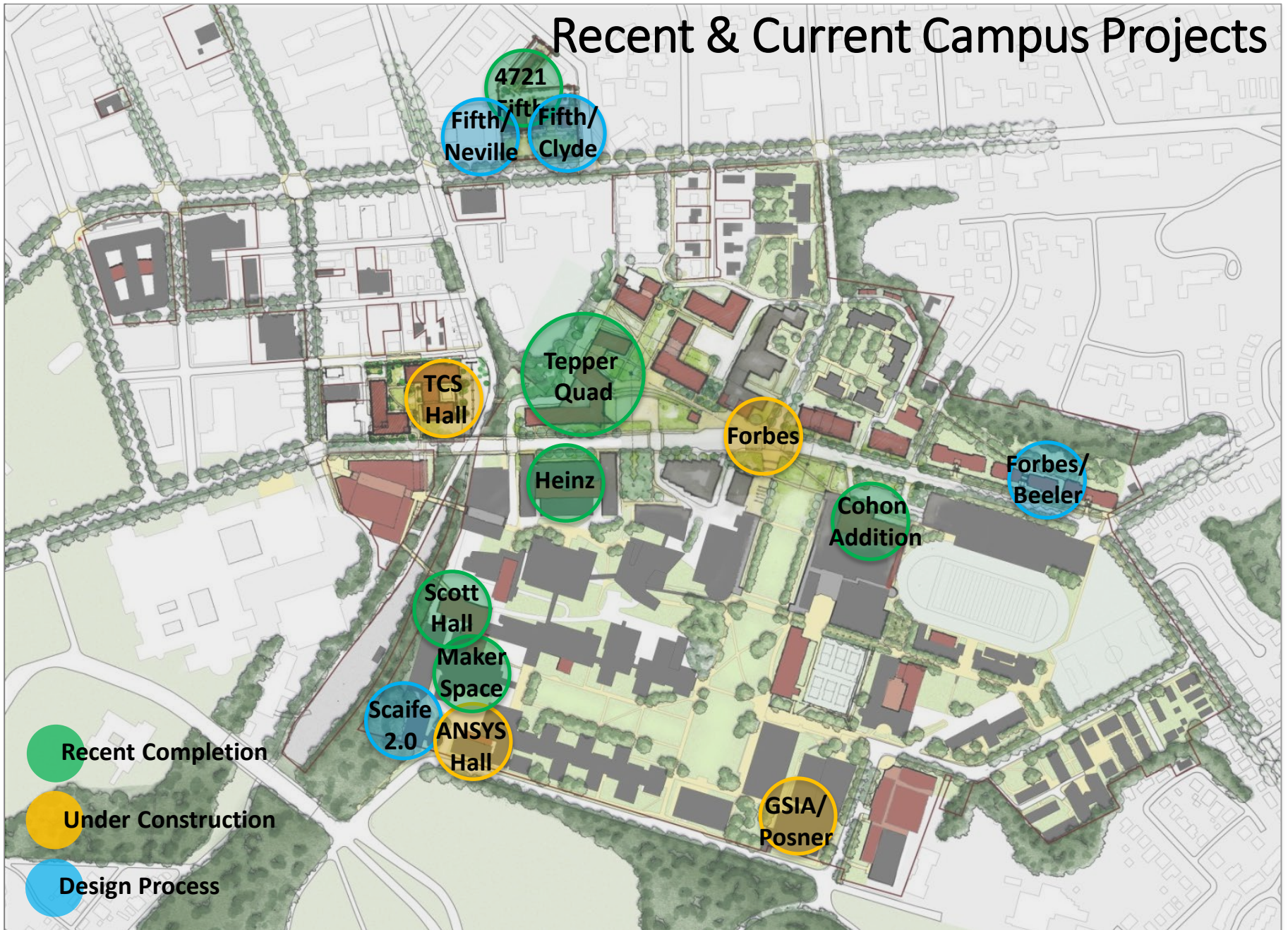




**Spring Semester  
Campus Construction Update  
April 2019**

- 1 Introduction
- 2 Institutional Master Plan Amendment
- 3 Housing Master Plan
- 4 Other Projects

# Recent & Current Campus Projects



## **Zoning Changes for New Scaife Hall**

- Master Plan Amendment
- Zone Change

# Institutional Master Plan Text Amendment

## Existing IMP

### 3. Scaife/Roberts Connector

---

DESCRIPTION	Infill connector between Scaife and Roberts
USES	Academic, research and/or office
SQUARE FEET	10,000 gsf
HEIGHT	2 stories (1 above grade)
SETBACK	North and South: adjacent buildings East: edge of Hamerschlag Dr West: west face of Scaife Hall

## Proposed Amendment

### 3. Scaife Replacement Engineering Building

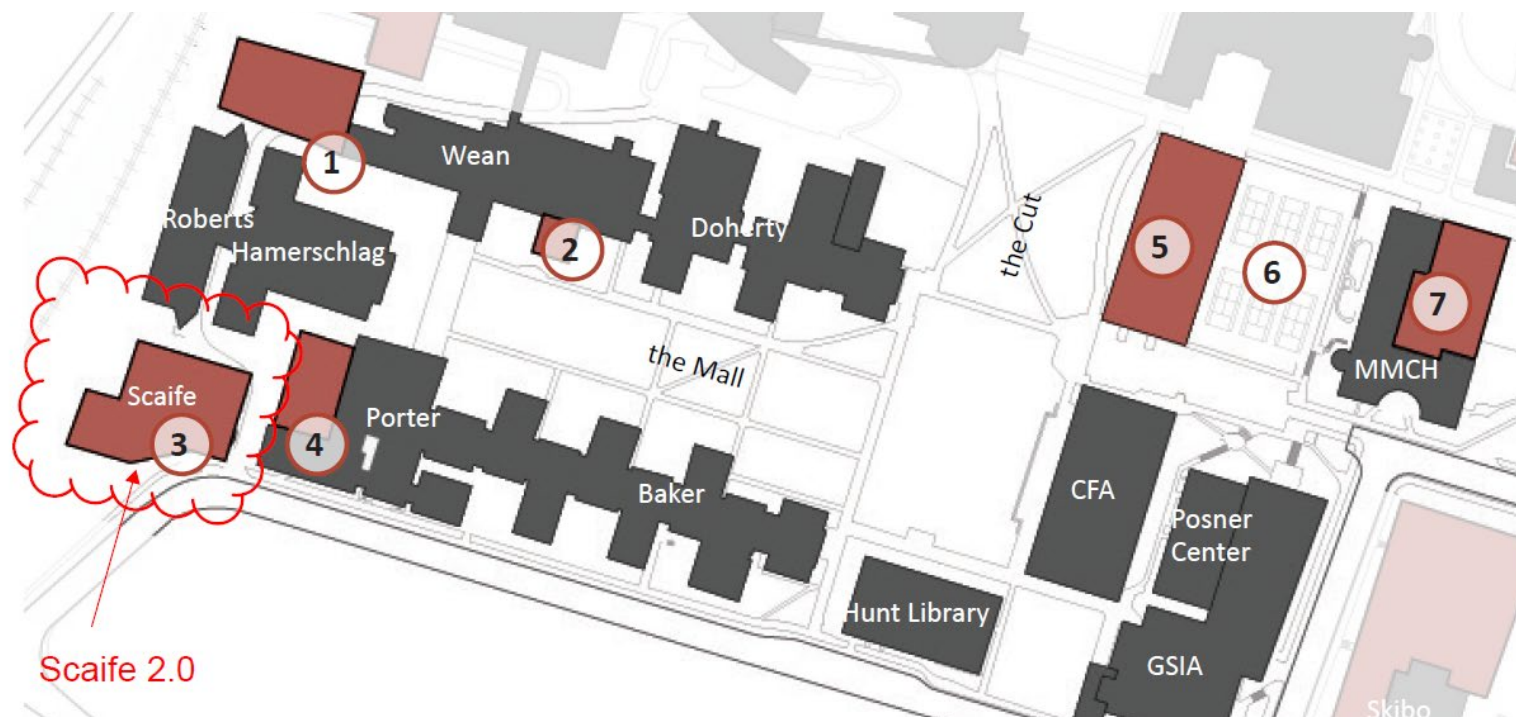
---

DESCRIPTION	New building and underground parking - <i>Note: includes connections to Porter &amp; Roberts Halls</i>
USES	Academic, research, labs, office, retail/restaraunt, structured parking
SQUARE FEET	120,000 gsf
HEIGHT	5 stories (with 4 story mass to match Scott Hall); may also extend 2 stories below grade
SETBACK	North: 40 ft from Hamerschlag Hall South and East: 15 ft from property line and/or fire lane West: north mass to match Scott Hall; south mass may extend up to 50 feet beyond

