CCAC | Allegheny Campus Institutional Master Plan

APRIL 2010

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CCAC: Allegheny Campus Institutional Master Plan

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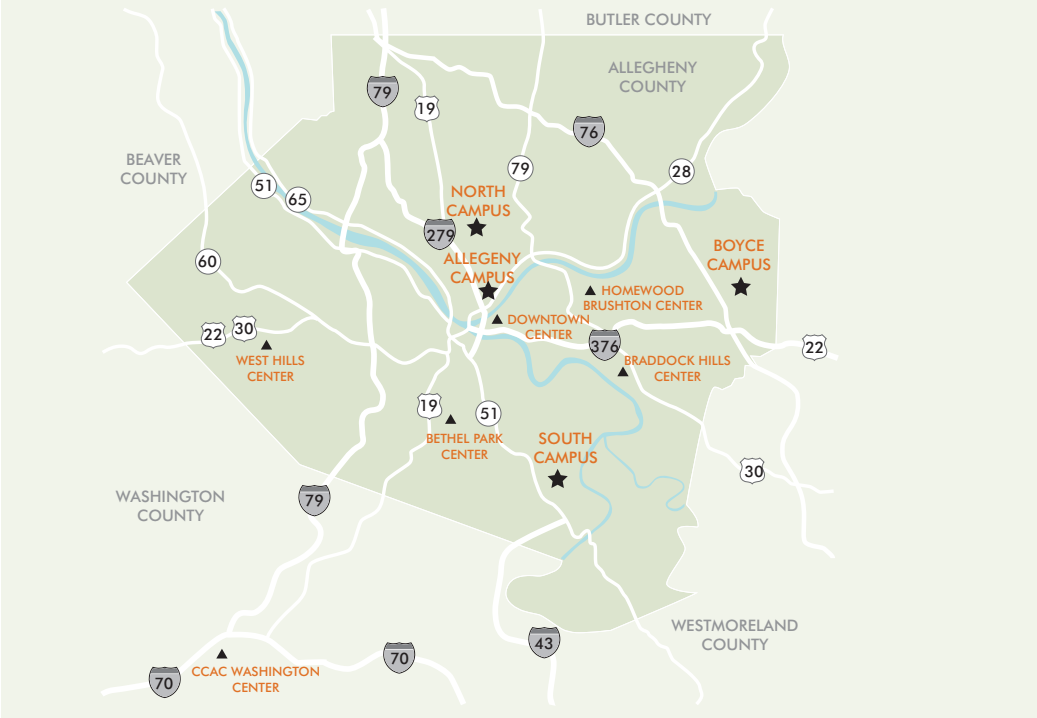
Introduction

The Allegheny Campus of CCAC is part of the larger Community College of Allegheny County system (CCAC). The College has served the residents of Allegheny County and its environs since 1966. Initially the College was comprised of the Allegheny and Boyce Campuses and today has expanded to four campuses and six centers in locations geographically dispersed throughout the county including one center in Washington County.



Partnerships with business and industry in southwestern Pennsylvania are integral to its mission. CCAC's diverse curricula provide higher educational opportunities for more than 20,000 total student headcount each semester. In addition, approximately 16,200 students are enrolled in noncredit classes. Consistent with other community colleges, CCAC prepares its students to transfer to four year degree programs at other institutions or enter a career after completion of a two year degree or certificate program. CCAC provides opportunities for customized work place training, continuing education, and technical skills proficiency for both the public and private sectors.

Over the four plus decades since its founding CCAC's enrollment has grown significantly. In recent years the increases have been modest, approximately 1% per year and vary by location. The College has projected that growth will be 2 - 2.5% per year over the next ten years. With the recent economic downturn, it is likely that these projections will be realized if not exceeded as more students search for price competitive institutions with educational value.

Planning Horizon

The overall planning for the campus looks at a long-term vision (25-year horizon), however a 10-year horizon was developed in more in detail, consistent with city zoning requirements to assessing the impacts of growth.

As a basis for growth projection we began with the 2007-2008 academic year, in which the College offered 164 degree, certificate, and diploma credit programs across the overall system to meet the academic transfer and career educational needs of its students. This excludes its University Parallel, Collaborative, and Joint Enrollment Programs. These programs are delivered at its on and off-campus sites and on-line. Due to demand, availability of resources, and program history, not all programs are offered at every location. As the chart below illustrates, the Allegheny campus offered 75 programs during the 2007-2008 academic year.

CCAC Credit Program Offerings 2007-2008

TYPE OF PROGRAM	TOTAL	ALLEGHENY	BOYCE	NORTH	SOUTH
Transfer Degree	19	15	14	12	16
Career Degree	64	25	19	24	29
Career, Certificate, Diploma	81	35	31	31	43
TOTAL	164	75	64	67	88

The College developed its enrollment and other projections based on demographic trends, industry and State priorities, economic conditions, and employment forecasts, among other factors. CCAC leadership refined enrollment planning, requiring forecasts to 2019 to include:

- Moderate enrollment growth of 2-2.5% per year.
- 16% to 21% of its credit hours delivered on-line.
- 60% to 62% of its enrollment in career programs, with the remainder in transfers programs.

Allegheny Campus

While the Allegheny campus experienced annual growth rates of about 1.8% in the past five years, it is anticipating 2.0 - 2.5% annual growth over the next ten years as it adds more on-line programs, continues to transform existing programs to meet changing market and employer demands, and develops new programs to address emerging industries and workforce needs in the region.

The assumption is made that if the institution can meet the daytime demand for classrooms, laboratories, study space, physical education facilities, food service, and the like, it will be able to meet night and weekend demands. To include evening and weekend demands would overestimate space needs. Of course, this assumption may not hold on a program by program basis. For example, a program with unique class lab requirements may only be offered at night. For most institutions at a College-wide level, however, the assumption holds and supports prudent facilities master planning.

At Allegheny, historically and college-wide, 71% of the on-campus credit hours have been taught during the day, with 25% taught at night, and 4% taught on weekends. These percentages are not expected to change for CCAC over the planning horizon.

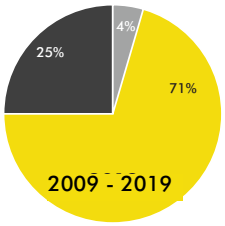
Distance learning at CCAC has historically involved both tape-media and on-line educational courses. As instructional technology has developed, the number of CCAC on-line courses has increased, and more individuals are prepared and equipped to participate. In Fall, 2007 distance learning was at 1,389 FTE students and represented 10% of the total credit hours taught at the College. College leadership expects that distance learning will continue to increase substantially through the next ten years and will represent 18% of the total credit hours taught at the College.

CCAC also delivers credit courses off-campus, using public schools, hospitals, and other such venues where a sufficient enrollment market is available. In Fall, 2007, 7% of the College's total credit hours were delivered at off-campus locations, and by Fall, 2019, it projects that 6% will be off-campus. These off-campus credit hours, while contributing to the College's overall enrollment and demand for instruction and faculty resources, do not have a significant, day-to-day impact on the demand for campus facilities and other resources.

The standard measure for College enrollment of full time equivalent (FTE) is typically converted at Community Colleges to full time daily equivalent (FTDE) to reflect the above and get an appropriate measure of demand for campus facilities. By combining the percentage of on campus enrollment with percentage forecast for daytime enrollment the FTDE for 2019 will be approximately 54% of total campus enrollment. By 2019 the FTDE is projected to increase to 3,389 from its current level of 2,947.

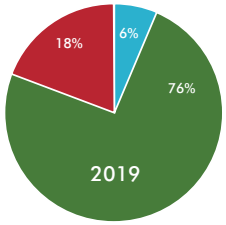
	2009	2014	2019
FTDE Students	2,947	3,164	3,389
Part-Time Faculty	402	426	449
Full-Time Faculty	109	120	132

In addition to the growth in FTDE students, the number of faculty will need to increase as well. Projections of faculty for the College and by campus were developed based on CCAC's Senior Leadership to accommodate enrollment growth, maintain a 22:1 student to faculty ratio, and increase the percentage of part-time faculty to full-time faculty from 52% to 54%; so that more courses would be taught by full-time faculty. The following chart illustrates the total population growth of FTDE students as well as full and part time faculty.



College Wide Enrollment

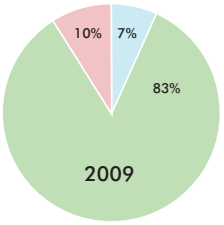
On-Campus:
- Day
- Night
- Weekend



College-Wide Enrollment
- Distance Learning
- Off-Campus
- On-Campus

Shift in distance learning to 18% of total credit hours by 2019

Faculty Population Growth



College-Wide Enrollment
- Distance Learning
- Off-Campus
- On-Campus

Mission & Objectives

The Allegheny Campus of CCAC has as its Mission "To provide affordable access to quality education & offer a dynamic, diverse & supportive learning environment that prepares the region's residents for academic, professional & personal success in our changing global society."

Specific College Goals include:

- Ensure the success of learners through ongoing assessment of learning outcomes and overall institutional effectiveness.
- Provide learners with opportunities, including programs and services that enable success in academic, career, personal and civic pursuits.
- Develop and enhance partnerships, internal and external, that help identify and respond to the educational needs of the community.
- Guide and support the economic development of our region with responsive, solution-driven workforce training programs.
- Develop and deliver educational opportunities for learners at every stage of their lives.
- Promote learning through the effective application of available and expanded resources.
- Enable CCAC learners to share, learn and apply principles of diversity that foster a culture of inclusion and understanding at the college and within the global community.

With these College goals, the planning goals for the Institutional Master Plan include:

- Allow for modest growth over the next ten years (2009 – 2019).
- Enhance the campus to create a definable urban academic institution centered on Ridge Avenue by focusing future growth along this street.
- Respect the character of the urban campus and the relationship to the surrounding community and Allegheny West Historic District.
- Manage traffic and parking to minimize the impact on the surrounding residential community and provide for convenience of students and faculty using the campus.

