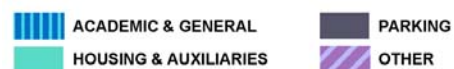
Falk School



EXISTING CAMPUS PLAN OF HILLSIDE DISTRICT SHOWING BUILDING NUMBERS

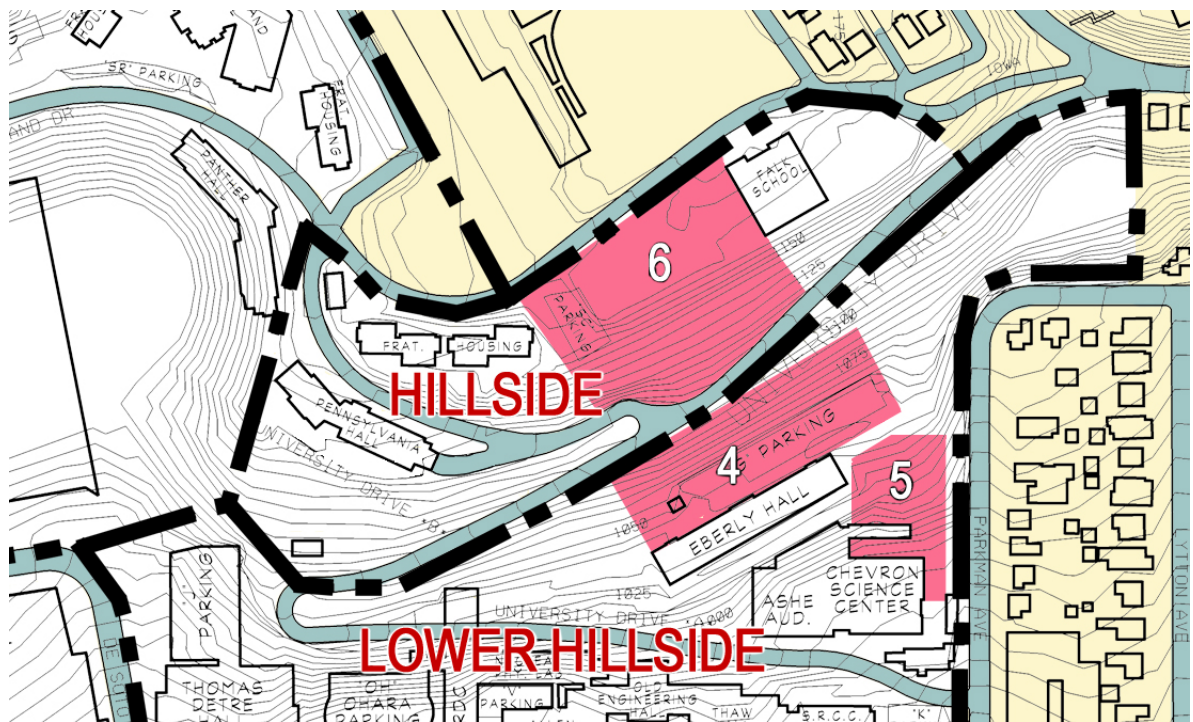


EXISTING CAMPUS PLAN OF HILLSIDE DISTRICT SHOWING BUILDING USE







E.6 Hillside

Location:	Between Falk School and the fraternity houses
Possible Uses:	Outdoor Recreation, undergraduate and graduate student housing and auxiliary services, administration, parking, and campus infrastructure support such as roads, walks, utilities, etc.
Max. Area:	The area of land shown on plan is about 200,000 gsf.
Max. Height:	Twelve (12) stories total, and contextual with the height of Pennsylvania and Panther Halls.
Min. Setbacks:	Setbacks are to be 5' from 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 an urban edge along the streets of this zone.