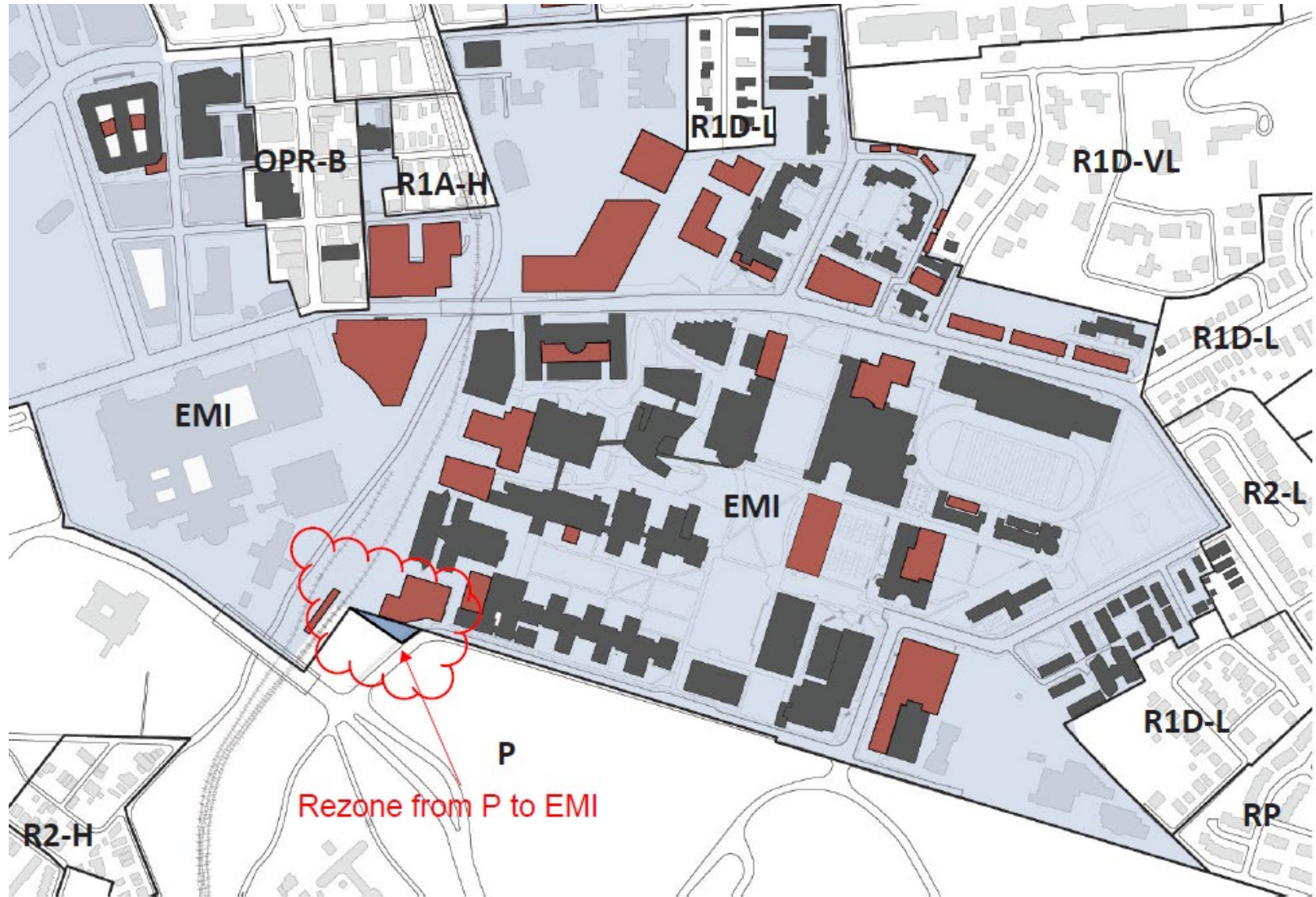
# Institutional Master Plan Text Amendment

## 3. Scaife Replacement Engineering Building

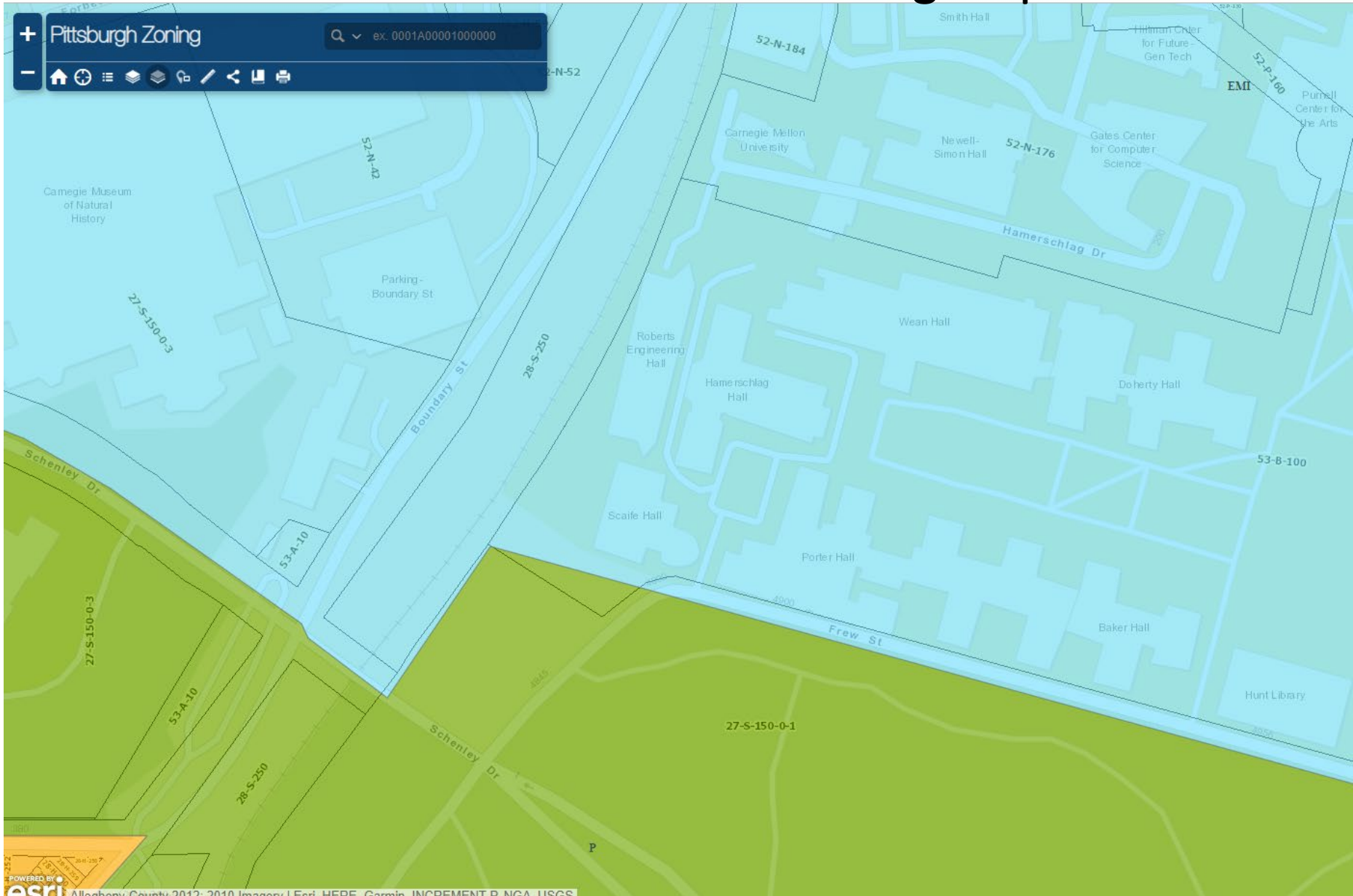
DESCRIPTION	New building and underground parking - <i>Note: includes connections to Porter &amp; Roberts Halls</i>
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HEIGHT	5 stories (with 4 story mass to match Scott Hall); may also extend 2 stories below grade
SETBACK	North: 40 ft from Hamerschlag Hall South and East: 15 ft from property line and/or fire lane West: north mass to match Scott Hall; south mass may extend up to 50 feet beyond



# Zoning Map Amendment

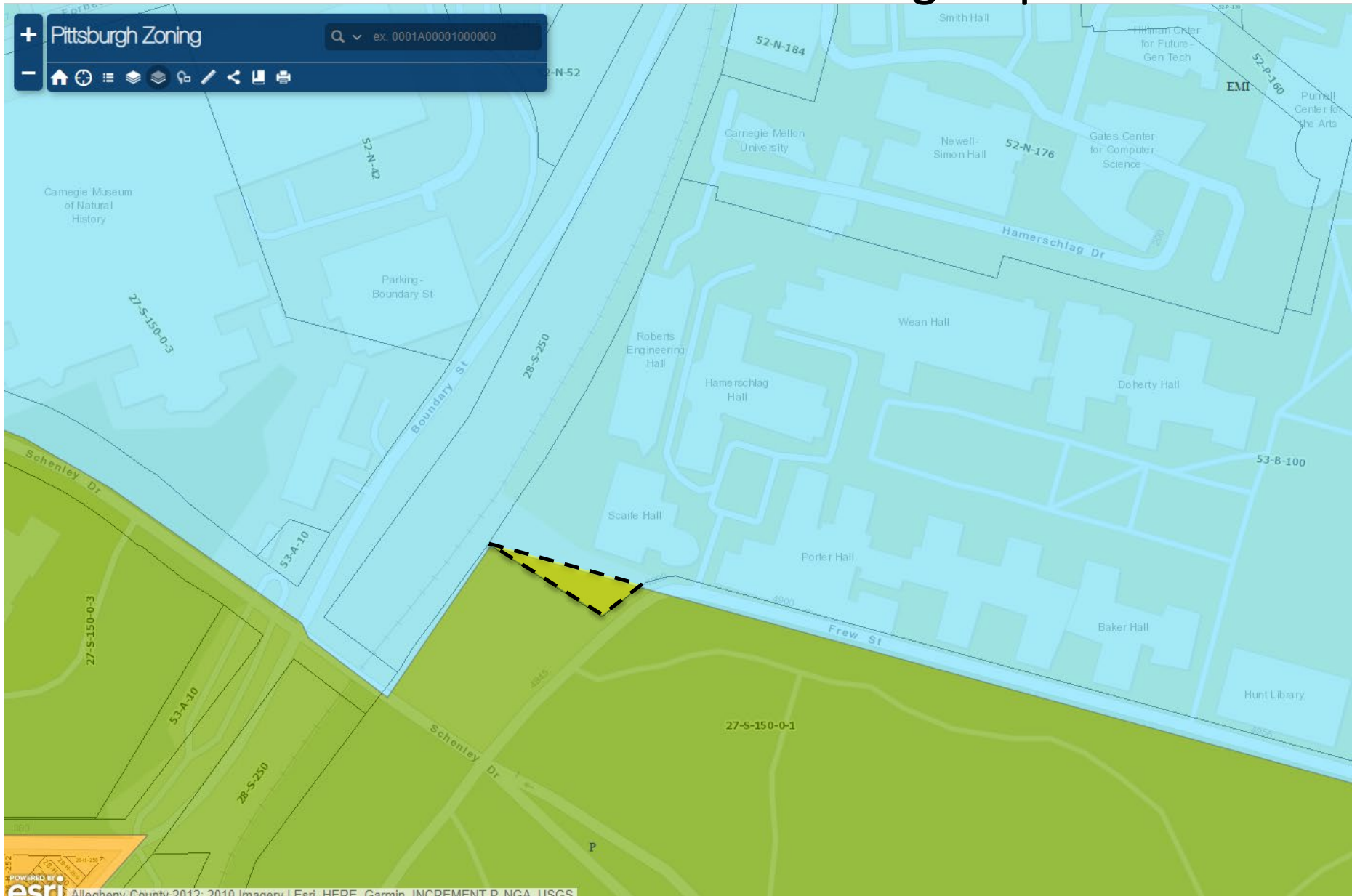


# Zoning Map Amendment





# Zoning Map Amendment



# Zoning Map Amendment



# Zoning Map Amendment



# IMP Amendment and Scaife 2.0 Schedule

## Outreach To-Date

- Bellefield Area Citizens Association Dec 2018
- Squirrel Hill Urban Coalition Dec 2018
- Oakland Task Force Jan 2019
- Oakland Planning and Devel Corp Apr 2019