Ridge Avenue Looking East

- Strengthen the institutional edge with the community, both to reinforce the campus and reinforce the surrounding community.
- Promote a safe and secure pedestrian campus, with defensible open spaces becoming the major links between buildings.

Historic Buildings on Ridge Avenue

- Develop collaborative internal and external partnerships that include the sharing of resources, information and ideas to meet the educational, economic and social needs of the community.
- Become effective and ethical stewards of College assets by seeking, using and protecting natural, financial, physical, technological and human resources.

Surrounding Community Adjacent to Campus

Existing Properties & Uses

The Allegheny Campus is the only campus within the CCAC system that is comprised of multiple buildings and open spaces between the buildings with a traditional college campus character. Additionally Allegheny is an urban campus with buildings located within several city blocks and many non-college buildings and uses alongside college facilities. This unique setting stands in contrast to the other CCAC campuses, which exist on more isolated properties separate from their surrounding communities. The unique quality of the Allegheny campus offers a very important parallel experience to that of most traditional four year colleges and universities. The College Office, at 800 Allegheny Avenue, is not formally a part of the campus (and does not sit in the existing EMI zone) but is located adjacent to the Allegheny Campus and houses the administrative functions for the overall college system including all four campuses and six centers.

Additionally part of the campus sits within the Allegheny West Historic District and several buildings that are part of the campus are contributing buildings to this historic district. This district is both a national and city designated historic district.

Historic Properties Plan

- Historic Buildings
- Allegheny West Historic District
- CCAC Property

1. 800 Allegheny Ave. (College Office)
2. Visual Arts Building
3. West Hall
4. Jones Hall
5. 915 Ridge Avenue
6. Byers Hall
7. Physical Education Building
8. Forester Student Services Center
9. Milton Hall
10. Library
11. Field House
12. Faculty Center (Unused)

Existing Zoning & Neighborhood Context

CCAC sits within the Allegheny West neighborhood on the City's North Side and is in close proximity to the neighborhoods of Chateau, Manchester, North Shore, and Allegheny Center. These neighborhoods are within a fifteen minute walk of the campus.

The Allegheny West neighborhood, which includes the Allegheny Campus of CCAC, was rezoned in 2006 under the Map Pittsburgh Program to coordinate new zoning with the zoning districts defined under the 1999 urban zoning code for the City. This zoning is anticipated to be changed as part of the institutional master plan, and these proposed zoning changes were developed with neighborhood input.

Existing Zoning Plan

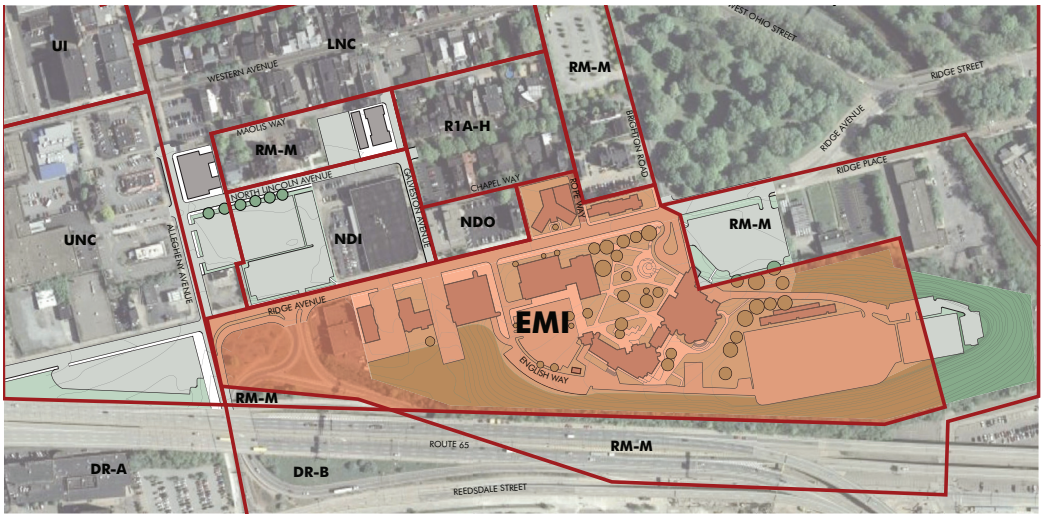
Zoning District

CCAC Site Boundary

EMI Zone

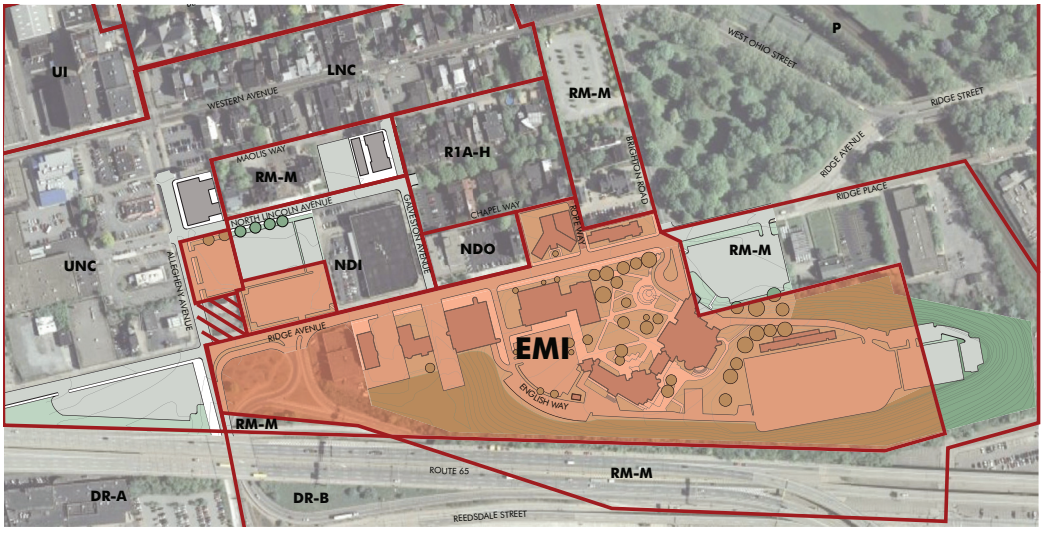
Proposed zoning change to UNC by others

- RM-M (Multi-Unit Residential-Moderate Density)
- R1A-H (Single-Unit Attached Residential-High Density)
- NDO (Neighborhood Office)
- NDI (Neighborhood Industrial)
- LNC (Local Neighborhood Commercial)
- UNC (Urban Neighborhood Commercial)
- UI (Urban Industrial)
- DR-A (Downtown Riverfront District A)
- DR-B (Downtown Riverfront District B)
- P (Park)
- EMI (Educational/Medical Institution)



The proposed EMI Zoning includes areas of the College owned property that the local neighborhood organization, AWCC, has agreed should be developed as part of a 10-25 year Master Plan. It included the majority of the student parking lot north of Ridge to an extension of Chapel Way. Additionally the EMI zone will include part of the College Office parking lot that aligns with the property depth of the College Office (measured from Allegheny Avenue). The EMI zoning change will be submitted in concert with the Institutional Master Plan.

Proposed EMI Zoning Plan



Description of Existing Buildings

Allegheny campus is home to ten academic and student service buildings. Five of the buildings are from the pre-war era, having had other uses prior to CCAC's opening in 1966. The Visual Arts Building, which includes the adjacent "Visual Arts Shed", was built in 1910, and was previously the Allegheny Vocational School. The "Shed" was used as an automotive repair space. West Hall, from 1911, is the former home of the Western Theological Seminary. Lastly, Byers Hall (formerly Byers-Lyons House, 1898), 915 Ridge Avenue, and Jones Hall (formerly B. F. Jones House, 1910) were private residences for wealthy Pittsburgh families. Jones Hall and Byers Hall are both City Designated Historic Landmarks, and Byers Hall is listed on the National Register of Historic Places. All of the above buildings are cited as contributing buildings to the historic district.

The newer buildings on campus were specifically designed and constructed for CCAC. Milton Hall, the Physical Education Building, and the Library all opened in 1966. They were the centerpiece of the new CCAC Allegheny Campus, and were designed in the Modernist style. Their construction consists primarily of concrete with significant areas of brick used in panels on the exterior. These buildings have become the prominent identifying characteristic of the college due to their height, location on the campus bluff and adjacency to

Major Building Map

College Buildings
Non-College Buildings

State Route 65. The Faculty Learning Center, a small 750 square foot wood frame structure located to the South of Milton Hall, was built in 1983 and is a former solar lab. The Monument Hill Building was an athletic field house, with bleachers on its roof. Both the bleachers and the field they served were removed some time ago and replaced with one of the campuses main surface parking areas. The last building to be built on campus was the Forester Student Services Center, which opened in 1994. A brick and steel building whose placement, scale and character was intended to be more sympathetic to the buildings along Ridge Avenue.

