

Oakland Development Activities Meeting

April 23, 2019

Hosted by OPDC at 294 Semple Street

Project: Carnegie Mellon University Housing Plan and Scaife Hall 2.0

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Presenter: Bob Reppe, Senior Director of Planning and Design, Campus Design and Facility Development, Carnegie Mellon University.

First Carnegie Mellon Item: Housing Master Plan. Current undergraduate enrollment is holding steady at 6,000 with no plans for growth. CMU currently offers approximately 4,000 beds on campus, wants to add an additional 550 beds. Sense is that undergraduates benefit from social programming on campus, and more would live on campus but for the fact that they quickly grow out of traditional dormitory-style living, want more apartments.

CMU therefore envisioning housing program as three “neighborhoods” – Oakland (area around Forbes/Neville-Craig – currently 919 beds, including 485 block leases), Morewood (currently 1,416 beds) and “Hill” (above Margaret Morrison – currently 1,564 beds), each with a mix of dormitory, suite, and apartment-style living options. Plan is to root students in a residential neighborhood and offer them attractive options for on-campus living there throughout their four undergraduate years.

Three housing construction projects:

- o Fifth/Neville (to be open Fall 2020, architects are Desmone with Loftus Engineers): plan is to rehabilitate existing apartment building; requires extensive remediation and updates. This project isn't included in the existing IMP but will be represented in the 2022 IMP. Completed renovation will have room for 144-165 beds in a mixture of apartment sizes.
- o Fifth/Clyde (to be open Fall 2021, architects are LTL Architects with Perfido Weiskopf): six-story new construction on what is now a parking lot, to include active first floor with lounge/activity space available to all campus community members. Project may include addition of a traffic light at Fifth/Clyde, which will have a noticeable impact on traffic flow through the corridor (currently uninterrupted by lights between Neville/Morewood) but will make crossing Fifth Avenue at Clyde safer for pedestrians. When complete, CMU will control entire sidewalk between Neville and Clyde; this is an opportunity to create pedestrian amenities, street trees, plantings, etc. to improve the pedestrian experience along Fifth Avenue. Project scale is as-of-right, but use requires scrutiny as special exception for dormitory use. Hearing May 17 at ZBA, at CDAP June 2019, and Planning Commission July 2019.
- o Forbes/Beeler (to be open Fall 2022, architects are Goody Clancy with IKM): demolition of existing Doherty Apartments dorm and parking lot, reconfiguration of site to permit construction of four-story building with direct sidewalk access, active first floor with retail market and some outdoor use (e.g. café attached to market) to serve surrounding community, including Beeler Street residents. This project is in the existing IMP.

Q: what is the cost of student housing? A: will get the information and provide to OPDC who will add that to the project page on their website.

Q: do you partner with private developers for housing? A: typically not, esp. for undergraduate housing. Interested in owning and managing student housing ourselves.

Q: are you working with existing residents who may have displacement issue at the existing building on Fifth Avenue? A: will find out if services are being provided. It is now 88% CMU graduate students, who have been offered other apartments by CMU. Will investigate services for the other 12%.

Q: can there be an allocation for lower-income students to partake of summer and/or Saturday programs? There are great things happening, but how to connect for local residents to benefit. A: will gather the information from other campus components and come back in two months.

Second Carnegie Mellon Item: Amendment to existing 2012 IMP for a new engineering building on Frew Street. Scaife 2.0. CMU plans to demolish the existing Scaife Hall at corner/turn at bottom of Frew. This is a change to what is proposed in the existing IMP. They are also proposing a small zoning change – small 7,000 square feet wedge-shape of land owned by university that is zoned Park. This really is to clean up the zoning. Change is necessary to accommodate future re-construction of Scaife and re-orientation of existing Hamerschlag Drive entrance to rear of campus. Designs for new building forthcoming; Bob will be back to talk with us in early fall. The zoning change is coming to city process quickly. It will be before Planning Commission before the August recess and City Council early fall. Work on the site would begin May 2020.

Q: Accessibility for seniors taking OSHER classes at CMU is often difficult – long hike between parking and classrooms, can't anything be done to make that easier? A: vexing issue. Will talk to parking folks.

Q: disappointed that looking at older slide presentation. May be difficult for people to review at a later date. A: apologies. Not for lack of working hard to address technical difficulties with existing laptops, flash drive, and projector this evening.