## Approval Process

- City Council Briefings Mar 2019
- Application to City Planning Apr 2019
- Planning Commission Jun/Jul 2019
- City Council Fall 2019

## Design / Construction Process

- Select AE and CM Teams Spring 2019
- Design process Summer 2019 – Spring 2020
- Demo Scaife Winter / Spring 2020
- Construction Summer 2020 – End of 2022

## **Housing Master Plan**

- 1 Overview
- 2 Fifth / Neville
- 3 Fifth / Clyde
- 4 Forbes / Beeler
- 5 Campus “HUBS”

## 1. Strengthen the Neighborhood Concept.

- Three vibrant neighborhoods with a mix of age-appropriate unit types
- A meaningful hub in each neighborhood
- Appropriate building sizes - small residence halls are inefficient, large halls can be impersonal
- Enhance the campus community for students, faculty and staff

## 2. Maximize the value of existing housing inventory.

- Consistent physical condition in all halls
- Appropriate program spaces to support community building

## 3. Provide more on-campus student housing.

- Capture unmet demand
- Strategic approach to block-leasing

## 4. Contribute to an urban campus environment.

- Institutional Master Plan – City of Pittsburgh
- Simonds Principles for campus expansion and development

## 5. Establish a comprehensive approach.

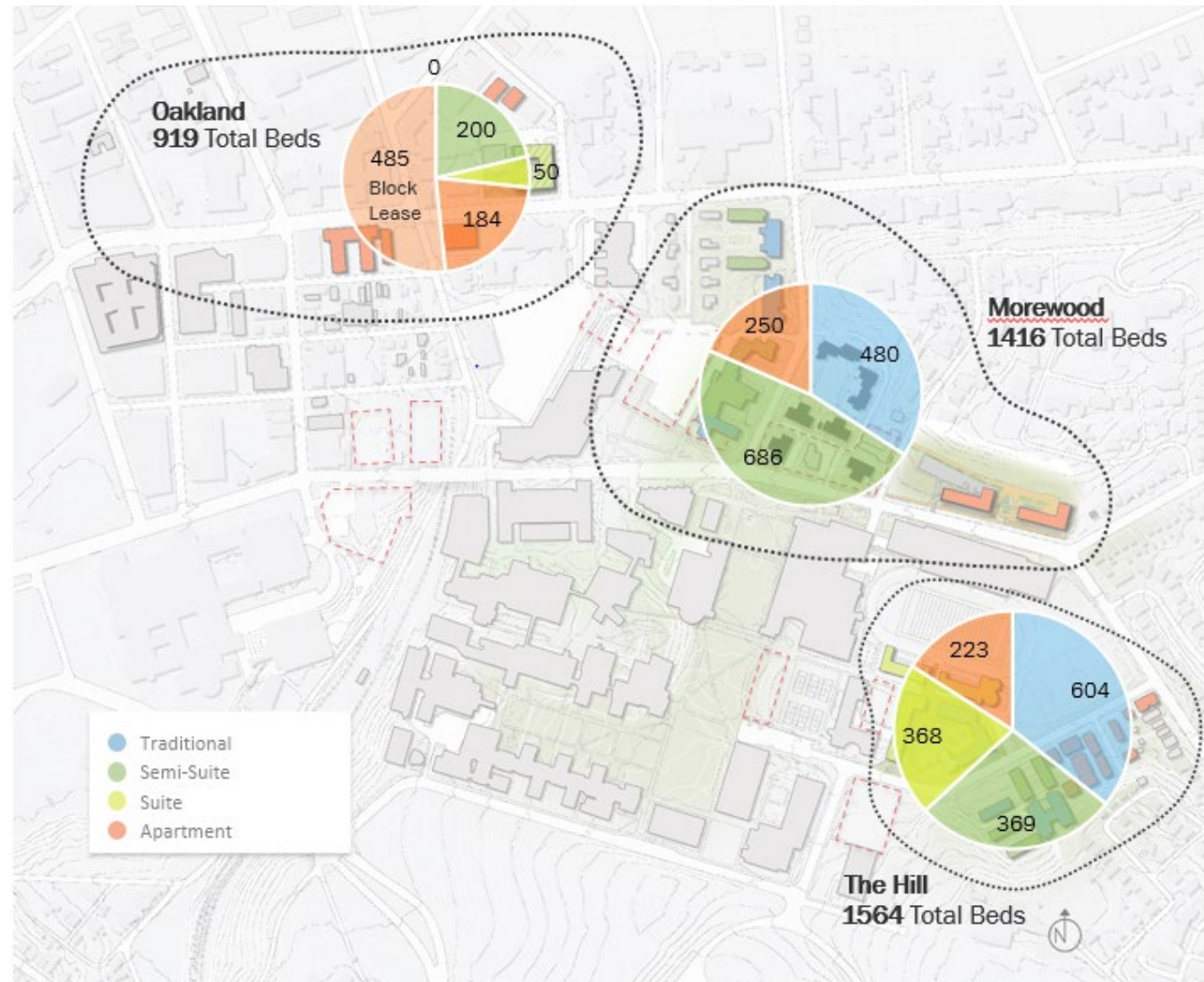
- 30 year-phasing plan that addresses facility condition issues and is financially feasible

# The Neighborhood Concept

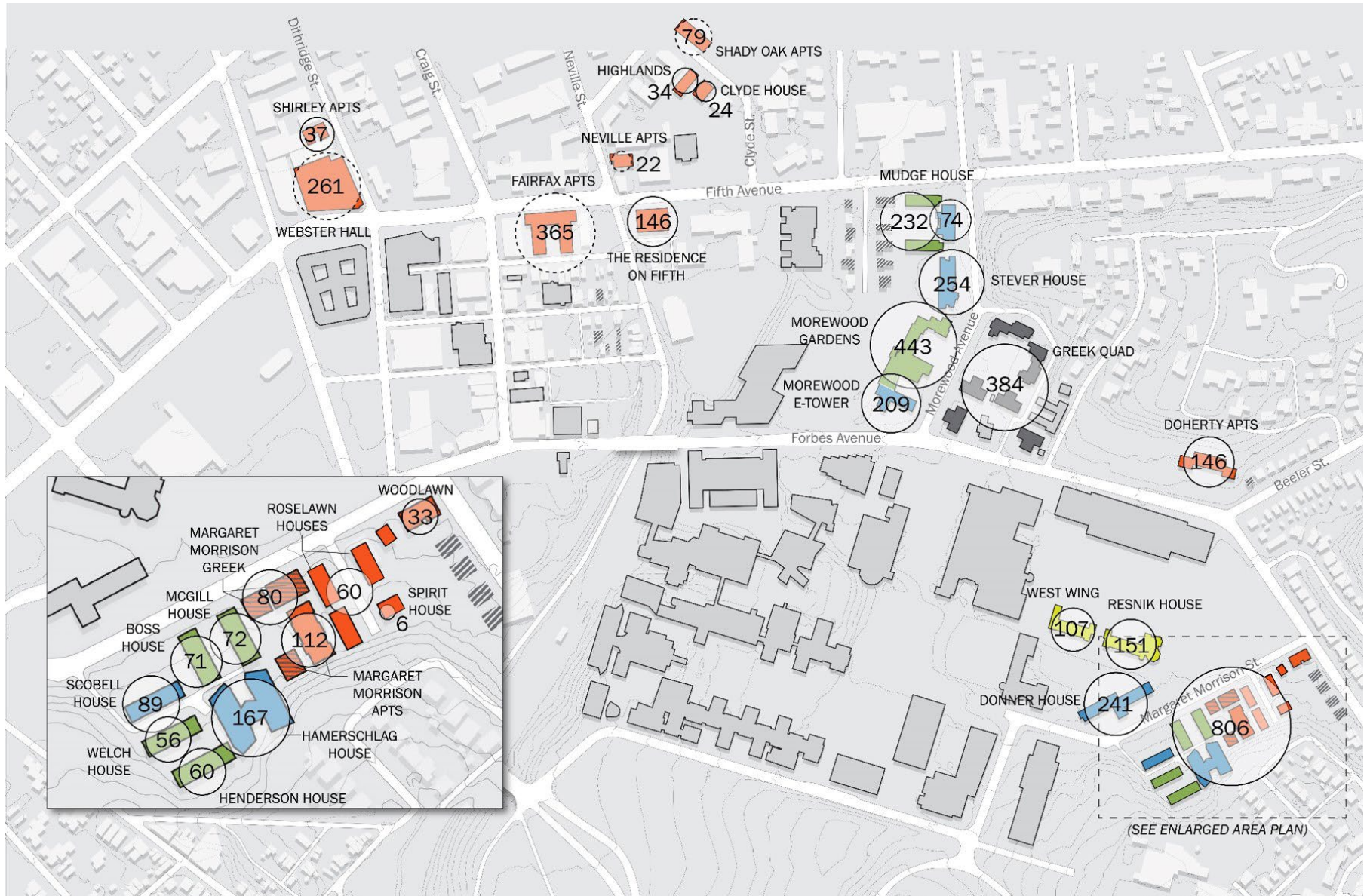
A residential experience that is unique to Carnegie Mellon

## Vision

- Three neighborhoods that offer a mix of unit types to provide age-appropriate unit typology
- A neighborhood hub in each area
- Students could choose to live in the same neighborhood for multiple years and identify with the neighborhood community