Chart of Existing Buildings

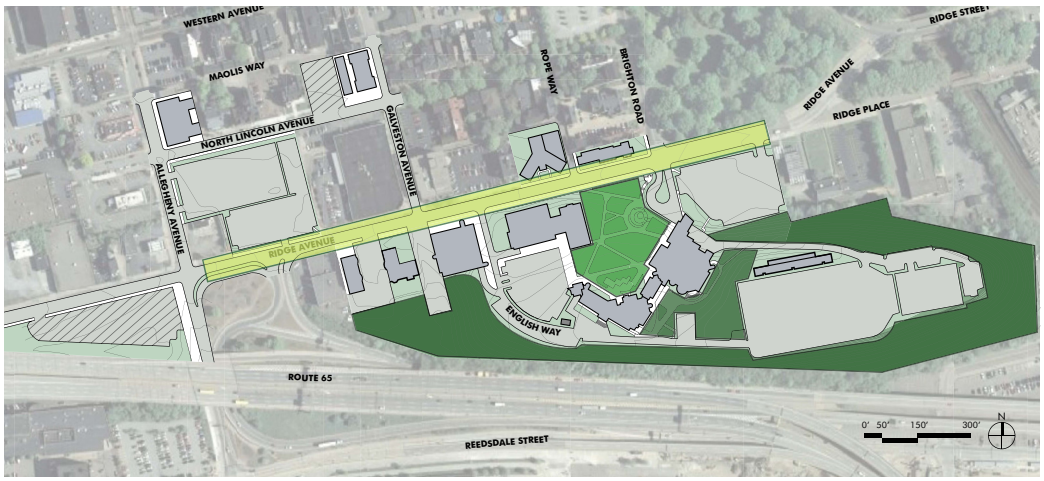
CCAC Existing Allegheny Campus Buildings					
Map No.	Building Name	Building Use	Year Built	Building Area	Building Height
1	800 Allegheny Ave. (College Office)	Administrative	1959	66,416 gsf	5 Floors
2	Visual Arts Building	Academic	1910	28,719 gsf	3 Floors
3	West Hall	Academic	1911	53, 309 gsf	4 Floors
4	Jones Hall	Academic/Other	1908	25,015 gsf	4 Floors
5	915 Ridge Ave.	Academic/Other	1900	4,878 gsf	3 Floors
6	Byers Hall	Administrative	1898	29,922 gsf	3 Floors
7	Physical Education Building	Athletics	1966	62,953 gsf	5 Floors
8	Foerster Student Services Center	Student Services	1994	57,680 gsf	4 Floors
9	Milton Hall	Academic	1966	111,536 gsf	7 Floors
10	Library	Academic	1966	93,006 gsf	5 Floors
11	Field House	Facility Services	Unknown	7,210 gsf	1 Floor
12	Faculty Center	Offices	1983	350gsf	1 Floor
	Total Building Area			540,994gsf	

Description of Existing Open Space

The campus has four types of open space; usable open space, natural open space, urban streetscape, and parking. These four types of open space, indicated on the map below, each has a different function for the campus.

Existing Open Space

- Natural Open Space
- Usable Open Space
- Urban Streetscape
- Parking



Usable Open Space

The main usable open space on campus is the "front lawn" of Milton Hall and the Library. This open space was designed and completed in 1966 at the time the surrounding buildings were opened. As a hillside open space, it is a series of ramps, stairs and lawns that connect the front doors of the hilltop buildings to Ridge Avenue. Typically usable open space would include recreational open space, however there is little outside recreation space, since the original football field was replaced with parking. In addition to this major usable space, smaller entry courts for West Hall and Byers Hall face Ridge Avenue.

Milton Hall Open Space

West Hall and Byers Hall Courtyard

Urban Streetscape

Central to the campus is the streetspace of Ridge Avenue. Although Ridge Avenue is a city street, it functions as the major connecting open space for the campus, because most of the front doors of the buildings face this street and the front lawn borders this street. This forms a major circulation spine for the campus and is the first place where buildings are viewed by visitors. In this context, the streetscape includes the narrow "front yards" and any street furniture within the right-of-way.

Ridge Avenue Looking East and West

Natural Open Space

The natural open space is the wooded slope that borders the campus to the south, encircles the parking at the top of the hill, forming a boundary to the south, east and north. This wooded hillside buffers the campus from Route 65 and forms a strong border and visual buffer in these directions.

Natural Woodlands

Existing Parking

Parking on the Allegheny Campus is divided into a number of lots of varying sizes. Each parking area is designated for specific users (students; faculty; administration). The lot adjacent (#13) to the College Office is not part of the Allegheny Campus and considered a part of the CCAC administrative function and used only by staff in this building. Supplementing the parking lots owned by the campus, additional parking is leased. Additionally students and visitors use street parking on a short term basis, which has historically provided useful overflow capacity without significant impact to the neighboring community. The following graphic details CCAC owned and leased parking facilities, the primary use of each parking area and total capacity.

Existing Parking

	Employee Parking	347 Spaces
	Student Parking	747 Spaces
	Total Parking	1094 Spaces
	Leased Lots	193 Spaces

Needs of Institution

A detailed analysis of space needs was completed as part of a facilities master plan for the CCAC system based on the data available from the 2007- 2008 academic year. This analysis categorized the space needs into eight general areas and prioritized each in terms of the institutions current and long term goals.

Description of Needs Analysis

The space need analysis assumes CCAC Allegheny Campus will continue to grow at projected modest rate and expand overall facilities to accommodate growth. As part of this analysis an inventory of existing space was compared to space needs both in 2009 and ten years into the future or 2019. For CCAC the critical guidelines are those of the Pennsylvania Department of Education. Developed in the late 1960's and early 1970's, these guidelines unfortunately have not been updated. Therefore, they do not take into account changes in higher education - or the rapidly growing role of community colleges in the nation. Some of the key changes include:

- Advent of personal computers and laptops, personal data assistants, and information technology
- Use of online and distance learning to augment planned curriculum
- Handicapped accessibility codes and other building safety requirements
- Transformed pedagogy, including simulation environments and collaborative learning
- New industries and technical workforce development and training needs
- Changing roles of college bookstores and learning commons (library)
- Societal expectations regarding health, wellness, fitness, and sustainability

As a result, a hybrid set of guidelines was developed to analyze space needs. These guidelines honor CCAC's mission and reflect current codes and instructional delivery methods. Importantly, these hybrid guidelines build upon the recent facilities planning for the West Hills Center, a growing and successful facility in the CCAC system. Thus rather than creating "new" guidelines, the Hybrid guidelines formalize and extend CCAC's operating philosophy for planning and design.

The analysis based on this hybrid model (detailed in the chart below) reveals increased space needs of approximately 92,000 gsf. Based on the highest priorities of need for the Allegheny Campus it has been concluded that significant replacement of science instruction space, modest growth in general instructional space, significant growth in offices, and some small growth in institutional support are the immediate priorities.

The space needs assessment for the entire CCAC system identified the potential for an additional 45,000 to 75,000 gsf to be added to the Allegheny Campus in order to relocate programs presently on other campuses. It was determined that the centralization of some high-cost programs and related facilities would be best positioned on the Allegheny campus, both to improve the College's operating efficiency and to place these programs in a central accessible location for all students. This would help to resolve College-wide need for growth and expansion.

Space Needs

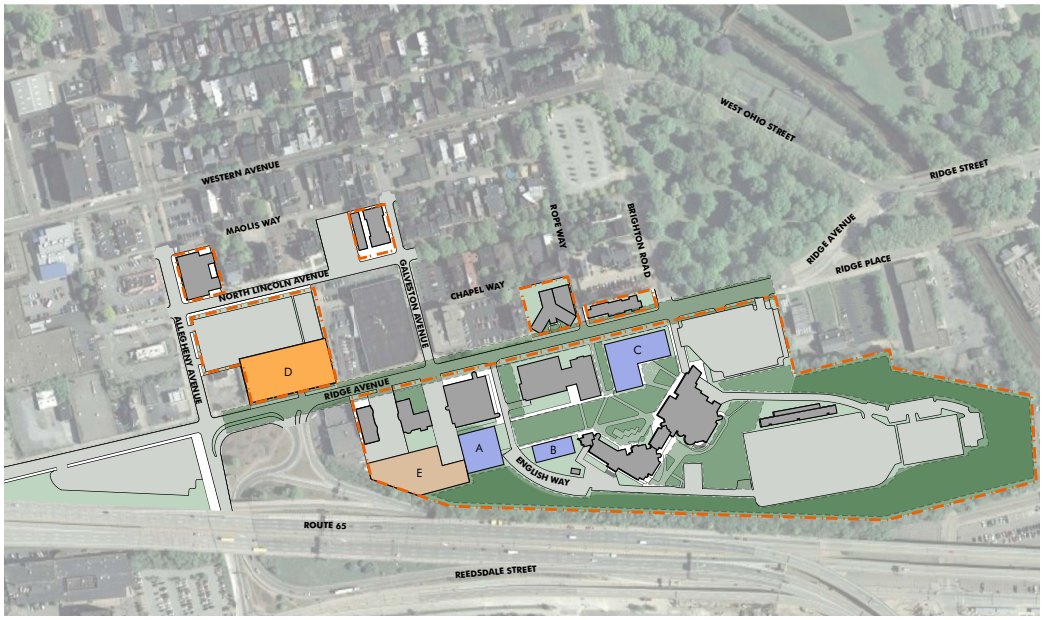
Space Need Determined Using Hybrid Model		
Space Type		**Space Need**
First Priority		
1	Instructional Labs and Classrooms	71,450
2	Learning Commons	(5,400)
3	Offices	19,150
4	Institutional Support	4,200
Second Priority		
5	Food	2,750
6	Student Services	850
7	Athletics and Recreational Sports	(3,300)
8	Assembly	2,750
	Space need with on campus growth	**92,450**
	Relocated Programs from Other Campuses	45,000-75,000
	Projected Space Need	**137,000-167,000**

Although the specific relocated programs have not been determined, the study identified likely options including Hospitality Management, Health Technology, Nursing, Special Needs, Criminal Justice, Horticulture and Library Technology.

As a first step to meet Allegheny Campus needs, a new science facility of approximately 64,000 gsf is planned to replace outmoded science labs and classroom space in West Hall. This allows West Hall to be renovated for uses more compatible to its historic structure and physical limitations. The additional space needs beyond this new science facility of between 60,000 and 104,000 gsf would be accommodated in two proposed buildings to the south of Ridge Avenue and outside the Allegheny West Historic District. The space provided on the campus within the ten year plan would include primarily instructional and offices along with some student wellness and assembly space. Additionally a potential parking garage is part of the master plan to address the increase in students and faculty related to growth. This garage is planned to be located on the west end of Ridge Avenue and would accommodate between 350-450 cars, if other strategies such as increased transit use and lease parking are not able to keep pace with student and faculty demand.