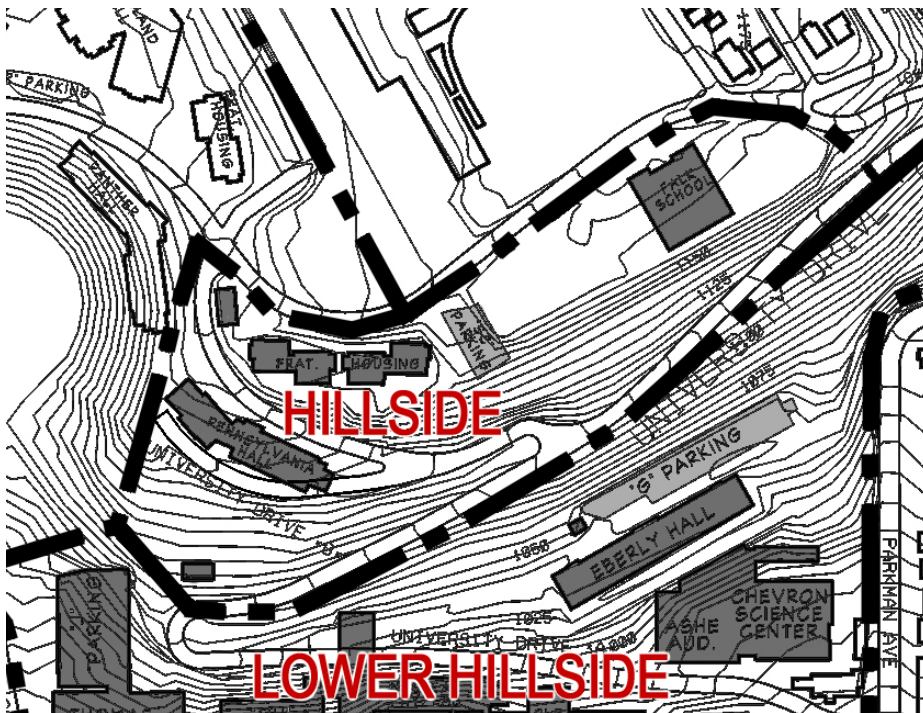


HILLSIDE AREAS OF OPPORTUNITY

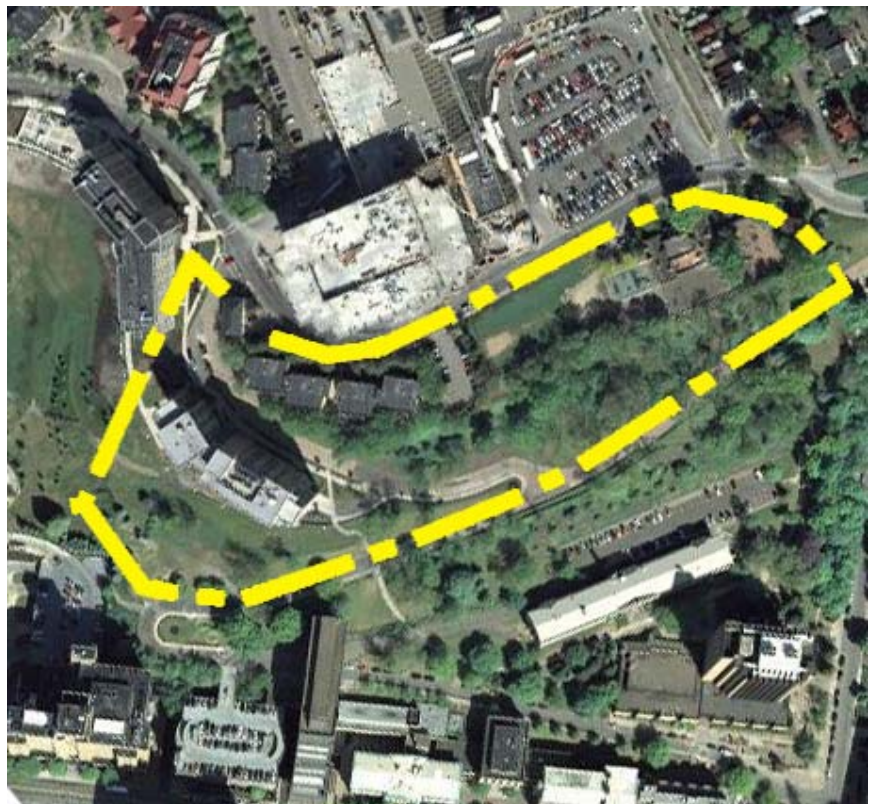
-  NON-UNIVERSITY PROPERTY
 STREETS;
 AREA OF OPPORTUNITY
 UNIVERSITY PROPERTY



View of Site #6 Area of Opportunity



EXISTING PLAN OF HILLSIDE DISTRICT SHOWING TOPOGRAPHY



GOOGLE EARTH IMAGE OF HILLSIDE DISTRICT

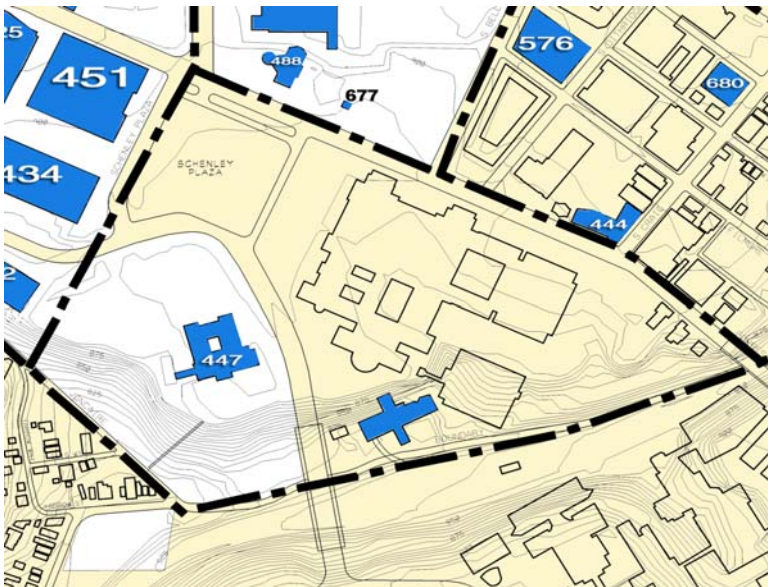
Schenley Park / Museum District Description

This district has only two structures owned by the University and given the proximity to Schenley Park and Schenley Plaza, the district is very open and green.

The Bellefield Boiler building provides utility support to campus.

The Frick Fine Arts building houses the University's Departments of Art History, Architecture and Studio Arts, as well as one of the best Fine Arts Libraries in the United States.





The other major occupants of this district are the Carnegie Museum & Library, as well as the public green at Schenley Plaza.