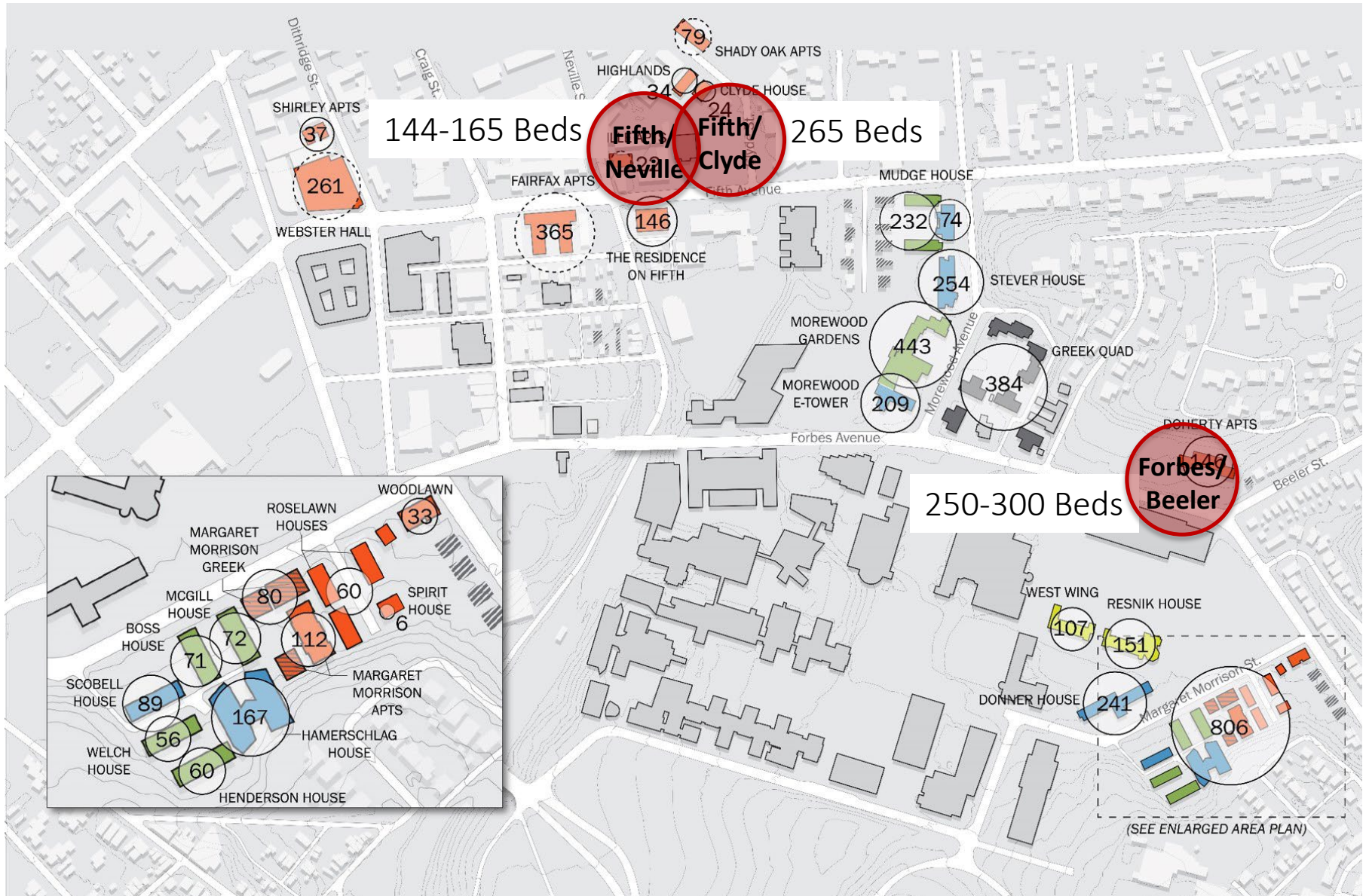


# Housing Master Plan





# Housing Master Plan – Initial Projects



# Housing Master Plan – Fifth/Neville



# Fifth/Neville Apartments



# Fifth/Neville Apartments





# 5<sup>th</sup> Neville Updates



# Fifth/Neville Apartments

## Schedule

### Outreach

- Campus Town hall meeting 6 Mar 2019
- Meeting with adjacent neighbors 7 Mar 2019
- Shadyside neighbors 8 Apr 2019

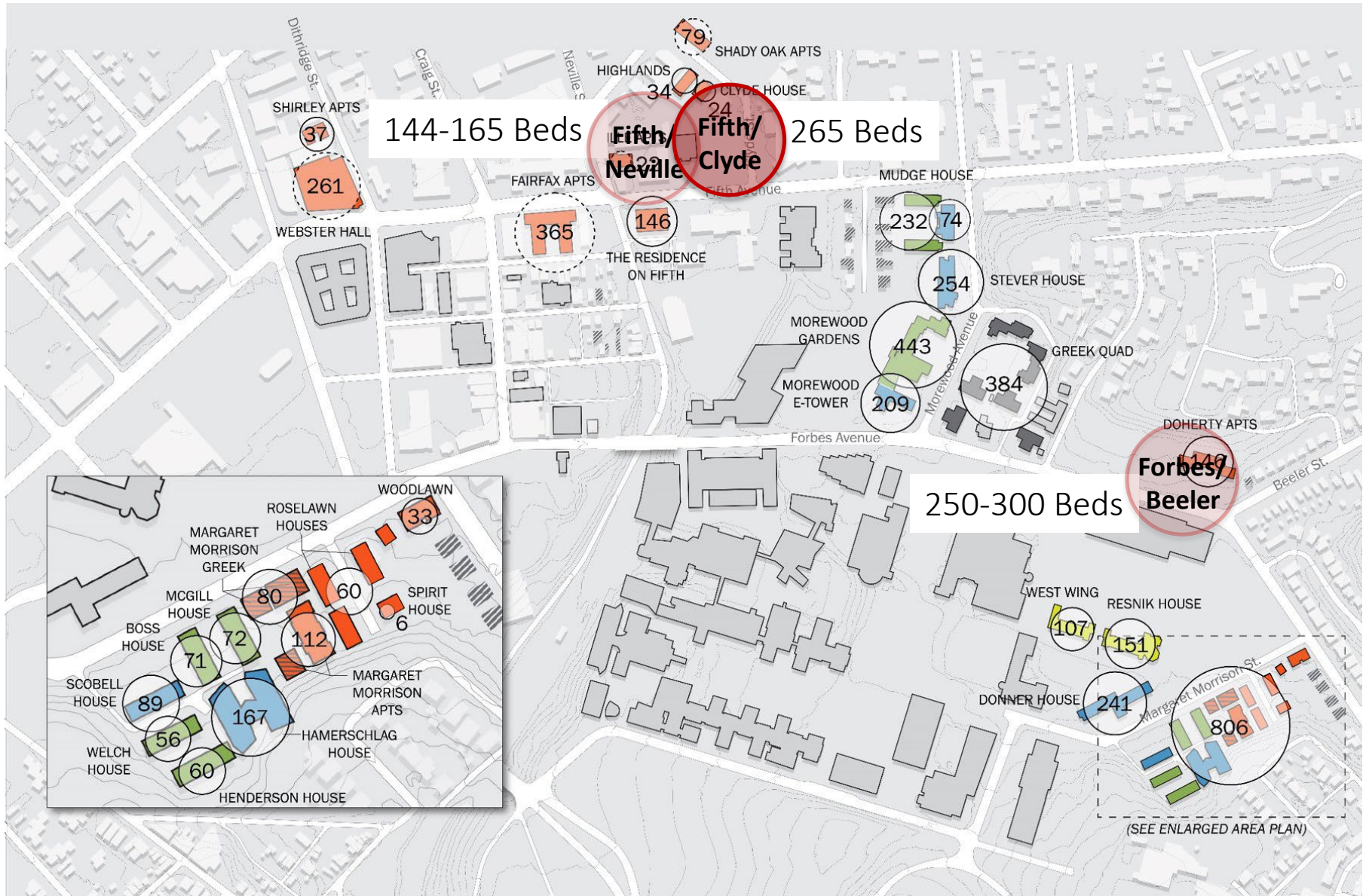
### Permitting

- Site Plan Review May 2019
- PLI review Jul 2019

### Construction

- Asbestos Abatement Summer 2019
- Construction Start Fall 2019
- Substantial Completion Jun 2020
- Occupancy July 2020