Ten Year Development Envelope

The development that may occur within the next ten years would occupy five potential development sites within the property currently owned by CCAC. No developments are proposed on sites that are not in control of the College. In addition to new developments, renovations of several existing buildings may occur, however there are not any plans to expand these buildings in footprint or height during the renovations. These five sites are indicated on the graphic map below and are further described in the text and charts that follow:



Ten Year Development Plan Map
- Potential Building Sites
- Existing Buildings
- Potential Parking Structure
- Potential Surface Parking
- CCAC Property

Proposed Maximum Development

Building Use		Footprint (GSF)	Height (Stories)	Total Max GSF	Parking
A	Academic/Science	12,500	4-5	62,500	NA
B	Office/Academic	6,500	3-4	26,000	NA
C	Academic	19,000	4-5	95,000	NA
	Total Building Area			183,500	
D	Parking Structure	34,000	5-6		450
E	Parking Lot	27,000	NA		60

Site A – Science/Academic Building Site:

This site has been identified as the location of a new academic science building. The site is located on a sloped hillside behind the Physical Education Building and like other buildings on campus will have entrances on several levels. The building would be placed into the existing hillside and consequently at 4 - 5 stories will be in scale with the Physical Education Building and slightly lower than Milton Hall.

Site B – Office/Academic Building Site:
Potential development on this site would be for offices and academic uses. This smaller building footprint is located on a portion of the parking lot site behind Foerster Student Services Building and is contingent on this parking being replaced by additional surface or structured parking. The building would face a future green space and help link the new academic building on Site A to Milton Hall and the Library. This building would be 3 to 4 stories in height and help enclose the new quadrangle. The building footprint would allow English Way to continue and access Monument Hill parking.

Site C – Student Services/Academic Building:
This development site would be located on the existing Milton/Library lawn and front Ridge Avenue. This site would accommodate additional academic space as well offer opportunities to expand student services in a location also convenient to the neighboring community. The site is adjacent to the Student Services Center and across Ridge Avenue from Jones Hall. The development of this site would respect and extend the set back along Ridge Avenue created by the Student Services Building, to reinforce the street wall and a common landscape theme along Ridge Avenue for the campus. The building would also be setback from the side of Forester Hall, by a minimum of 30 feet, to create a visual and pedestrian connection from Ridge Avenue and Rope Way up to the upper green space created by the new development. A 4-5 story building height would fit contextually with other buildings on Ridge Avenue, also similar to the Student Services Building and the 5 story tower at West Hall across the street. Like the other buildings that front Ridge Avenue this building would have both street level entrances as well as access from the new upper green space.

Site D – Parking Structure:
Located on the existing student surface parking lot (Lot 2), this site would accommodate the parking associated with enrollment and staff growth as well as displacement of any surface parking as a result of new development. The site would have a minimum setback of 5 feet from Ridge Avenue to continue a common street wall and landscape edge. The depth of the development would accommodate two driving aisles with parking along each. The height of the building would be 5 – 6 levels of parking, however because these parking levels would have low floor heights, the overall building would be similar to the heights of other historic structures along Ridge Avenue. In addition one level of the garage would be partially below grade. The entrances to the garage will be from Ridge Avenue to minimize traffic flow into the neighborhood and campus.

Site E – Surface Parking Lot:
This surface parking area would be located behind Byers Hall and 915 Ridge and provide for a small increase of parking to help meet demand for initial development or swing space, and provide some parking for new uses in 915 Ridge. Because of the grade change this parking would be terraced into the site and likely not visible from Ridge Avenue or Route 65.

Twenty-Five Year Development Sites

The College, with the input of the Allegheny West Civic Council, developed a longer range vision of the campus and its growth as it relates to the neighboring community. The following plan represents the basic parameters of this vision. Because of its extended time frame this plan remains flexible and will be updated with community input at the ten year renewal (2019) of this institutional master plan. Included are specific sites that are both of interest to CCAC to continue the character and effective growth of the college, as well as the community to protect its residential and historic assets. This long-term vision is centered on creating an academic district for the Allegheny campus along Ridge Avenue, and forming a more appropriate boundary between the residential community and the College or commercial uses which presently extend into the neighborhood.

The long range vision for the campus and the adjoining neighborhood seeks to strengthen the urban fabric of the community by reinforcing street edges, enhancing the streetscape and providing compatibility between the College and the surrounding neighborhood. This vision recognizes and seeks to define the inherent character of the different streets and the associated uses along these streets. To achieve this vision the long range development plan concentrates on street/open spaces with similar development facing each other along both sides of the street and buffers occurring along alleys, as is typical in traditional town planning. To this end the community has developed streetscape standards for both the residential and commercial streets within the historic district, and the College would adopt similar streetscape elements.

Twenty Five Year Plan

- Properties of Interest for AWCC
- Properties of Interest to CCAC
- CCAC Property
- Chapel Way Extension

Chapel Way Extension perceived as boundary between campus and neighborhood.

Streets

Ridge Avenue:

In the long term vision, Ridge Avenue from Allegheny Avenue to Brighton Road is conceived as the vehicular and pedestrian spine of the college and a major open space for the campus. This street would become the heart of campus and present a consistent College image along these 2 blocks using entrances, landscaping, signage and street amenities. Uses along this street would continue to be a mix of academic, college and neighborhood retail along with office and student services. The existing historic structures would remain and potentially be augmented by new development as institutional needs, programs and spaces are defined.

Ridge Avenue

Chapel Way:

In the long term vision Chapel Way is seen as both a boundary for the Allegheny Campus and "buffer" between the residential community and the College. Therefore the community is interested in seeing Chapel Way extended to the west of Galveston Avenue and exiting out onto either Allegheny Avenue or turning north and exiting onto North Lincoln near College Office. This alley might be slightly offset to allow for an efficient parking garage along Ridge Avenue, shown in the Ten Year Plan.

Chapel Way

North Lincoln Avenue:
This street is envisioned by the community to become a residential street and continue the character east of Galveston, west toward College Office and the neighborhood commercial district along Allegheny Avenue. The landscaping, streetscape and housing density might emulate the residential character already established on other streets in Allegheny West.



North Lincoln Avenue

Allegheny Avenue
This commercial street would remain a major vehicular spine and be the connection from Route 65 and the North Shore public uses up into the campus and the neighborhood. Future uses along this street would reinforce commercial zoning and provide space for additional structured parking above ground floor retail.

Allegheny Avenue

Development Sites

Sites of Interest for the Allegheny Campus:

The future expansion and development of the College is intended to concentrate on Ridge Avenue between Allegheny Avenue and Brighton Road. The existing sites and buildings not currently controlled by CCAC in this two block area are potential sites for future development. The college's interest would only be on a timeline that is acceptable to current property owners and entirely dependent on their willingness to relocate.

Sites of Interest for Community Development:

Sites under both private ownership and College ownership along Ridge Avenue to the east of Brighton Road, across from the park, are of interest to the community for future residential development. Sites to the north and south of North Lincoln Avenue are also of interest to the community for extension of residential development. This residential area of interest extends along Lincoln Avenue from Brighton Road to the lots zoned LNC that face Allegheny Avenue. The sites zoned LNC along Allegheny Avenue are seen as potential for a parking garage with ground floor retail as part of the commercial district that fronts Allegheny Avenue.

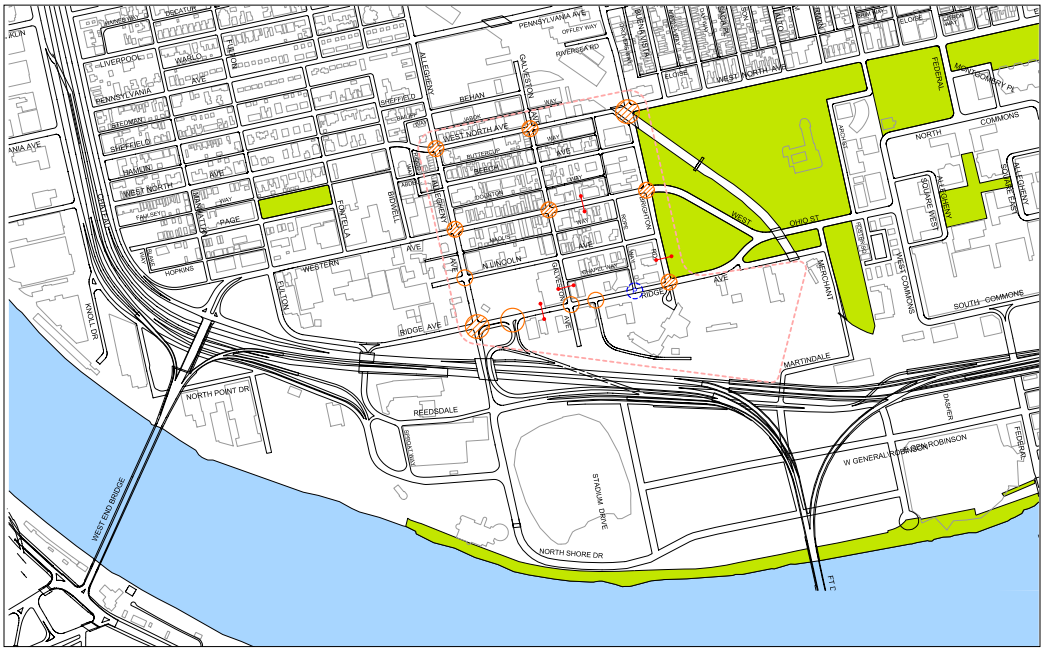
TRANSPORTATION MANAGEMENT PLAN

Trans Associates (TA) has completed the parking and traffic analysis for the Community College of Allegheny County (CCAC) Allegheny Campus Master Plan. Parking and traffic analysis was completed for existing Campus conditions and future forecasted conditions which incorporate Allegheny Campus Master Plan components.