EXISTING CAMPUS PLAN IN SCHENLEY PARK / MUSEUM DISTRICT SHOWING BUILDING NUMBERS

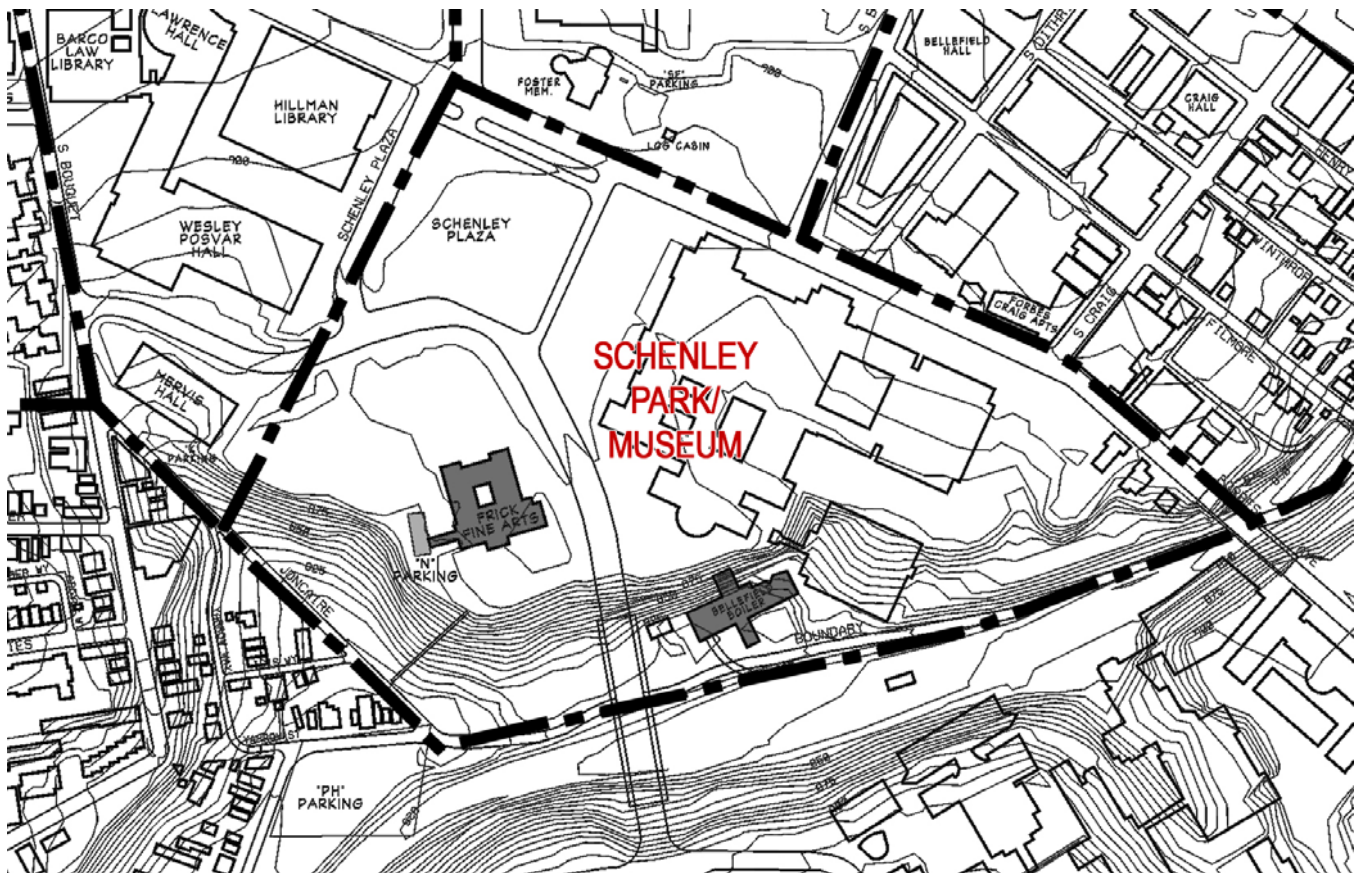


EXISTING CAMPUS PLAN IN SCHENLEY PARK / MUSEUM DISTRICT SHOWING BUILDING USAGE

	ACADEMIC & GENERAL		PARKING
	HOUSING & AUXILIARIES		OTHER



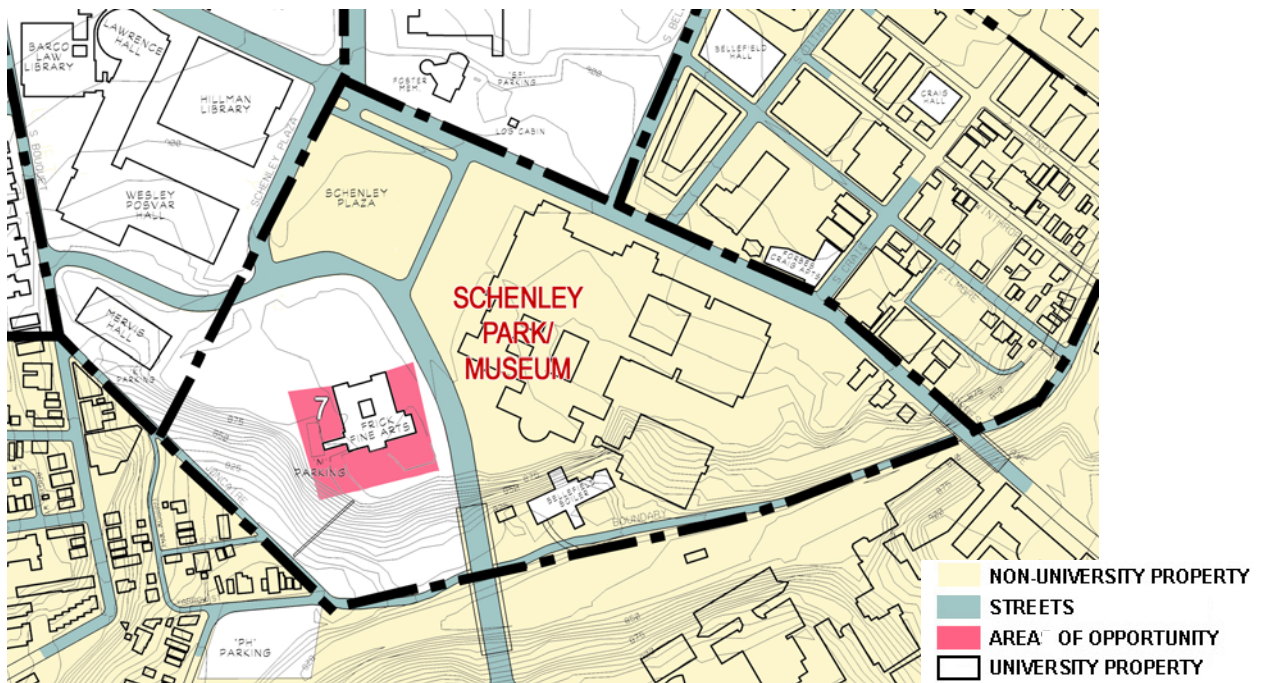
Above: Frick Fine Arts Building



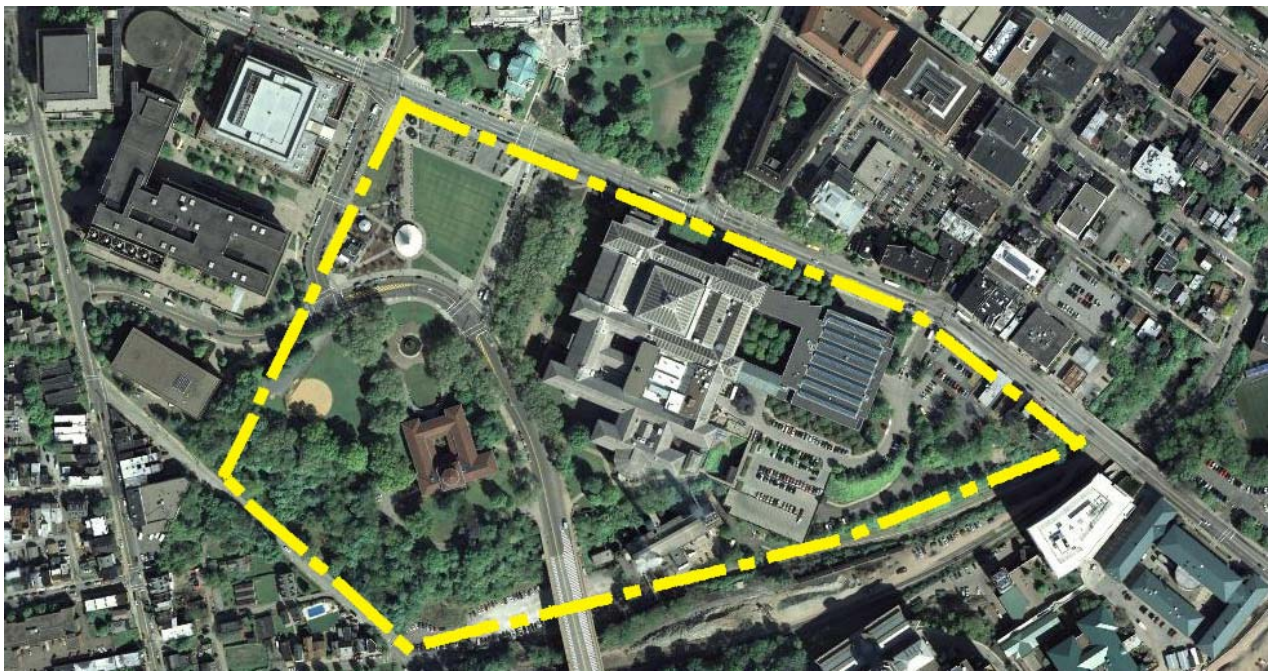
EXISTING PLAN OF SCHENLEY PARK / MUSEUM DISTRICT SHOWING TOPOGRAPHY

E.7 Frick Fine Arts Addition

Location:	Adjacent to the existing facility
Possible Uses:	Academic, Display Galleries, Administrative and Parking
Max. Area:	6,000 GSF / floor
Max. Height:	Building not to exceed the height of Frick Fine Arts
Min. Setbacks:	20' setback from Schenley Park Entrance Drive



SCHENLEY PARK / MUSEUM AREAS OF OPPORTUNITY



GOOGLE EARTH IMAGE OF SCHENLEY PARK / MUSEUM DISTRICT

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 and Chatham University 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 success of 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 more than 205 carpools with over 250 participants and at least 11 vanpools with more than 130 riders. Additionally, a bicycle program is promoted by the Ridesharing Office, and there are more than 1,000 bicycles on campus every day.