# Housing Master Plan – Fifth/Clyde

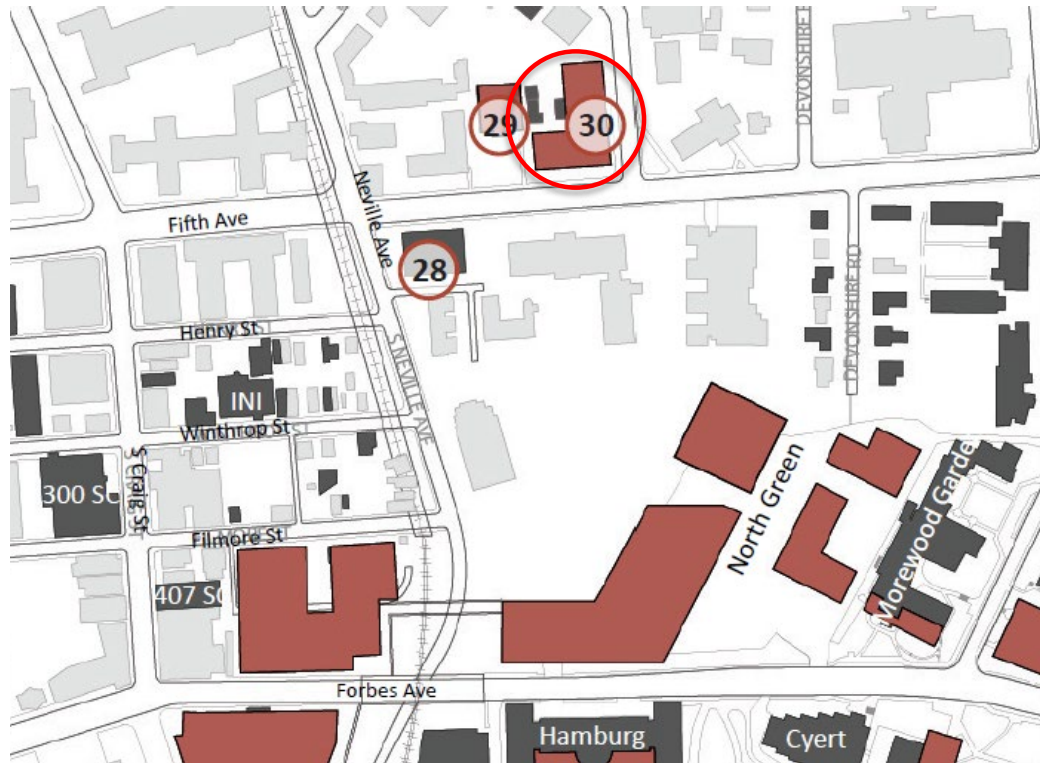




# Fifth / Clyde Residence



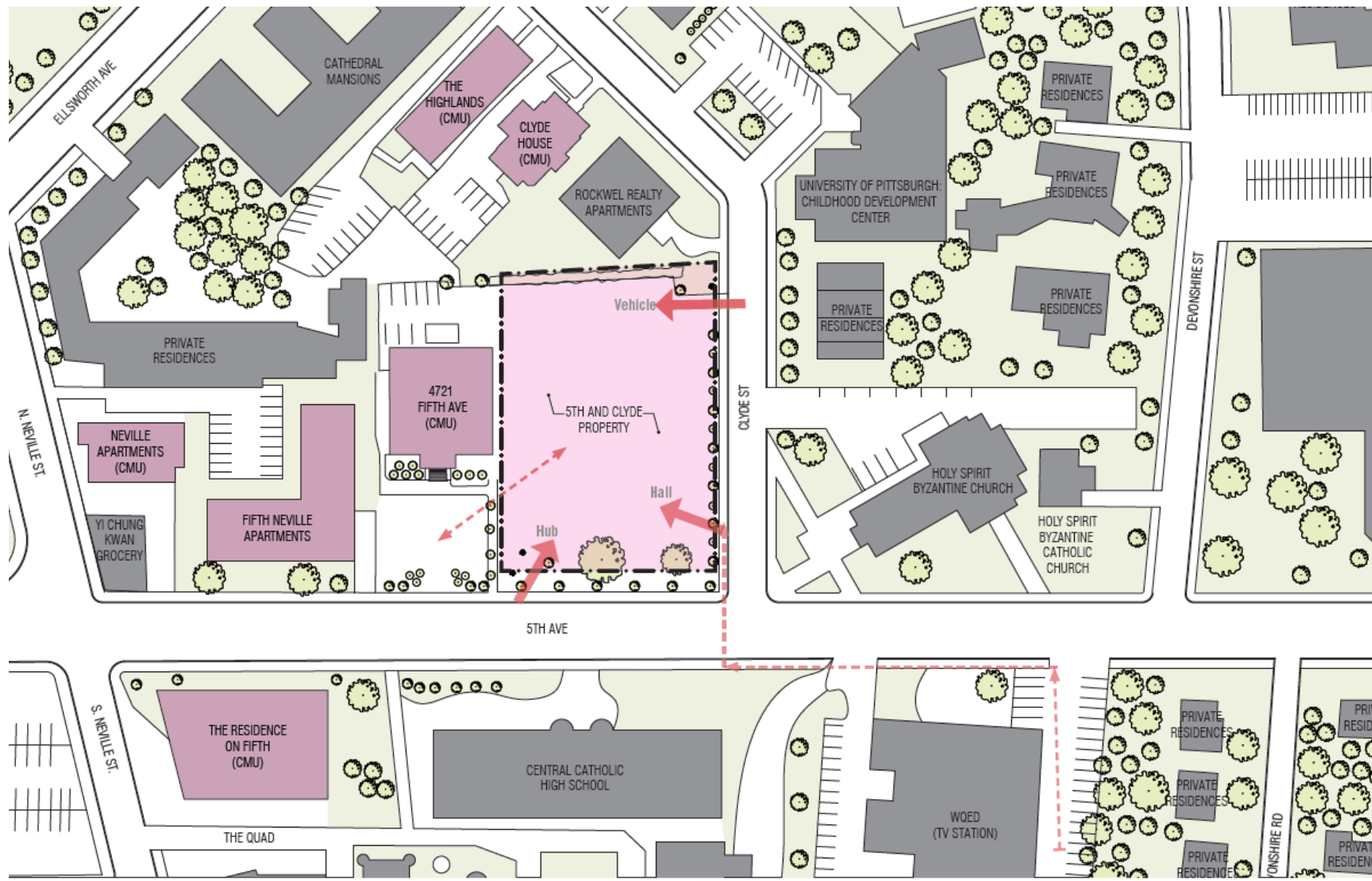
# Fifth / Clyde Residence



## 30. North of Fifth New Multi-Use Building

DESCRIPTION	New mixed use building with up to 150 surface and structured parking spaces
USES	Academic, research, residential, conference, administrative, support, surface & structure parking
SQUARE FEET	120,000 gsf (building)
HEIGHT	3 stories (45 ft) at north end for first 50 ft 6 stories (85) ft beyond setback
SETBACK	North: 15ft from property line South: 15 ft from Fifth Ave East: 20 ft from Clyde St West: 15 ft from site 29 <i>Note: Residential Compatibility Standards apply</i>

# Fifth / Clyde Residence



# Fifth / Clyde Residence

## MASSING AND AREA METRICS C SCHEME



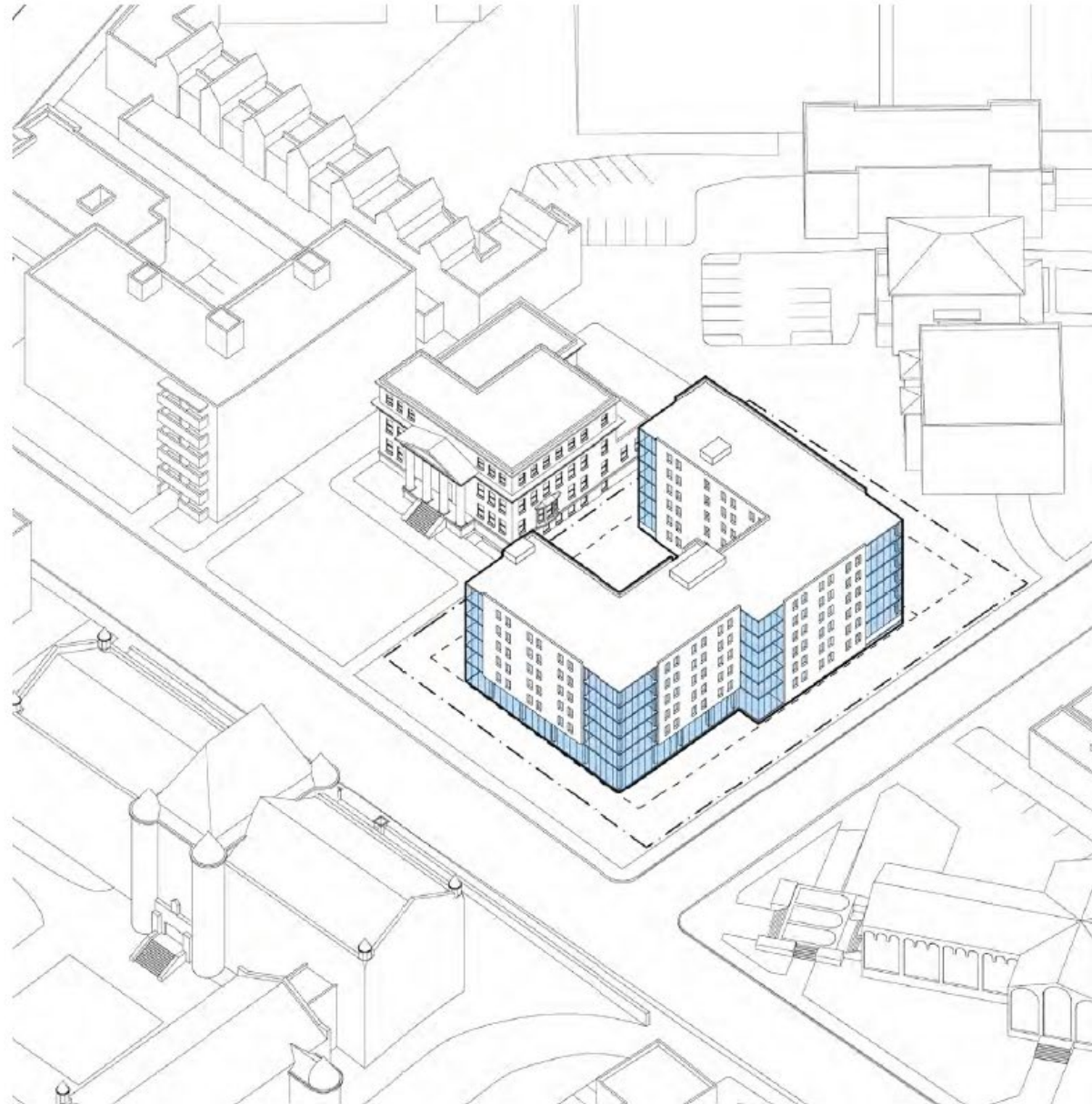
## OFFSET SCHEME

### GROSS SQUARE FEET

Basement	7,250 sf	0 beds
Floor 1 (ground)	16,120 sf	20 beds
Floor 2	14,410 sf	49 beds
Floor 3	14,410 sf	49 beds
Floor 4	14,410 sf	49 beds
Floor 5	14,410 sf	49 beds
Floor 6	14,410 sf	49 beds
<b>Total</b>	<b>95,420 sf</b>	<b>265 Beds</b>

### BED TYPES

Residential Areas	Quantity	Total Beds
Semi Suite Single	10	20
Semi Suite Double	37	148
Full Suite Double	6	24
Full Suite Single	11	44
RA Unit / ADA Single	11	11
ADA Semi-Single	6	18
<b>Total Beds</b>		<b>265 Beds</b>