The following sections outline the study area, parking analysis, traffic analysis, and parking management plan.

Study Area

CCAC Allegheny Campus is located on the North Side of the City of Pittsburgh, Allegheny County, Pennsylvania.



Study Area | Figure S-1

- Study Area
- Unsignalized Study Intersection Traffic and Pedestrian Counts
- Signalized Study Intersection Traffic and Pedestrian Counts
- Pedestrian Count Only
- ATR Count

The following existing intersections were selected for analysis:

- Ridge Avenue and Allegheny Avenue;
- Allegheny Avenue and N. Lincoln Avenue;
- Allegheny Avenue and Western Avenue;
- Allegheny Avenue and West North Avenue;
- Ridge Avenue and Reedsdale Street Ramps/CCAC Driveway;
- Ridge Avenue and Galveston Avenue;
- Galveston Avenue and West North Avenue;
- Ridge Avenue and CCAC Driveway;
- Ridge Avenue and Brighton Road;
- Brighton Road and Western Avenue; and
- Brighton Road and West North Avenue.

Allegheny Campus provides off-street parking for students, faculty/staff. Existing Allegheny Campus parking lots are presented in Figure S-2. This figure also illustrates existing public parking spaces on the streets.

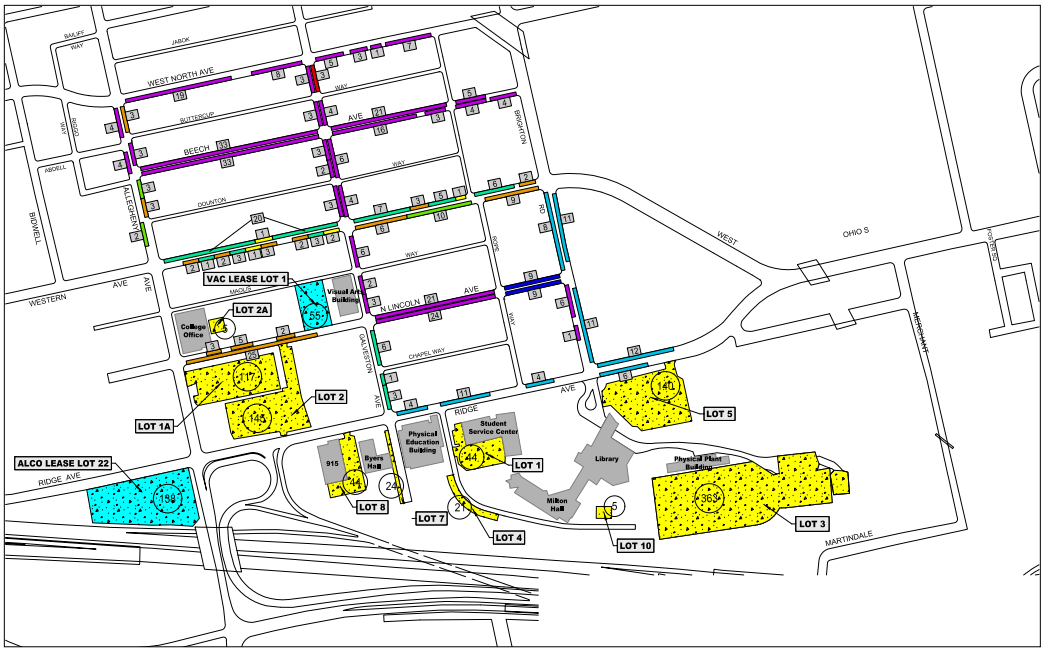
Parking Analysis

2009 Existing Conditions

Existing parking inventory was conducted at the CCAC Allegheny Campus for all off-street parking within the study area. As shown in Figure S-2, there are currently 1,101 parking spaces provided on-campus in off-street parking lots. On-campus, off-street, parking lots include CCAC owned and operated lots and lots which are leased by CCAC.

2009 Existing Conditions
Allegheny Campus Parking
Figure S-2

- 12 Number of Available On-Street Parking Spaces
- CCAC Lease Lots
- CCAC Lots
- (12) Number of Off-Street Parking Spaces



Existing On-Street Parking
Table S-1

Type of Parking	Available Spaces
Permit G (1 HR)	264
Permit G (2 HR)	3
2 HR Meters	55
1 HR Meters	15
4 HR Meters	67
30 Min. Loading	5
4 HR Parking	18
Unmarked	70
Total On-Street Parking	497

Existing Off-Street Parking
Table S-2

Parking Lot Designations	Available Faculty Spaces		Available Student Spaces		Availabel Spaces
	Regular	Handicap	Regular	Handicap	
VAC Lease Lot 1	55				55
ALCO Lot 22			126	12	138
Lot 1			32	12	44
Lot 1A	114	3			117
Lot 2			141	4	145
Lot 2A		5			5
Lot 3	62		293	8	363
Lot 4				21	21
Lot 5	132	8			140
Lot 7	24				24
Lot 8	40	4			44
Lot 10				5	5
TOTAL	**427**	**20**	**592**	**62**	**1,101**

Parking accumulation counts were conducted by TA on Monday, April 28, 2008. Information provided by CCAC Allegheny Campus indicated that Mondays are peak peaking days. In addition, CCAC indicated that Fall Semester enrollment is typically greater than Spring Semester enrollment. Therefore, the parking accumulations were adjusted to represent a typical Fall Semester enrollment. As presented in Table S-3, there is an existing maximum parking demand of 1,275 parking spaces.

Parking Supply/Demand
Table S-3

Condition	Parking Supply (1)	Parking Demand (2)	Parking Surplus/Deficit	
			100% Efficiency	90% Efficiency
2009 Existing	1,101	1,275	-174	-284
2010 Forecasted (3)	1,337	1,293	44	-90
2020 Forecasted (4)	1,582	1,496	86	-72

1. Parking supply obtained from Figure S-2 through Figure S-4.
2. Parking demand determine through field data collected by TA and projected growth provided by CCAC.
3. Forecasted 2010 parking supply includes restriping CCAC Lot 2 (+10 additional spaces), CCAC Lot 3 (+66 additional spaces), and CCAC Lot 5 (+6 additional spaces) and leasing Alco Lot 23 (+115 spaces) and BP Lot (+39 spaces), for a total of 236 additional parking spaces compared to 2009 conditions.
4. Forecasted 2020 parking supply includes restriping CCAC Lot 3 (+66 additional spaces) and CCAC Lot 5 (+6 additional spaces), leasing Alco Lot 23 (+115 spaces) and BP Lot (+39 spaces), and removing CCAC Lot 2 (-145 spaces) to construct a 400 space parking garage. The forecasted 2020 parking supply includes a total of 481 additional parking spaces compared to 2009.

Source: Analysis by Trans Associates.

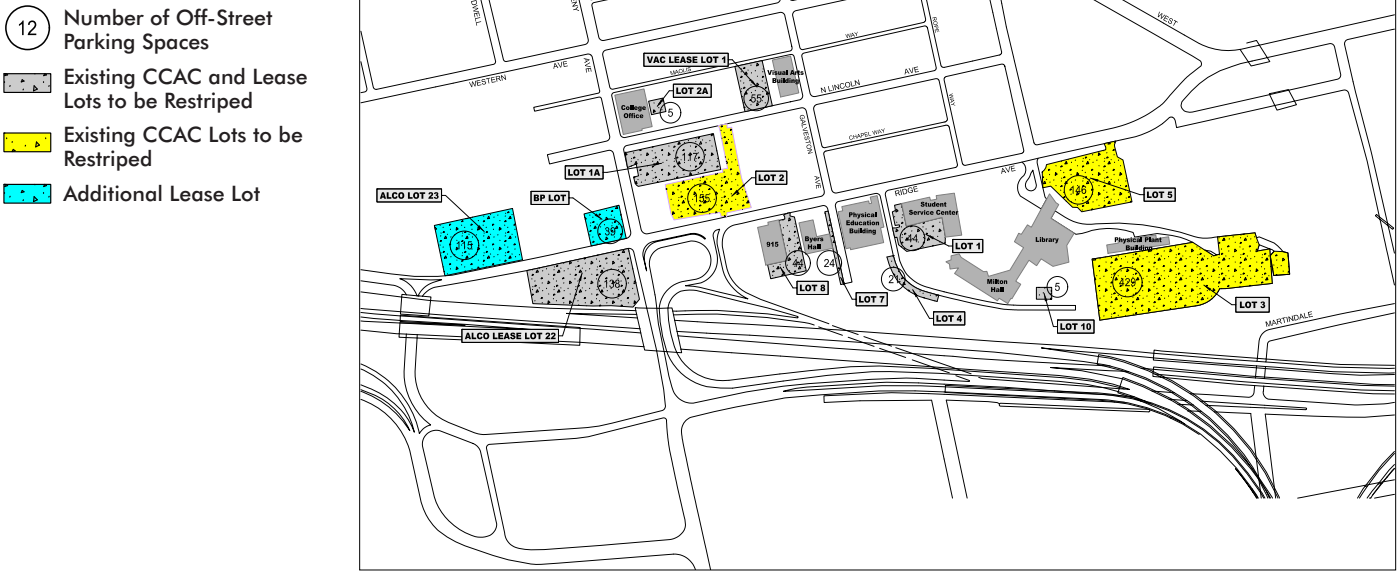
The existing parking supply currently provides a parking deficit at maximum usage ranging from 174 parking spaces, operating at 100% efficiency, to 284 parking spaces, operating at 90% efficiency. The 90 percent parking efficiency estimate is utilized to evaluate daily operating conditions such as double space parkers, parking obstructions including snow mounds and various campus equipment, and time spent circulating and searching for a parking space. Parking provided should be within the 90 to 100 percent parking efficiency range.