University of Pittsburgh Parking Spaces

Owned	4,554
Leased	301
Total	4,855

Other Oakland Parking Spaces

Privately owned	1,556
Public (on street)	959
Total	2,515

Campus Population Data (Fall 2007)

Full-Time Students	22,489
Part-Time Students	4,531
Total Students	27,020
Faculty/Research Associates	4,485
Staff	6,495
Total	38,000

Student Parking	Permit Ratio
On-Campus Resident	1/29 students (3.4%)
Off-Campus Resident	1/86 students (1.5%)

NOTE:

Many of the university's commuter students live in Oakland, Shadyside, Squirrel Hill and use both public transportation and the University's shuttle system

The University's Parking Office manages over 4,500 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, SMG, 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. 🟢

University Initiatives:

Provided project management services for the Hometown Streets improvement project and the new bus railing project.

PT&S, the Athletics Office and SMG worked collectively to improve transportation planning for special events on campus by developing and providing directions, and alternate parking locations to fans and concert goers.

The new Commuting Alternatives website includes links to OTMA and to PennDOT for construction project updates, and direct links to PennDOT traffic cameras to aid drivers with planning their commutes.

Partnership with Port Authority has expanded. The university has initiated a process to move from a ridership pass to a proximity card for all of our students, faculty, and staff. When these cards are implemented, the University will be able to obtain data as to the direction of our ridership. Also preliminary discussions have developed regarding certain Park and Ride locations being designated as Oakland Park and Rides. In conjunction, the University may have the ability to direct routes to the Oakland area. 🟢

Working with the University of Pittsburgh Medical Center (UPMC) system and the Veterans Hospital (VA) to explore a joint venture for "off-campus" lots and shuttle service to the Oakland area.

Exploring the possibility of intercept parking areas that will allow employees to park outside of Oakland and take a shuttle to work. 🟢

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. [2]

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.

Undermined Area Overlay District

The University is aware that some of the area in the studied 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 West Hilltop have views beyond the site 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 on campus. [2]

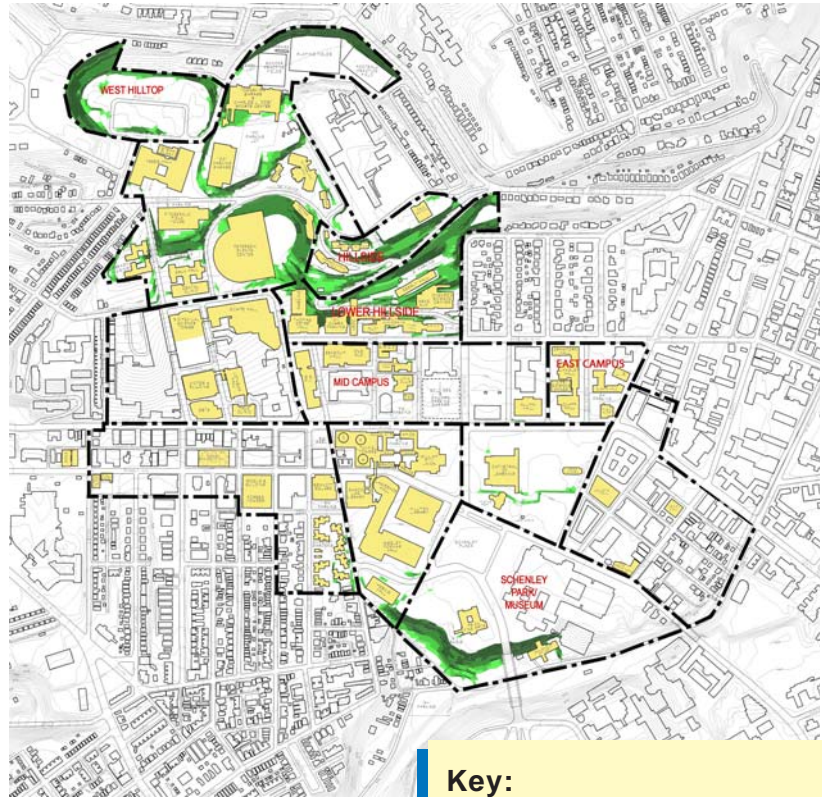


Above: One can see Mount Washington and the tallest buildings of downtown from the top of the "OC" Parking Garage, looking over the roof of Trees Hall.

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 preceded by a careful geological analysis to insure the safety of the site and preservation of higher elevation sites.



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 and are not a historical, well-established grove. The good during all Campus building projects is to disturb as few mature trees as possible. All future building development will include the planting of new trees and vegetation where proper land and access to sun exist. 🌱

Key:

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

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 result of demolishing the Pitt Stadium and building the Petersen Events Center (PEC) was the elimination of several acres of impervious surface and replacement with green space. In addition to this and the Cathedral of Learning grounds which will be maintained as green areas, the University has been consistently removing unnecessary ground paving and providing plantings throughout the campus, as an ongoing sustainable effort to improve the campus aesthetics, increase rain water absorption and minimize runoff. Using the building sites to their maximum built potential vertically, will allow for more ground area that can be preserved for pedestrian circulation, urban green spaces for relaxation and natural water absorption, as overall impervious roof areas are reduced. Therefore, it is estimated that there will be adequate pervious surface area throughout the Campus.

It should be noted also that many of the proposed areas of opportunity are located on current parking lots, so there will likely be a net loss of impervious surface in those locations where grass strips and tree planting areas are gained at building exteriors. Green roofs may also be considered on sites slated for construction that are currently pervious. 🌱

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

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. ■

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 two large, stone portal signs with similar architectural character to the Cathedral itself 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 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 Events 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. [2]

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. [2]

University Drive Point - Site Development Guidelines

Besides the Cathedral District, 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. [2]

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.

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,

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).

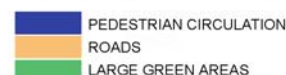
Future building along University Drive should conform to the urban grid.

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 will be used to help structure the space (not scattered).



