

Oakland-Wide Community Meeting  
Minutes: February 23, 2021

### **Carlow University Institutional Master Plan**

Presenting: Emily Gaspich, Carlow University Director of Capital Planning  
Cindy Jampole, Trans Associates

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Carlow University presented their Institutional Master Plan (IMP) as a follow-up to their November 2020 Oakland-Wide presentation, which focused on the future of the St. Agnes Center. City Planning is reviewing their plan and making recommendations for approval with conditions (e.g. a more detailed plan and a 15-foot wide sidewalk in front of P3 development). Carlow anticipates that their Planning Commission hearing will be in May 2021.

**Environmental and sustainability goals:** Carlow is using 2030 District Guidelines to identify targets. Carlow reports annual utility usage through Portfolio Manager. They will meet sustainability goals through small projects (e.g. LED lights, low-flow plumbing) and large projects (e.g. repointing brick, off-site and on-site renewable energy). They will plant street trees and submit storm water management plans when doing new development.

**Public art:** Carlow wants to place more art in public paths. The campus art gallery is open to the public.

**Anticipate growth:** Focus is on growing graduate level and adult learner programs. There are no plans to build new housing, as there are currently 478 beds in dorms and not all are occupied. There are building on the Sisters of Mercy campus that Carlow can renovate if they need to increase their residential capacity.

**Real estate acquisition and rezoning:** All of Carlow's property will be rezoned to educational, medical, and institution zoning. Major projects in 10-year development envelope: relocate Early Learning Center to St. Agnes School; demolish Perry Funeral Home building and develop playground for Early Learning Center and community; P3 Lower Campus development (no concrete plans yet, but will break up development with multiple buildings). P3 design is scheduled to start July 2021, construction is scheduled to start July 2021, occupation August 2025.

**Mobility:** Mobility study assessed Carlow's IMP in tandem with PAAC's forthcoming BRT station. Parking changes: Lot A (75 spaces, down from 330) reconfigured into P3 development; Lot B (86 spaces) and Lot C (216 spaces) will remain as is; Lot E (13 spaces) will be approved as a parking lot and brought into compliance with Zoning. P3 parking will be revisited in detail when planning starts. Developing Transportation Management Plan. Extending remote work policy to non-student-facing employees. Transit incentives include increasing parking rates, advocating for combined shuttle service, shared on-site parking, direct shuttle and bus routes to the suburbs, establishing agreements with Port Authority and U-PASS, and promoting owner-occupied residences in neighborhood for faculty.

**Community benefits:** Developing neighborhood-specific scholarships (K-8) and tuition waivers. Enforce safe neighborhood streets (police department monitors intersection at 5<sup>th</sup> & Robinson). Promote employment opportunities in community and will meet or exceed Allegheny County's employee diversity goals. Perry recreation site will be shared with neighborhood. First responders' Wellness and Resource Center will be open to the community in August 2025. Educational forums will be available to the public between now and the center's opening. Plan to launch four new graduate programs that

allow for neighborhood speech assessments, intervention, and occupational therapy. Looking for ways to bring unrestricted Wi-Fi access to the community.

**Q:** Do you know how many of Carlow's faculty/staff currently live in South and West Oakland? Do you have any goals?

**A:** We want to work with the community on those goals. We previously presented the idea at a neighborhood meeting and there was skepticism. We want to make sure our goals are appropriate, and we would like to work with OPDC on this.

**Q:** Can you quantify and report traffic citations?

**A:** We can share this information with you monthly.

**Q:** St. Agnes is an artistic, cultural and spiritual heritage to both Pittsburgh and Carlow, tearing it down is a statement that art has little value in our current world. It would be a loss to the Oakland community and represent an unwillingness to search with deeper commitment for alternatives. Are you committed to public art when you destroy historic murals? What is the community benefit of tearing down St. Agnes when there is overwhelming support of preserving it?

**A:** We spent a substantial amount of time on this subject at the last meeting, but we have carefully considered all of our options and believe it is the best course of action.

**Comment:** Long-time resident supports new development on Chesterfield while acknowledging that it is sad to see the building go.

**Q:** Carlow previously used St. Agnes as a venue without changes to its structure.

**A:** We have used the building for student mass before. We did not realize the weight of items of devotion being in a secular building until this year. The building was regulated in May 2020, and we will work with the dioceses to remove the items of devotion.

**Q:** Will the playground only be available to the community at night?

**A:** It will be available in evenings and on the weekends, but more broadly available before the St. Agnes school is renovated.

**Q:** Can you address pedestrian safety in crossing Robinson St. to reach the playground?

**A:** Yes. Our police force is already active on Robinson, and this will only increase when we have an active building on the site.

**Q:** Why was the Craft/Boulevard of the Allies intersection not in the traffic study? It is very gridlocked.

**A:** This intersection was not part of the study area required by the city. There will be a new area of study for the P3 development so this intersection may be in the future study.

**Q:** What happened to the Pennsylvania Historic Museum Commission marker at St. Agnes? Why was it taken down?

**A:** There was confusion on recognizing the architect versus recognizing the building.

**Q:** What is the difference in development capacity of the site with and without the church? Would Carlow be willing to share capacity studies by its architect?

**A:** It not about capacity, it's about land value and site location.

**Q:** Do you have a date for planning commission and hearing?

**A:** Not yet, but we will provide it to OPDC once we do.