2010 Forecasted Conditions

The 2010 forecasted conditions are anticipated to result in a future parking demand of 1,293 parking spaces, as presented on Table S-1. To accommodate this demand, improvements to existing parking lot layouts and additional lease spaces are required. Restriping CCAC Lot 2 would provide 10 additional parking spaces, restriping CCAC Lot 3 would provide 66 additional parking spaces, and restriping CCAC Lot 5 would provide 6 additional parking spaces. Restriping the existing CCAC parking lots results a total of 82 additional parking spaces.

In addition, additional parking spaces are anticipated to be provided through leasing by CCAC of existing parking lots located within the vicinity of the Allegheny Campus. A total of 115 additional leased parking spaces will be provided in Alco Lease Lot 23, and 39 additional leased parking spaces are to be provided in the existing vacant BP Lot, resulting in a total of 154 additional parking spaces.

2010 Forcasted Allegheny Campus Parking | Figure S-3



Therefore by year 2010, the Allegheny Campus will be able to accommodate a total of 236 additional parking spaces (82 + 154 = 236). The forecasted 2010 parking supply is forecasted to provide a parking surplus of 44 spaces at 100 percent efficiency and a parking deficit of 90 spaces at 90 percent efficiency. Therefore, the parking to be provided is within the range of acceptable parking supply for the maximum usage period.

2010 Forcast Campus Parking Summary | Table S-4

Parking Lot	Available Spaces
Lot 1	44
Lot 1A	117
Lot 2	155
Lot 2A	5
Lot 3	429
Lot 4	21
Lot 5	146
Lot 7	24
Lot8	44
Lot 10	5
VAC Lease Lot	55
ALCO Lot 22	138
ALCO Lot 23	115
BP Lot	39
Total	**1,337**

2020 Forecasted Conditions

The 2020 forecasted conditions are anticipated to result in a future parking demand of 1,496 parking spaces, as presented on Table S-1. To accommodate the 2020 demand, improvements to existing parking lot layout, additional lease spaces, and a proposed parking structure would be required.

As outlined in 2010 forecasted conditions, restriping CCAC Lot 3 and CCAC Lot 5 could provide a total of 72 additional spaces through restriping. In addition, the aforementioned lease lots would provide a total of 154 additional spaces. To accommodate the remaining parking deficit, a parking garage would need to be provided, which would remove Lot 2.

Based on the Master Plan, the Allegheny Campus is proposing to construct a 400 spaces parking garage. The proposed parking garage is anticipated to be located on the existing CCAC Lot 2.

The breakdown of anticipated additional (as compared to 2009 conditions) parking to accommodate 2020 forecasted conditions is as follows:

- Restripe CCAC Lot 3 = + 66 parking spaces
- Restripe CCAC Lot 5 = + 6 parking spaces
- Lease Alco Lot 23 = + 115 parking spaces
- Lease BP Lot = + 39 parking spaces
- Remove CCAC Lot 2 = - 145 parking spaces
- Proposed Parking Garage = + 400 parking spaces

- TOTAL + 481 parking spaces

The forecasted 2020 parking supply is forecasted to provide a parking surplus of 86 spaces at 100 percent efficiency and a parking deficit of 72 spaces at 90 percent efficiency. Therefore, the parking to be provided is within the range of acceptable parking supply for the maximum usage period.

2020 Forcasted Allegheny Campus Parking | Figure S-4

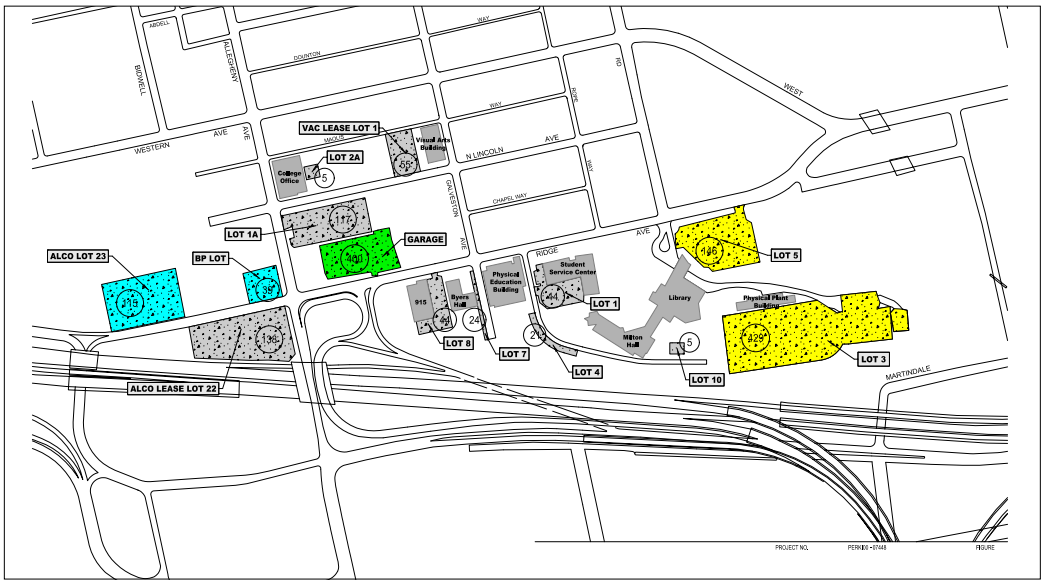
(12) Number of Off-Street Parking Spaces

Existing CCAC and Lease Lots to Remain

Existing CCAC Lots to be Restriped

Additional Lease Lot

Proposed CCAC Parking Garage



Parking Lot	Available Spaces
Lot 1	44
Lot 1A	117
Lot 2	0 **
Lot 2A	5
Lot 3	429
Lot 4	21
Lot 5	146
Lot 7	24
Lot8	44
Lot 10	5
VAC Lease Lot	55
ALCO Lot 22	138
ALCO Lot 23	115
BP Lot	39
Garage	400
Total	**1,582**

2020 Forcast Campus Parking Summary | Table S-5

** Note: Existing Lot 2 will be removed and replaced with proposed parking garage.

Details of the Parking Analysis are provided in the Parking and Traffic Report of the CCAC Allegheny Campus Master Plan.

Traffic Analysis

Capacity analysis was completed for the following conditions:

- 2009 Existing Conditions
- 2010 Base (without development) Conditions
- 2010 Combined (with development) Conditions
- 2020 Base (without development) Conditions
- 2020 Combined (with development) Conditions

As presented in Figure S-1, the following intersections were selected for analysis:

- Ridge Avenue and Allegheny Avenue;
- Allegheny Avenue and N. Lincoln Avenue;
- Allegheny Avenue and Western Avenue;
- Allegheny Avenue and West North Avenue;
- Ridge Avenue and Reedsdale Street Ramps/CCAC Driveway;
- Ridge Avenue and Galveston Avenue;
- Galveston Avenue and West North Avenue;
- Ridge Avenue and CCAC Driveway;
- Ridge Avenue and Brighton Road;
- Brighton Road and Western Avenue; and
- Brighton Road and West North Avenue.

Traffic volumes and anticipated trip generation were projected based on 2010 and 2020 parking demand and manual turning movement counts conducted by TA. An arrival/departure distribution was developed based on student and faculty/staff zip codes provided by CCAC. Details of traffic volume development, trip generation, and capacity analysis are provided in the Parking and Traffic Study for the CCAC Allegheny Campus Master Plan.

Based on the results of the traffic analysis, all study intersections are forecasted to operate at an overall intersection level of service (LOS) D or better for existing and future base conditions. In order to maintain pre-development levels of service, optimization of traffic signal timings is required at the Allegheny/Ridge intersection. Details of the Traffic Analysis, including tables, figures, and calculations are provided in the Parking and Traffic Study for the CCAC Allegheny Campus Master Plan.

Parking Management Plan (PMP)

Based on the results of the parking analysis, a future parking supply of 1,337 off-street parking spaces is projected for year 2010, with a parking demand of 1,275 parking spaces. This results in a future parking surplus/deficit ranging from +44 spaces to -90 spaces, varying with parking efficiency. Likewise, a future parking supply of 1,582 off-street parking spaces are projected for year 2020, with a parking demand of 1,496 parking spaces. This results in a future parking surplus/deficit ranging from +86 spaces to -72 spaces, varying with parking efficiency.

The Parking Management Plan (PMP) being developed as part of the campus Master Plan has identified measures which could be implemented in order to address future parking needs by decreasing demand and/or increasing supply. These measures include:

- Parking Demand Reduction
  - Provide more bicycle racks on campus;
  - On-campus sale of transit passes;
  - Discounted transit passes;
  - Preferential parking for carpools and vanpools;
  - Modification to class schedules, to redistribute class registrations over time; and
  - Provide information on website and other mechanisms on biking and public transit, including two new T-stops and buses.
- Parking Supply Increase
  - Lease parking spaces within the vicinity of the campus as necessary.
  - Construct additional spaces as needed:
    - 2010 – This includes restriping CCAC Lot 2, CCAC Lot 3 and CCAC Lot 5.
    - 2020 – This includes restriping CCAC Lot 3 and CCAC Lot 5, removing CCAC Lot 2 and providing a 400 space parking garage in its location.

The parking supply increase proposed for year 2010 (Figure S-3) will be sufficient to satisfy the projected 2010 parking demand. Thereafter, parking supply/demand conditions should be evaluated prior to the construction of each Master Plan component, with a review of necessary associated parking mitigation measures to be performed during each development phase.

ENVIRONMENTAL PROTECTION PLAN

As part of the Institutional Master Plan the Allegheny Campus of CCAC was analyzed for compliance with the Environmental Overlay Districts and view corridors. With the exception of Steep Slopes there are not any environmentally sensitive areas located on the Allegheny Campus.

ENVIRONMENTAL OVERLAY DISTRICTS

Flood Plain Overlay District.

The campus is not located in any identified flood plain.

Riverfront Overlay District

The campus is outside any Riverfront Overlay District.