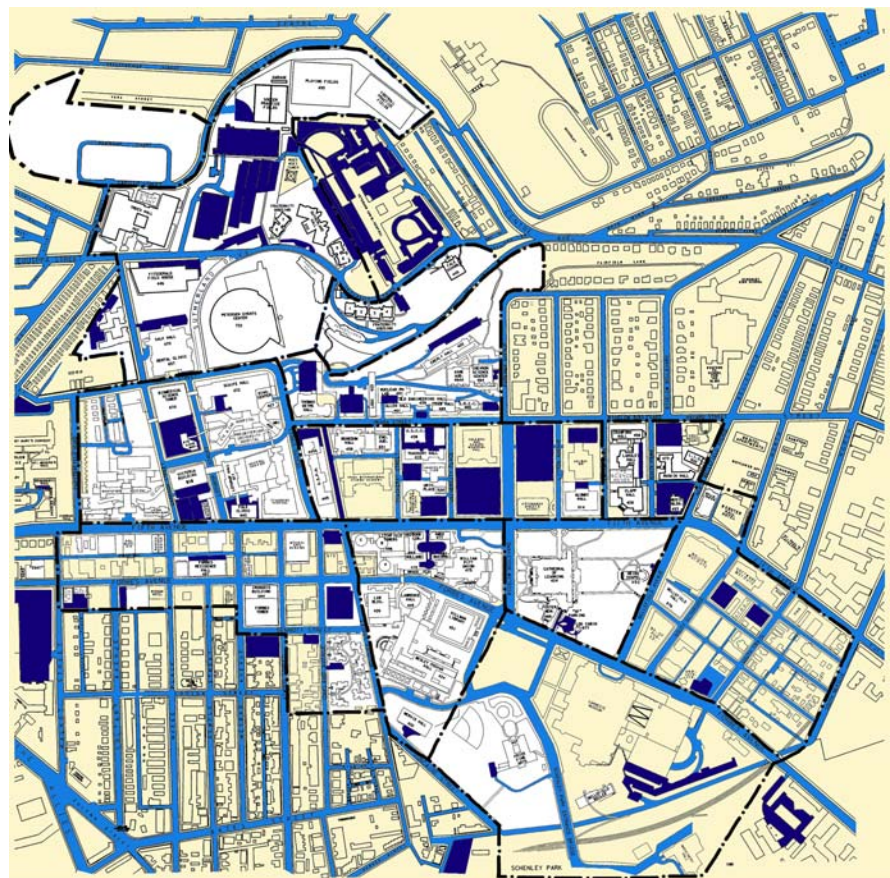
EXISTING PEDESTRIAN CIRCULATION
DIAGRAM INDICATES SIDEWALKS AND PLAZAS



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 areas of pavement and little or no green space.

In order to reintroduce green space into the interior campus landscape, the area between Wesley Posvar Hall and Hillman Library has been converted into a linear park – a collegiate landscape of grass and trees. The center of this area (the area that was formerly roadway) is redesigned to include specialized paving for important pedestrian cross routes that would cross a large panel of grass and trees.



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

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

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 protection. [2]

The bridge between David Lawrence Hall and Hillman Library had no functional use, was deteriorated and therefore was demolished. This opens the view from Forbes Avenue into the Posvar Hall green space and will enhance an area of Campus that is presently under-utilized. [2]

With the existing large artwork at the end of the 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. [2]

1.7 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. [2]

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. [2]

1.8 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

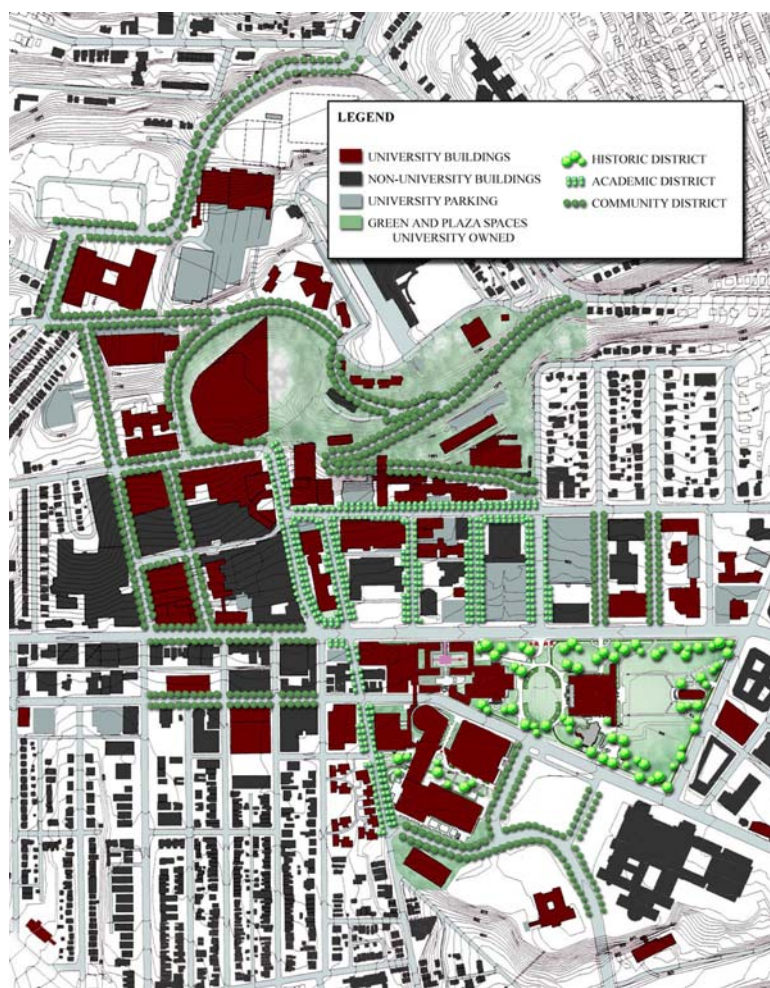
three levels of importance, based on visibility and usage.

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. [2]

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.



Above: Campus-wide landscape and tree planting plan done for the University by Van Yahres Associates in 2002.

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 grown 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.

To alleviate the community's concern for institutional expansion and following sound sustainable practices, the University has made a concerted effort to use its land resources efficiently by expanding vertically in those areas that are not transitional zones, where the building height needs to be sensitive to the adjoining community. Using its land resources to their maximum built potential vertically, allows for more ground area that can be preserved for pedestrian circulation, urban green spaces for relaxation and natural water absorption, as

overall impervious roof areas are reduced. Vertical buildings also allow for more efficient distribution of the University's central utility systems and result in conservation of energy and natural resources. Successful examples of this effort are the newly built Panther and Pennsylvania Halls.

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 and the Soldiers & Sailors Memorial. The University purchased and renovated the Masonic Temple (Alumni Hall) facility and is now in the process of renovating the University Club.

The Forbes/Fifth Corridor is a mixture of neighborhood and University-oriented shops, restaurants 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. The University and the Medical 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, the construction of Sennott Square by the University, the purchase and renovation of the Loeffler Building by the University, and the renovation and occupancy of the long vacant Parkvale Building have significantly increased 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. The plaza was recently converted into a wonderful park space and includes a number of urban amenities.

J.2 Urban Design

The Built Environment

The Oakland Campus consists of over 75 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.

Over the years, the University of Pittsburgh has acquired very important contributing historic structures in the Oakland area. The successful renovation and adaptive re-use of major contributing structures such as the Schenley Hotel (now the William Pitt Union), the Masonic Temple (now Alumni Hall) and the University Club has had a very positive impact on the preservation of Oakland as a historic neighborhood. Renovating and re-using existing structures when possible, is also a sound sustainable practice.

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.