# Fifth / Clyde Residence



# Fifth / Clyde Residence



# Fifth / Clyde Residence Hall



# Fifth / Clyde Residence Hall

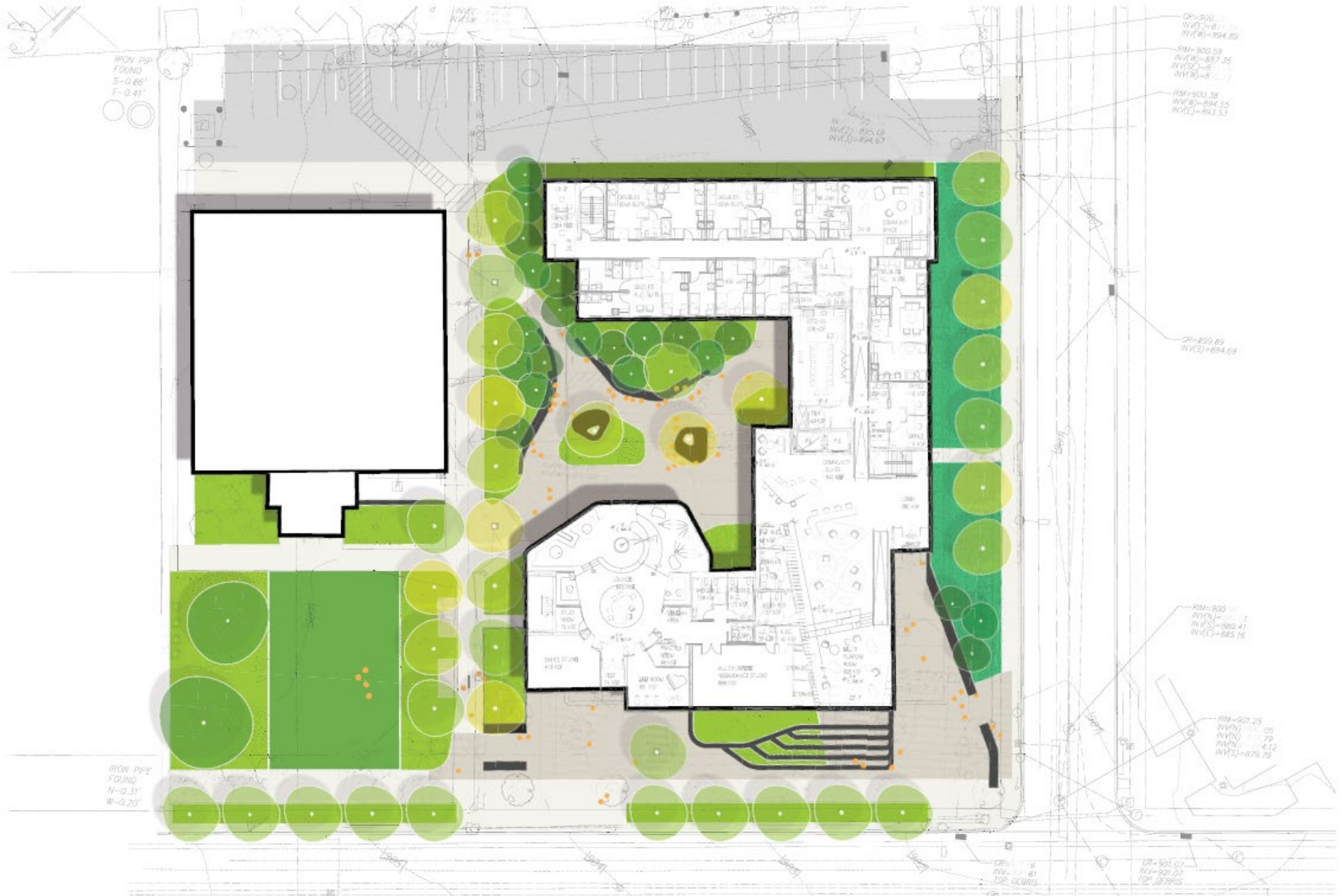




# Fifth / Clyde Residence Hall

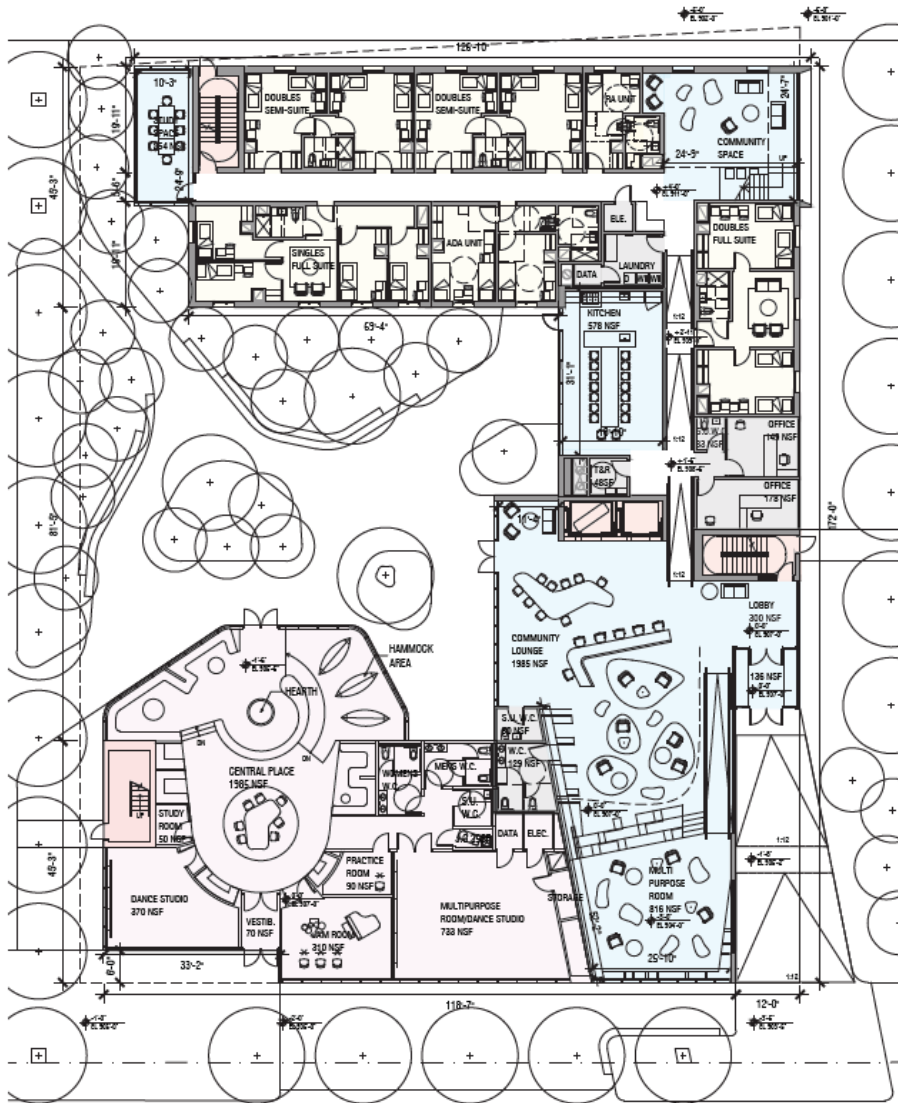


# Fifth / Clyde Residence Hall

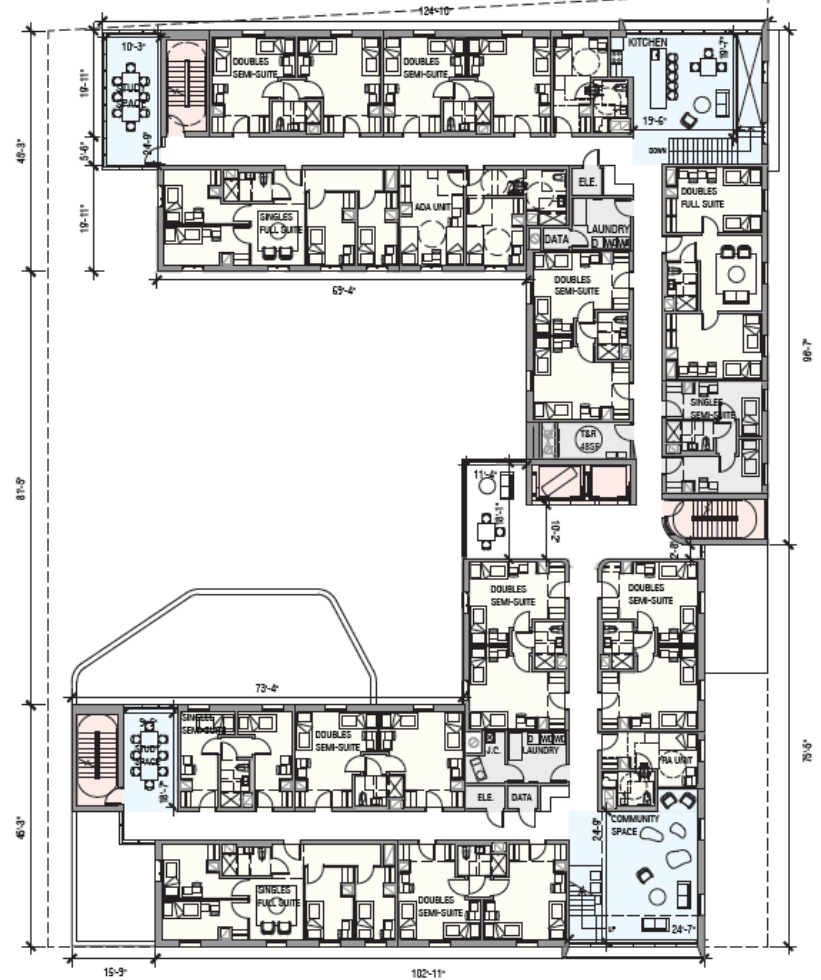


# Fifth / Clyde Residence

FLOOR PLANS  
1ST + 2ND/6TH



1st Floor Plan



2nd-6th Floor Plan

# Fifth / Clyde Residence



# Fifth / Clyde Residence



## Schedule

### Outreach

- Campus Town hall meeting 6 Mar 2019
- Meeting with adjacent neighbors 7 Mar 2019
- Shadyside neighbors 8 Apr 2019