Landslide-Prone Overlay District

The campus has a landslide overlay district on a portion of the campus and is subject to the provisions of the City's Steep Slope Protection Standards below and Hillside Development Standards.

Undermined Area Overlay District

The Allegheny campus is not undermined.

View Protection Overlay District

The campus does not fall within any View Protection Overlay District

ENVIRONMENTAL PERFORMANCE STANDARDS

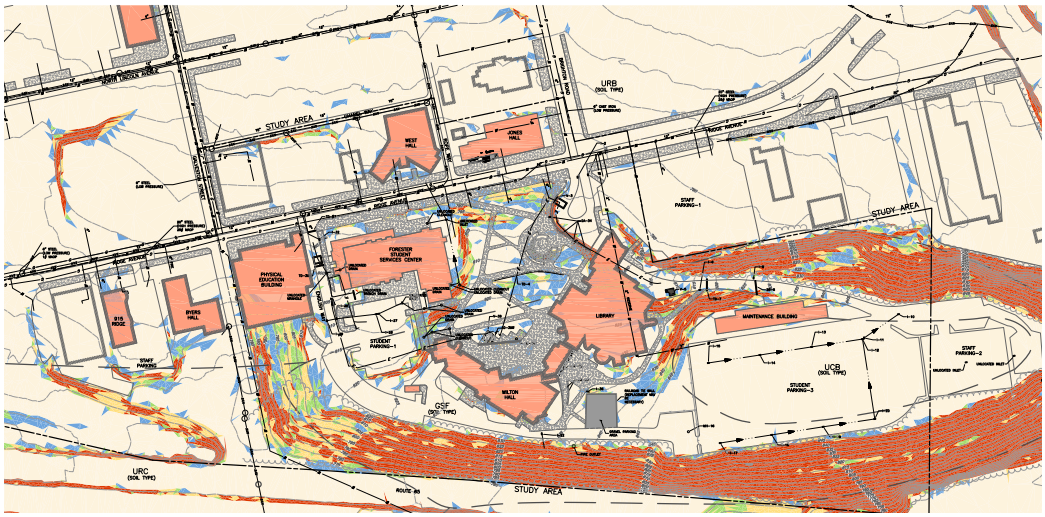
Steep Slope Performance Standards;

The majority of the campus is not located within steep slope areas as defined in City of Pittsburgh code section 906.08 (dated 12-30-05); however, Academic Sciences will be located within an area with some slopes in excess of 25%. In order to reduce the impacts on the steep slope areas, any building constructed will retain existing grades around the perimeter of the building, resulting in a building that has entrances at different floor levels. This will minimize grading impacts and vegetation removal adjacent to the building and maintain the existing drainage patterns. Disturbed slopes will be revegetated and landscaped to the standards outlined in City of Pittsburgh Zoning Ordinance Section 915.02 (dated 12-30-05). There will not be any proposed parking in the steep slope area. Before building, a geotechnical investigation will be completed by a professional geotechnical engineer for the proposed site and professional recommendations will be utilized for the proposed building and foundation designs.

Steep Slopes Map

Slope Percents

- 0-16%
- 16-25%
- 25-30%
- 30-40%
- 40% - vertical



Tree and Vegetation Protection:

Proposed construction on the campus will minimize disturbance to the extent possible for the construction of the proposed facilities. Disturbed areas will be revegetated and landscaped in a manner consistent with surrounding facilities and ordinance requirements of the City, including code section 915.02 (dated 12-30-05). Any tree, measured 4 foot from the ground, greater than 12 inches shall be preserved to the maximum extent feasible. All healthy trees with a diameter of 12 inches or more removed during site preparation or development will be replaced. The combined total diameter of replaced trees shall at least equal the combined total diameter of removed trees. No trees of this size will be impacted by the proposed Science and Technology Building

Maximum Impervious Surface

No maximum impervious area is designated for the EMI district, per code section 905.03 (dated 12-30-05).

Open Space & Pedestrian Circulation

The nature of CCAC as a commuter college, and not a residential college, places emphasis not only on the pedestrian circulation between buildings but also recognizes pedestrian circulation and the open space from points of daily arrival and neighborhood businesses to the building entrances. Therefore the open space plan and pedestrian circulation must consider the different pathways that students, faculty, and visitors travel between parking areas or transit stops and the various destination points on campus.

Open space on campus can function in several ways and often coincides with pedestrian circulation depending on the type of open space that is created. As described in the existing open space summary in Section C, open space can be categorized as usable, urban streetscape, natural and parking. These open spaces can be designed for both active and passive uses. The usable open space are designed primarily for active use and would include major open spaces, linear pedestrian paths, and recreational fields or courts. The urban streetscape can be used primarily for circulation and pathways to connect buildings, and function as a way to orient the user to the campus and community amenities. Natural open spaces are designed to be primarily passive in use and meant to be viewed (except where crossed by a pedestrian path) and would include wooded slopes, natural storm water landscaped areas and natural buffers between uses. This space is often either inaccessible or is environmentally sensitive space that would be damaged by overuse. Any new parking will include landscaped buffers, but is defined under Traffic and Circulation Section G, Transportation and Management Plan.

Existing Open Space

- Natural Open Space
- Usable Open Space
- Urban Streetscape
- Parking

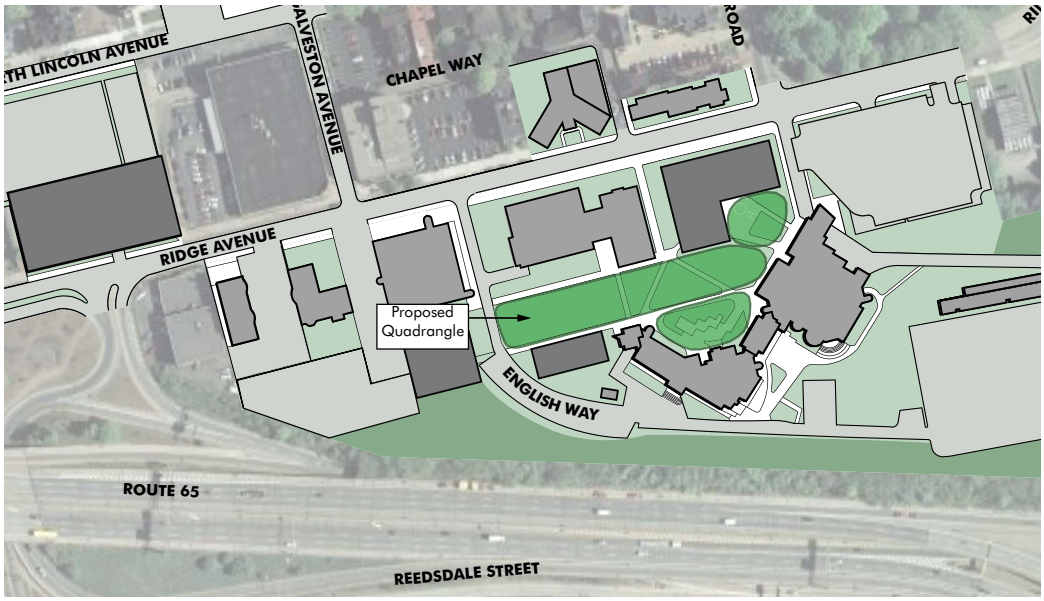
Proposed Open Spaces

Proposed Quadrangle:

As the primary usable open space on campus the lawn in front of Milton Hall and the Library would be greatly modified with the new proposed development sites to the south of Ridge Avenue. A more enclosed collegiate quadrangle that would tie most of the major academic buildings together, this space is planned as a level lawn area that captures the pedestrian activity between buildings and provides an outdoor "room" with primary entrances to each building fronting the quadrangle. This area hopefully will become a place to study, throw a Frisbee, eat a snack, meet with friends or hold an outdoor gathering. Since some of this open space is currently providing necessary parking for the college, additional parking will need to be created at the perimeter of campus before the quadrangle is developed.

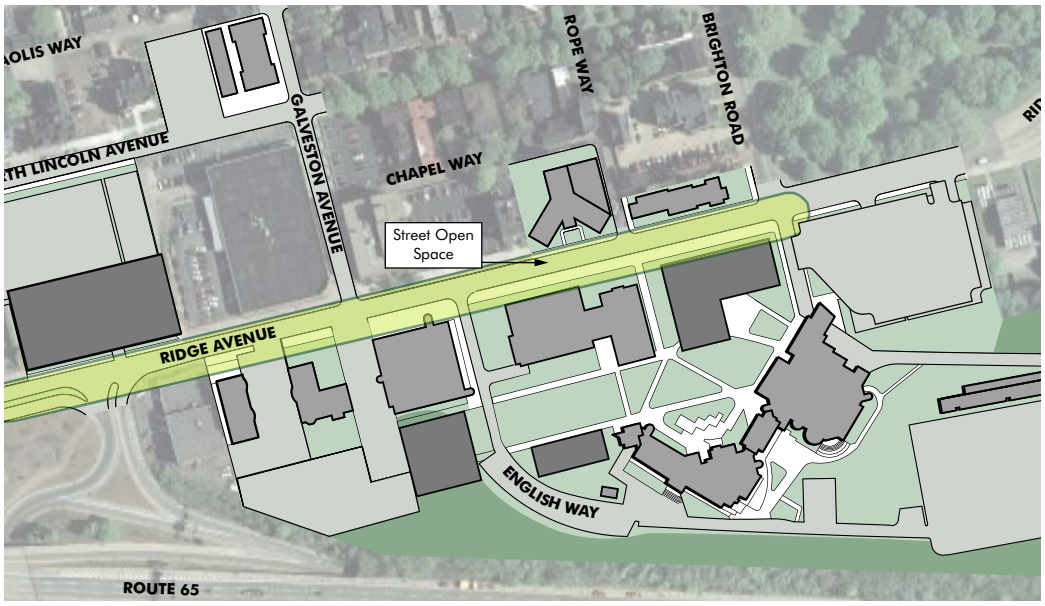
Proposed Quadrangle will Unify Campus

New Quadrangle



Ridge Avenue:

Existing public sidewalks on Ridge Avenue, together with landscaped areas provided by building setbacks and building entries, help reinforce another major urban public open space. The street is a significant part of the campus and contributes to the overall character of the College and community. This open space will connect the pedestrian routes from parking lots along Ridge, other street and remote parking as well as transit stops to the various building entrances. Sidewalks, cross walks, tree locations, street furniture, building landscape and building front lawns would all be coordinated to give a unified expression to Ridge Avenue. The street and sidewalks are public property and any project to make improvements would be a cooperative effort with City Planning, Public Works and the community.