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

- | | |
|-------------------------|-----------------------|
| Allen Hall | Alumni Hall |
| Bellefield Hall | Cathedral of Learning |
| Clapp Hall | Frick Fine Arts |
| Gardner Steel Building | Heinz Chapel |
| Music Building | Ruskin Hall |
| Stephen Foster Memorial | Thackeray Hall |
| Thaw Hall | William Pitt Union |
| 121 University Place | |

University Club contributes to Schenley Farms Historic District.

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, Pennsylvania Hall and Panther Hall 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.

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 from 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. [22]

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.

Some of the Lower Campus urban plazas adjoining the modern buildings built in the '60's and early 70's have not been very successful in attracting people due to the large amount of paved area and their location off the major path of pedestrian circulation at the time of construction. One particularly "unfriendly" area was the large plaza between Posvar Hall and Hillman Library. Five years ago, the University addressed this issue very successfully. After the Bouquet Gardens Housing project was completed and plans for renovation of Schenley Plaza began, the University embarked in a major landscaping project that involved removal of large expanses of concrete paving, planting of trees and shrubs and provision of benches, tables and chairs, changing this area into one of the most successful outdoor spaces on campus for pedestrian circulation and passive recreation.

In conjunction with the construction of Schenley Plaza, the University also refurbished the wide sidewalk along Pennant Place in front of Schenley Plaza, by removing concrete paving, planting trees and shrubs and providing benches.

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, the area between Hillman and Posvar 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. [23]

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. [24]


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 from 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:

1. 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. There are also new stairs and sidewalks connecting the greenspace at Petersen Events Center with Panther and Pennsylvania Halls. In addition, new sidewalks have been built and existing sidewalks widened in the Upper Campus area near the facility.
4. Pedestrian corridors are difficult to navigate. Pedestrians must compete for space with parked and moving vehicles.
5. Because many campus streets are public thoroughfares, the Campus lacked recognition and visual identity. In the last few years, the University has made a concerted effort to visually unify the Campus areas by developing and enforcing standards for these site furnishings and fixtures in order to strengthen the Campus image within the community.
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, one must first understand its basic urban nature, as well as the impact of its topography. Basically the Campus is divided into two distinct topographic areas, with the Upper Campus located approximately 200 feet above the Lower Campus and steep hills leading to it.

Located on the Lower Campus, the Cathedral of Learning and the lawns and buildings which surround it are the visual heart of the Oakland Campus. The center of activity of the Upper Campus is located in the Petersen Events Center (PEC) and careful consideration was taken during its design to emphasize the views of the Cathedral from this impressive venue so as to strengthen its visual connection with this iconic building.

Architecturally, there is no single, unifying visual theme common to all campus buildings. This is due in part to the incremental nature of campus development spanning many years 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 diverse visual image of the Oakland Campus 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 University owned 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 build its buildings. During the 60's and 70's, while most other institutions sacrificed materials quality in favor of large amounts of useable space to satisfy expansion needs, the University built high quality buildings such as Posvar Hall, Litchfield Towers, Barco Law Building and Benedum Hall.

During the 80's the University made a major capital investment in the "Campus of the Future", a major expansion of the university's

Aesthetic Objectives of the Master Plan

To protect and foster the development of memorable spaces which 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 which contribute to the campus' aesthetic. 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 heritage of the University.

The above goals 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 surroundings and that create memorable, human scaled, safe open spaces within the context of the campus. 

Establishing a recognizable pattern of site furnishings, streetscaping and signage to strengthen the campus identity and provide visual continuity.

telecommunications, data and power distribution 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 greatly enhanced.

Specific Recommendations By Campus Zone and Districts

Campus Zones

In order to evaluate the physical aspects of the campus and make general recommendations, the campus and surrounding areas of interaction with the community and other institutions have been arranged according to zones that share a similarity in topography and landform, building uses and/or architectural character.

Oakland Civic Historic District

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

General Recommendations - Oakland Campus

Except for the Syria Mosque site, high profile, “signature” buildings should be avoided.


All buildings within zones neighboring the Cathedral of Learning must use limestone as the primary exterior building material (see description of Campus Zones below). Glass may be used as a secondary exterior material to complement the limestone. Metal panels are not acceptable as either primary or secondary exterior building material, but could be used as an accessory material in relatively small areas.


Unless otherwise noted in the Specific Recommendations by Campus Zone, limestone and/or brick exterior construction, similar to that used in the existing adjacent buildings, is strongly encouraged as the primary building material for campus buildings.


Additions to existing buildings must respect the main building’s original architecture and must complement it by using in the addition some of the building’s primary exterior materials (limestone or brick). Minor additions such as mechanical equipment rooms, new ventilation shafts, etc. must be integrated with the existing building architecture to make them as inconspicuous as possible, respecting the architectural style of the existing building. Adding exposed ducts, pipes, conduits or wires on the exterior of the buildings is not acceptable.


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 Campus Zone:


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


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

The character and function of the green/open spaces surrounding the new buildings’ location are as important as the buildings themselves. These spaces must be carefully programmed to establish how they will interact with adjacent buildings and streets. Open spaces must be closely related to and enhance major pedestrian routes. Security for open spaces will be enhanced by placement near busy walkways, or adjacent to large glazed areas. 

Throughout the Campus, location of “parklets”, small open areas with benches and trees is encouraged. Parklets need to be oriented to sunny southern exposure and the location of benches needs to be planned to take advantage of the surrounding views (it could be a great perspective of a historic structure, an outdoor sculpture or a grand view of the Lower Campus). 

Design low maintenance, sustainable outdoor green spaces and limit the amount of hard paving only to areas that need it, so as to allow for rainwater absorption and minimize run-off. 

The Campus trees (particularly those in the Cathedral of Learning grounds) are a major asset to the campus that must be preserved. Trees are cared for and maintained following the University Trees Maintenance Manual. 

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 visually compatible with adjacent materials.

Because of the hilly nature of the Oakland Campus, some of the buildings rooftops are readily visible from adjacent structures. Particular care must be exercised in the design of these rooftops, just as any of the other buildings’ facades. Rooftop or grade level utility and service structures should be designed so as not to be conspicuous from the street or when viewed from upper level windows of adjacent buildings.

Use of the University standard outdoor furniture, furnishings and fixtures is mandatory within the Campus.

The University has established a standard sign type for outdoor building identification. Use of other identification signs for buildings or School names is not permitted and Professionals are discouraged from incorporating them into their concept design. Also, the use of building mounted clocks and/or the University seal as a component of the building design is discouraged.

J.5 Neighborhood/Campus Transitional Zones

Hilltop/Hillside Zones

The Hilltop is nearly 200 feet in elevation higher than Forbes Avenue and the Hillside Zone presents a steep slope toward the Lower Hillside area. Use of these areas is mainly for indoor and outdoor athletic and recreation facilities and student housing. Both the University and the Medical Center have significant parking facilities on the Hilltop.

The Veterans Administration Hospital, located to the east of the Hilltop zone, establishes the institutional character and scale of these areas. This institutional scale is reinforced by the PEC and the University's student housing buildings.