### Permitting

- Special Exception @ ZBA May/Jun 2019
- CDAP Jun 2019
- Planning Commission Jul 2019

### Construction

- Foundations Fall 2019 – Spring 2020
- Superstructure & Enclosure Summer 2020
- Interior Work Fall 2020 – Spring 2021
- Final Fit-out & Site Work Summer 2021
- Occupancy August 2021

# Housing Master Plan – Forbes/Beeler

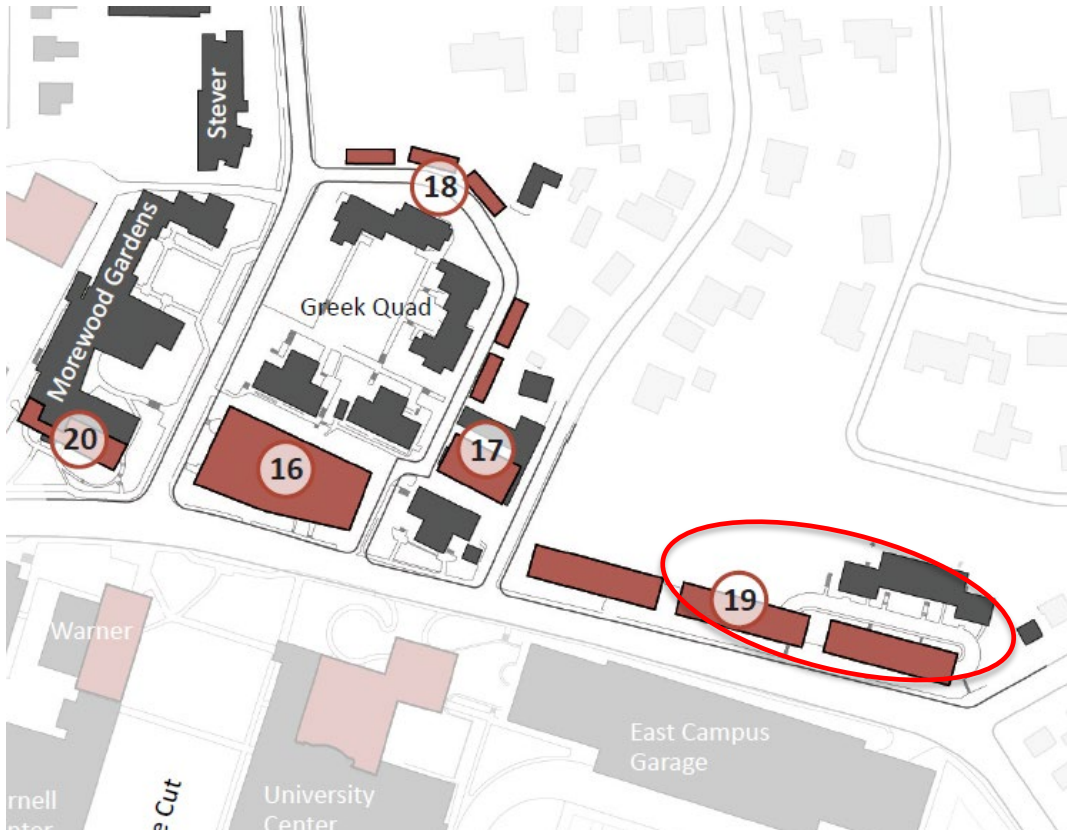


# Forbes/Beeler Residence





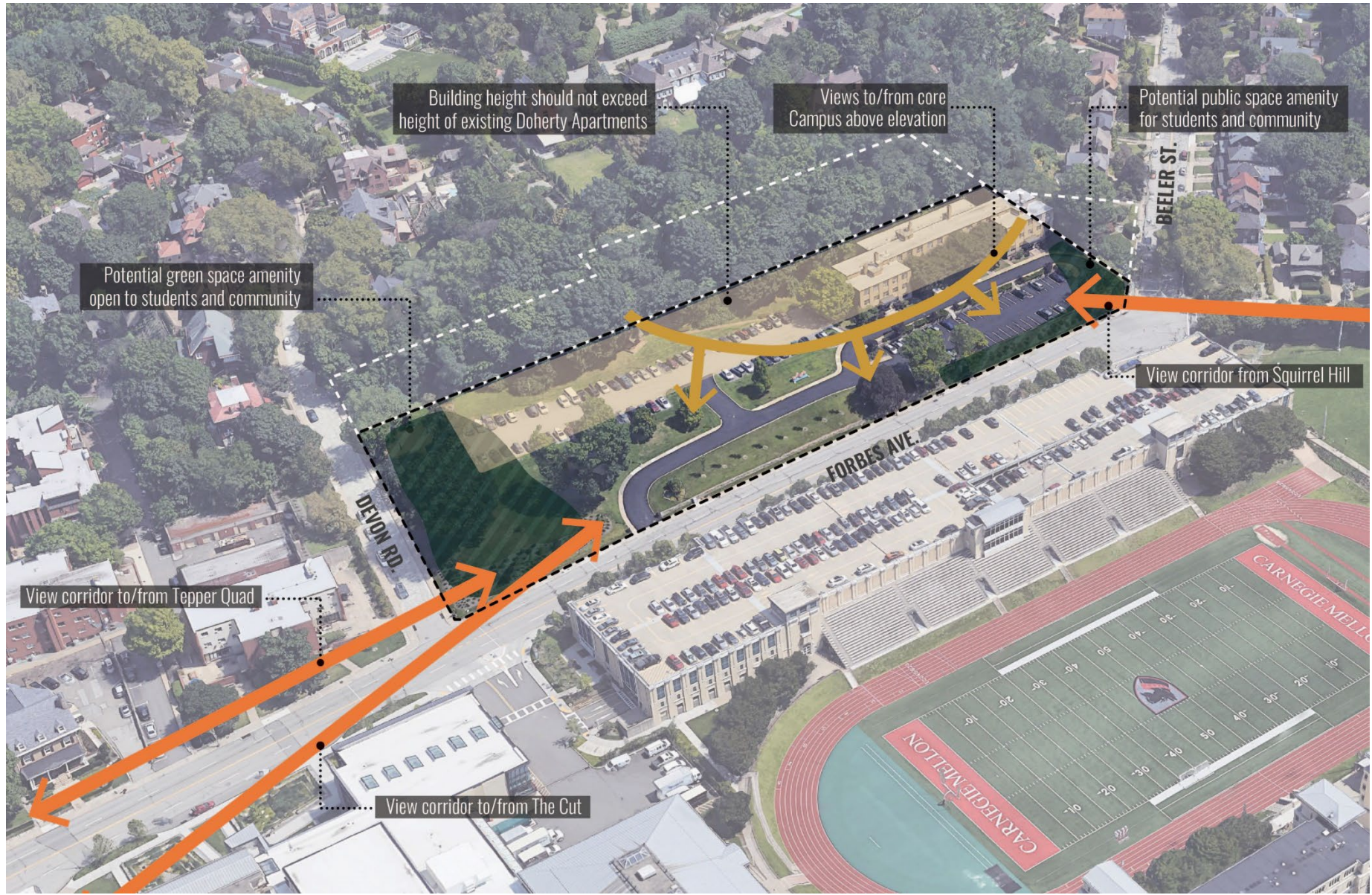
# Forbes/Beeler Residence



## 19. Doherty Apartments Site

DESCRIPTION	Up to 3 new buildings and up to 100 additional surface parking spaces
USES	Residential, academic, research and support space, surface parking
SQUARE FEET	120,000 gsf (in 3 buildings)
HEIGHT	4 stories (60 ft) on Forbes; 2 stories (25 ft) on uphill side
SETBACK	North: 45 ft from adjacent properties South: 15 ft from property line East, West: 40 ft from adjacent properties <i>Note: Residential Compatibility Standards apply</i>