The Lower Hillside is densely developed and almost all available building area along O'Hara Street has been utilized. Most of the buildings are academic facilities, primarily for the natural sciences. Three of the buildings, Thaw Hall, Eberly Hall and Allen Hall were built as part of, or to complement the Hornbostel Plan. These classically styled buildings, along with Old Engineering Building and Nuclear Physics laboratory are low or mid rise structures.

The Chevron Science Center, located on the east side of the site, is a high rise building occupied by the Chemistry Department. The LRDC building, a modern structure, was designed to include a future escalator to connect the Upper and Lower Campus zones.

O'Hara Street, the primary street along the zone connects the Medical Center to the west and the neighboring residential community of Schenley Farms to the east. The classical architecture makes O'Hara Street an attractive urban campus street. University Drive A, which links the Lower and Upper Campus, is more park-like in character and on the Hillside area, is lined by attractive, mature trees.

Specific Recommendations

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

Existing topographic features should be taken into consideration when locating buildings and parking areas. Buildings should primarily be oriented parallel to natural contours. [2]

Provide a coherent system of outdoor urban spaces and pedestrian circulation within these zones, and connecting these Zones with the lower and upper campus as needed. Along Alequippa Street and University Drive, the urban fabric can be reinforced by locating buildings relatively close to the streets and creating well proportioned, green open spaces adjacent to the building entrances. In most cases, setbacks should be minimized only to the space required by some landscaping to soften the base of the structure. Pennsylvania Hall and Panther Hall are examples of this strategy. [2]

The integrity of the historic buildings' architecture must be preserved, not only on Allen and Thaw Halls (which are contributing structures the Oakland Civic Historic District) but also on OEH and Eberly Hall, which are outstanding examples of traditional collegiate architecture. [2]

Whenever possible, take full advantage of the views and sun orientation when locating building openings. [2]

Acceptable major building materials for new buildings/ additions on these zones include limestone or brick as primary building materials, with textured concrete block, glass and metal panels as secondary materials. The color and texture of these materials shall match the adjacent or predominant University structures. Concrete masonry units and metal panels are not acceptable as primary materials for structures adjacent to the traditional and historic structures.

All mechanical and other related rooftop equipment must be completely concealed from view by pedestrians along O'Hara Street and the Lower Campus.

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 Avenue. As such, the University image must be present but must also coexist with its commercial and residential neighbors.

New buildings' height and bulk should step down from Forbes Avenue toward the Central Oakland community.

Emphasize pedestrian scale, especially at building entries and street level. Street level commercial use architecturally defines the Forbes Avenue corridor. New buildings or major remodeling of existing buildings should visually reinforce the continuity of the commercial area by avoiding solid walls and strongly considering large glass surfaces at pedestrian level. University standards for exterior building lighting, canopies, building signs, sidewalk pattern, etc. along this corridor must be used to reinforce the University identity. For new buildings, carefully consider the volume of pedestrian traffic along sidewalks and at busy intersections when establishing setbacks. [2]

All rooftop mechanical and related equipment must be completely concealed from pedestrians' view.

Lower Campus Core

The Lower Campus Core, together with the Cathedral grounds zone, is the hub of activity of the Lower campus. It is an intensively developed, highly trafficked area. All the buildings in this zone are massive in scale.

Pedestrian connections between the student housing complexes and the academic facilities to the south of Forbes Avenue are very important, as are the connections between WPU and the Cathedral. Pedestrians compete with automobiles, bicycles and, on Forbes Avenue, with traffic utilizing the Schenley garage. These difficult street crossings result in the fragmentation of an area which ought to function in a more unified manner. [2]

The lower campus core is characterized by very significant academic and library facilities. All 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 in the late 60's and early 70's.

Inviting pedestrian levels and entry areas are essential for any new construction and renovation of existing buildings.

New facilities should be designed to reduce to the extent possible, the large scale of the buildings in this Zone that are located south of Forbes Avenue. Development of architectural "signature" structures is especially inappropriate in this Zone due to the strength and large scale of the existing architecture.

The scale of the buildings and their density within the core dramatizes the need to enhance pedestrian spaces and corridors. By providing pedestrian scale landscaping (primarily tree planting and related pedestrian improvements) the lower campus open space can be more strongly linked to Bouquet Street, Forbes Avenue and Schenley Plaza. The renovation of Schenley Plaza has created a large, attractive open space for leisure and recreation in the heart of the Lower Campus Core. Pedestrian traffic patterns connecting the Campus with this major asset must be protected and enhanced. [2]

New structures in this Zone must use limestone as the primary building material. Glass is also an acceptable material to complement the limestone, but the use of metal panels and concrete block masonry as primary building material, are not an option due to the proximity of this Zone with the Cathedral of Learning.

All rooftop mechanical and related equipment must be completely concealed from pedestrians' view.

Eastern Campus Zone

The Eastern Campus is home to the Clapp-Langley-Crawford Halls, the Life Sciences center of the University. These mid-rise buildings cover a considerable portion of the block between Tennyson and Ruskin Avenues. This complex was cohesively developed and provides a recognizable image for the Life Science departments.

However, there is no visual relationship between the other buildings in this zone, and between this zone and the rest of the campus. The School of Library and Information Science Building, a mid-rise cast in place concrete facility, has little in common with the neighboring Ruskin Hall. A student housing complex, Ruskin is an early twentieth century urban apartment building that houses University students.


The Music Building, located on Fifth Avenue across from the Cathedral is an attractive residential scaled older building.

New structures in this Zone must use limestone as the primary building material, except for any added space to the Music Building that could use as an alternative, ashlar stone to match the existing structure in pattern and color facing Fifth Avenue. Buff color brick is an acceptable alternative on the opposite side, facing Ruskin Hall. Glass is also an acceptable secondary material to complement the stone or brick, but the use of concrete masonry units or metal panels is not an option, due to the proximity with the Cathedral of Learning.


All rooftop mechanical and related equipment must be completely concealed from pedestrians' view.


The Cathedral of Learning Zone

The Cathedral of Learning and the grounds surrounding it constitute the heart of the Oakland campus. The Cathedral embodies the image of the University of Pittsburgh. The grounds surrounding it are home to the Stephen Foster Memorial and Heinz Chapel. These buildings are executed in the Collegiate Gothic style and are designated as contributing structures in the Oakland Civic Historic District.

The Cathedral grounds also provide the Campus with its most significant outdoor leisure space. The grounds' trees are a major asset that must be carefully preserved. It is intensively used for strolling and lounging, as well as for recreational activities. Due to the importance of the Cathedral grounds both symbolically and functionally, the University has made a commitment not to build any buildings within this area and preserve it as open green space. 

Any visual elements to be added to the buildings or grounds in this zone (no matter how small) must be very carefully studied to ensure the aesthetic integrity of the Zone.

Over the last 10 years, FM has been implementing a plan to replace the Cathedral's window air conditioners with central air and ventilation in the building. As internal spaces are renovated, an effort must be made to implement this replacement in order to improve the aesthetics of the building and save energy. 

Besides the buildings, other important aesthetic elements that must be preserved are: the design of the railing along Fifth Avenue, (as long as it is needed to protect pedestrians from the contra-flow lane), the trees and surrounding hedge, the exterior lighting and furnishings (benches, trash receptacles, etc.) and the original patterns and material on sandstone walks. If replaced or expanded, the sandstone walks must be installed according to strict FM specifications. 

Bellefield-South Craig Zone

This zone includes a mix of office, commercial and residential uses. Institutional facilities along Bellefield Avenue enhance the image of the Cathedral of Learning and the University Campus core. These buildings provide an appropriate transition in scale between the larger, institutional uses to the west and south and surrounding, more community oriented uses to the east. Existing residential properties on the north side of the zone are appropriately scaled urban apartment buildings.

Currently, the University has only a limited presence in this zone: Bellefield Hall and Craig Hall.

Bellefield Hall is a historic designated structure and as such, any modifications to the exterior of the building, regardless of size shall be visually consistent and integrated with the existing architecture.

The Carnegie/Schenley Park Zone

This zone is the main entrance to the Campus from Schenley Park. The views of the Cathedral of Learning, The Carnegie and Frick Fine Arts are outstanding. The view from the campus to the Park

provides the campus with a much needed sense of green, open space. Visual connection to Schenley Park has been enhanced by the renovation of Schenley Plaza.

Along Joncaire Street, steep embankments separate this area from the community and create a well defined campus edge.

Frick Fine Arts Building is a historic designated structure within the Oakland Historic District and as such, any modifications to the exterior of the building, regardless of size shall be visually consistent and integrated with the existing architecture. All mechanical or related rooftop equipment must be fully concealed from pedestrians' view.

Medical Center Zone

The Medical Center District is densely developed with mid and high-rise structures, including parking. To maintain continuity of patient care, several overhead pedestrian bridges have been constructed across the streets. The newest University building within this zone is the Biomedical Science Tower 3 (BST3).

This zone has two important streets: Darragh St. and Sutherland Dr., expected to have completely different character in the future. Darragh St. will continue to be a major vehicular traffic and pedestrian thoroughfare, as a north/south connection between the Upper Campus and the medical Campus. This street also carries a lot of the traffic to the Upper Campus parking facilities and Convocation Center. The new Medical Student Housing on the east side of Darragh St., has created a pleasant Campus edge that will shield the adjacent communities from the Darragh St. traffic and new development in this zone.

Sutherland Dr. has been closed to vehicular traffic (except for emergency vehicles and access to the PEC loading dock) and the plan is to emphasize its use in the future as an outdoor pedestrian mall to connect the Upper and Lower Campuses, now that the Upper Campus is becoming much more populated by students. Once Sutherland is properly landscaped, it could also be used as the location for vendors, booths and student activities during events at the PEC and also as a destination for passive recreation by the University community.

Presently, the pedestrian connection between Darragh St. and Sutherland Dr. through the existing parking lot behind Salk Hall is not very good due to the big difference in elevation at Sutherland. If this through-access is improved, it will create a good on-Campus pedestrian link between Trees Hall/Field House and the bottom of Sutherland and the PEC (particularly the Food Court), leading to the Lower Campus.

Because this zone has a limited land base but it's most likely going to experience additional growth in the future, maximum density development of the available sites is highly encouraged.

Housing a large student fitness center, a food court and an escalator system that physically connect the Upper and Lower Campus, the Petersen Events Center is the center of activities for the Upper Campus. Therefore, new building(s) adjacent to this structure will need to be designed to complement and enhance it, being careful not to compete with it or overshadow it.

Exterior building materials and colors must be compatible with the PEC and the BST3 in order to reinforce the identity of the University within the urban environment.

Site and Streetscape Improvements Outdoor furniture, furnishings and fixtures

Given the varied nature of the architecture of the Oakland campus and the topographic diversity in different campus zones, site and streetscape improvements present the best opportunity to visually unify the Campus and strengthen the University's image within the urban fabric of Oakland. In order to strengthen this image and also to enhance the pedestrian circulation paths, University standards have been established for outdoor furniture, furnishings and fixtures, including outdoor lighting fixtures, benches, bicycle racks, tables, bus shelters, trash containers, signage, kiosks and emergency telephones. These standards are specified in the Professional Design Manual. (add here exterior lighting fixtures and sidewalk design for buildings along Forbes Ave.)

Use of University standard outdoor furniture, furnishings and fixtures is mandatory for all projects.

Appendix 1 Parking

FACILITIES OWNED BY THE UNIVERSITY

Facility	Location	Type	Spaces
A	Wesley Posvar Hall	Garage	493
AH	Alumni Hall	Lot	6
BG	Bouquet/Sennott	Lot	6
BQ	Bouquet St.	Lot	20
BT	Biotech Center*	Lot	14
CB	University Club	Lot	50
CC	Craig Hall	Garage	41
CH	Chevron Science Center	Lot	2
CS	Day Care Center*	Lot	11
E	Field House	Lot	32
EL	Eureka Building	Lot	6
F	Fraternity	Lot	44
FB	Forbes	Lot	17
FH	Forbes Hall	Garage	31
G	Eberly Hall	Lot	68
HC	Heinz Chapel	Lot	2
J	Detre Hall (WPIC)	Garage	3
K	SRCC Building	Lot	20
KG	Katz Graduate School (Mervis)	Lot	3
L	Oakland Avenue	Lot	23
LC	Log Cabin	Lot	4
LG	Langley Hall	Garage	10
LR	Learning Res. Dev. Center	Garage	2
LS	LIS Building	Garage	84
LT	Litchfield Towers Garage	Garage	68
LX	Thomas Blvd.*	Lot	50
MW	Melwood Lot*	Lot	18
N	Frick Fine Arts Building	Lot	13
OC	Allequippa Street	Garage	681
OE	Old Engineering Hall	Lot	4
OH	O'Hara Garage	Garage	455
P	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	61
Q	Oakland-Sennott Street	Lot	12
R	Salk Hall	Lot	36
RA	Ruskin Hall	Lot	74
SC	Falk School	Lot	23
SF	Log Cabin	Lot	11
SG	Schenley Garage	Garage	74
SN	Sennott Sq.	Garage	95

SQ	Schenley Quadrangle	Lot	25
SR	Sutherland Hall	Lot	6
SO	Soldiers & Sailors	Garage	934
TH	Thackeray Hall	Lot	17
TM	McGowan	Lot	50
U	Veterans Lot	Lot	103
UD	University Drive	Lot	66
V	Allen Hall	Lot	11
Y	Darragh Street	Lot	58
2	Center Plaza Garage	Garage	165
3	Forbes-Craig Garage	Garage	18
	College Gardens	Garage	47

SUBTOTAL 4,554

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

UNIVERSITY LEASE ARRANGEMENTS

Facility Spaces	Location	Type	
IW	Iriquois Way	Lot	16
SM	Syria Lot	Lot	35
TV	Towerview	Garage	120
	South Lot	Lot	130

SUBTOTAL 301

TOTAL 4,855