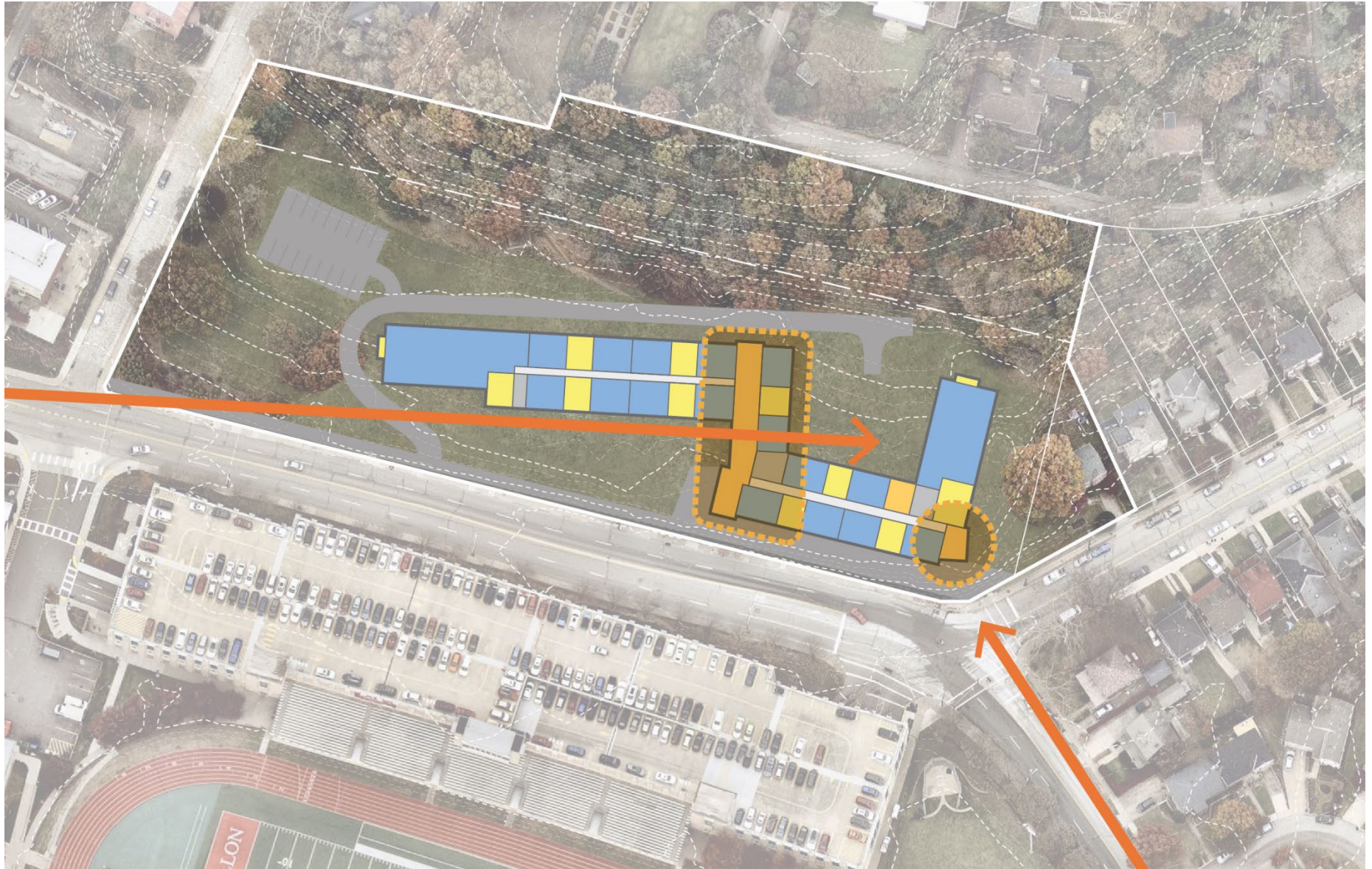
# Forbes/Beeler Residence



# Forbes/Beeler Residence



# Forbes/Beeler Residence



# Forbes/Beeler Residence

## Schedule

### Initial Outreach

- Campus Town hall meeting 6 Mar 2019
- Meeting with adjacent neighbors 7 Mar 2019
- Presentations to BACA and SAC Mar/Apr 2019
- Additional Outreach Fall 2019

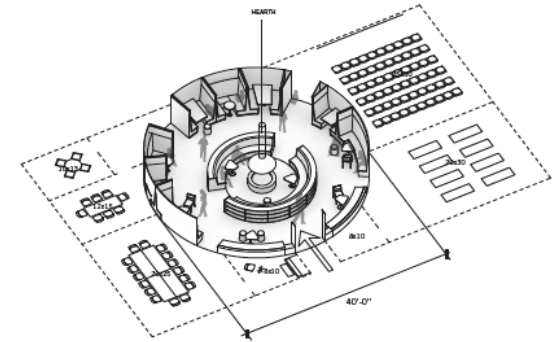
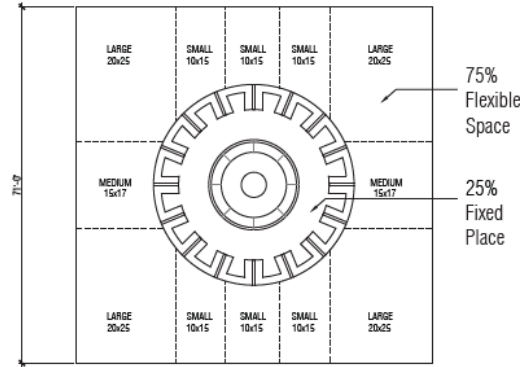
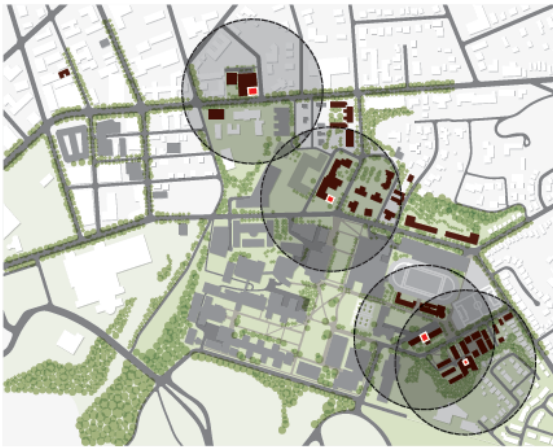
### Permitting

- Special Exception @ ZBA Fall 2019
- CDAP Winter 2020
- Planning Commission Winter 2020

### Construction

- Demolition of Existing Building Spring 2020
- Foundations Summer – Fall 2020
- Superstructure & Enclosure Winter – Summer 2021
- Interior Work Fall 2021 – Spring 2022
- Final Fit-out & Site Work Summer 2022
- Occupancy August 2022

# Campus "HUBS"



## 1 NETWORK

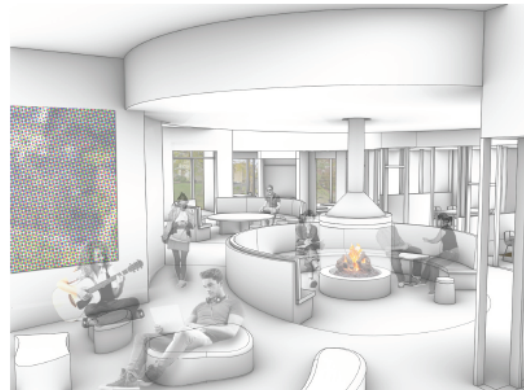
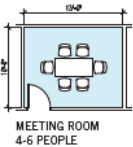
PROVIDE A NETWORK OF COMMUNITY ENGAGEMENT SPACES TO FOSTER A VITAL CARNEGIE MELLON

## 2 PROGRAM

FOSTER A COLLECTIVE, IN SUPPORTING A RANGE OF INDIVIDUAL PROGRAMS.

## 3 CENTRAL PLACE

CREATE A PLACE WHERE ALL STUDENTS, FACULTY AND STAFF CAN FORM A COMMUNITY.



## 4 FLEXIBLE SPACES

ENCOURAGE FLEXIBILITY OF SPACES AND USES

## 5 PLAY

ENCOURAGE PLAY AND REJUVENATION

## 6 SPECIFIC SITES

ADAPT EACH HUB TO LOCAL SITES AND PROGRAMS

# Fifth/Clyde "HUB" Concept



## **Projects Under Construction**

1 ANSYS Hall

2 TCS Hall

3 Forbes Betterment



# ANSYS Hall





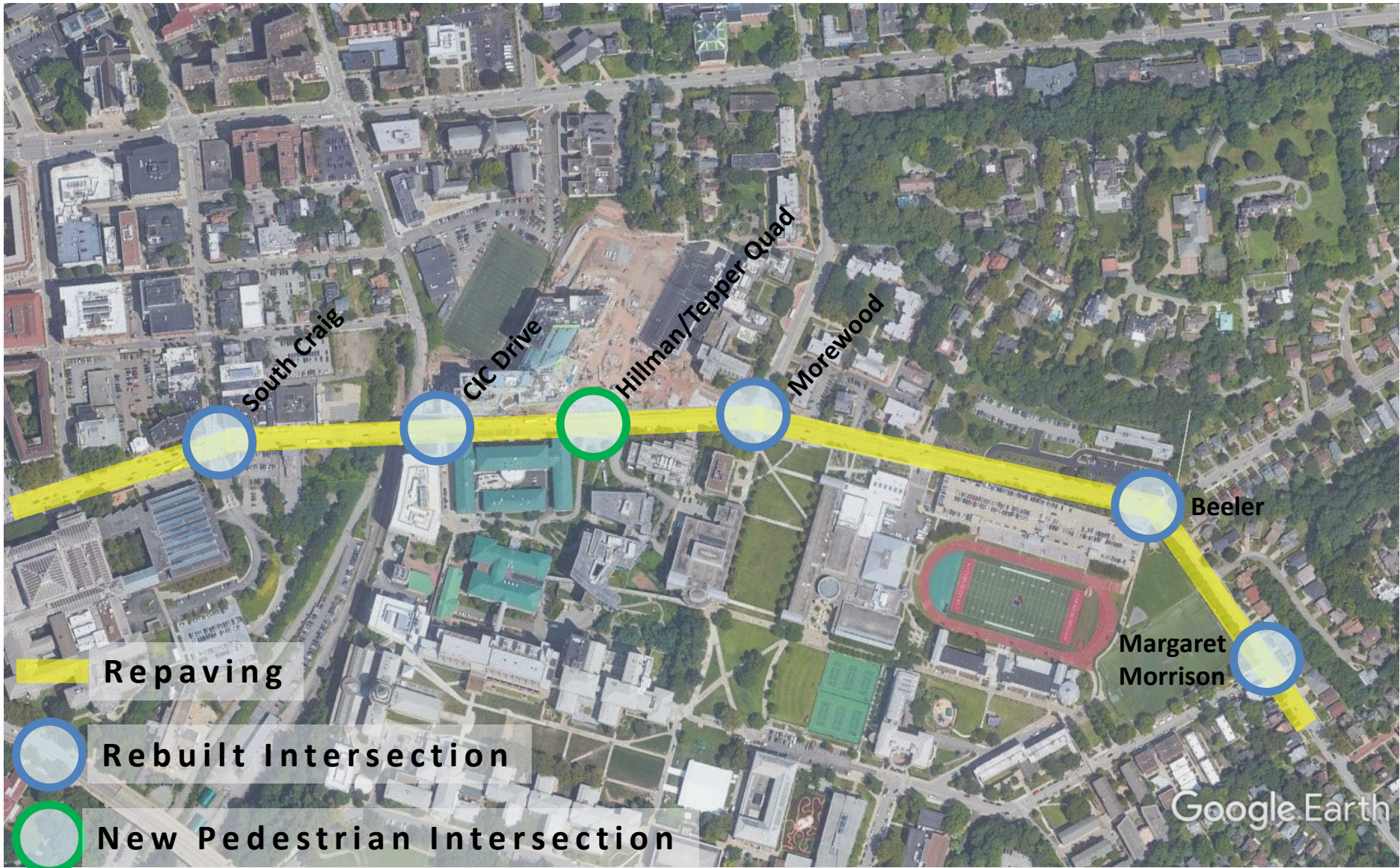
**Opens July 2019**





**Opens Spring 2020**

# Forbes Betterment Project





**Completion Summer 2019**