Ridge Avenue Looking Towards Jones Hall

Ridge Avenue

Transition Spaces:
These usable open spaces will be primarily created to facilitate the pedestrian circulation that connects Ridge Avenue up to the proposed quadrangle at the upper level of campus. These transition spaces will transverse the slope with stairs and become places that bring commuters and visitors from the parking and other Ridge Avenue services up to the buildings that face the active lawn. Corresponding pedestrian routes will go through the buildings, using elevators for handicap accessibility and afford alternatives during inclement weather.

Transition Spaces

Historic Front Entries:

The usable open spaces that exist at the front entries to historic buildings, including Byers Hall, Jones Hall, 915 Ridge and West Hall, are primarily passive in use. These spaces will remain as they are or be enhanced with new elements relating to the period and style of each building. In addition any changes will need to be made in the context of future Ridge Avenue streetscape improvements and will be integrated with the Ridge Avenue open space.

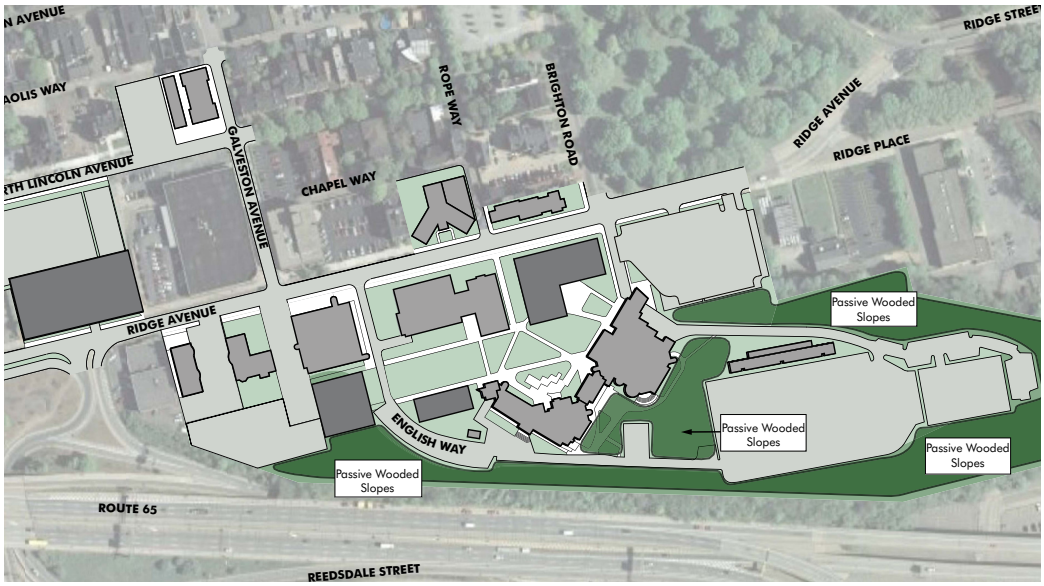
Entry to Byers Courtyard

Historic Entry Courts

Passive Wooded Slopes:

These natural open spaces of wooded slopes will remain unchanged from present condition except as it relates to the proposed Science/Academic building site behind the Physical Education Building. The natural open spaces coincide with the landslide prone overlay zone and are generally passive in use, and form a buffer between the College and Route 65. A possible path through this open space could connect to a new transit stop on the other side of Route 65 and might contain an elevator and/or pedestrian bridges to accommodate efficient movement to and from the new stop.

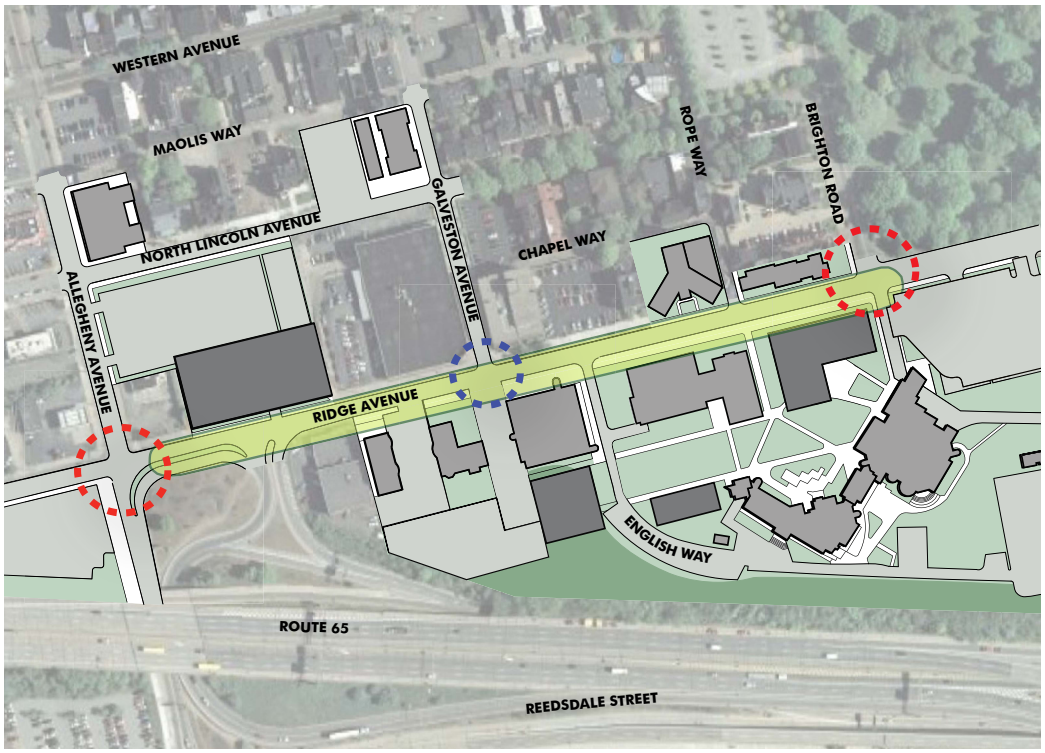
Wooded Slopes to be Retained



Passive Wooded Slope

Campus Gateways

With strategies to reinforce and begin to center the campus on Ridge Avenue, the thresholds at Allegheny Avenue and Brighton Road will become important entries onto the campus for students, faculty and visitors. With both automobiles accessing parking along Ridge Avenue, and bus routes along this street, it would be advantageous to reinforce these critical entry points in ways that identify the presence of the college and respect its integration with the neighboring community. By creating a streetscape along Ridge that relates to the community streetscape standards for the Allegheny West Historic District, the college could place banners on street poles or other conforming signage for identity. Additionally standard way-finding and building signage would be utilized to guide users of the campus and unify its appearance.



Ridge Avenue and Allegheny Avenue

2 Major Portals at Allegheny and Ridge Avenues and Brighton Road and RIdge Avenues

1 Minor Portal at Galveston Avenue on Ridge Avenue

Allegheny Campus: Public Transportation

Allegheny Campus

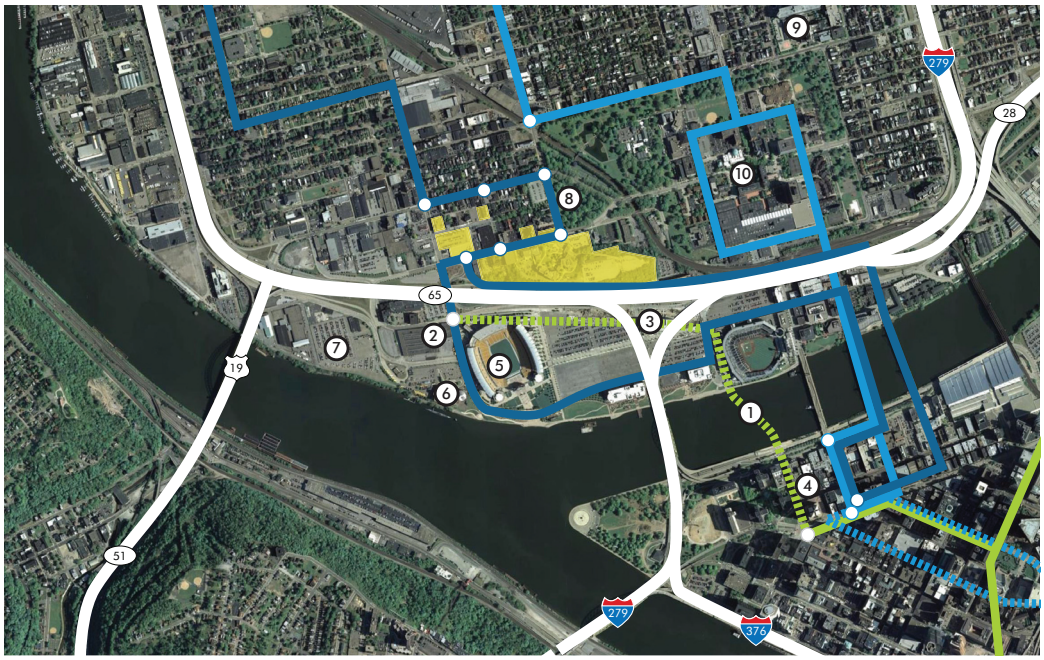
Bus Routes:

16B, 16F, & 500

16D

Light Rail Transit

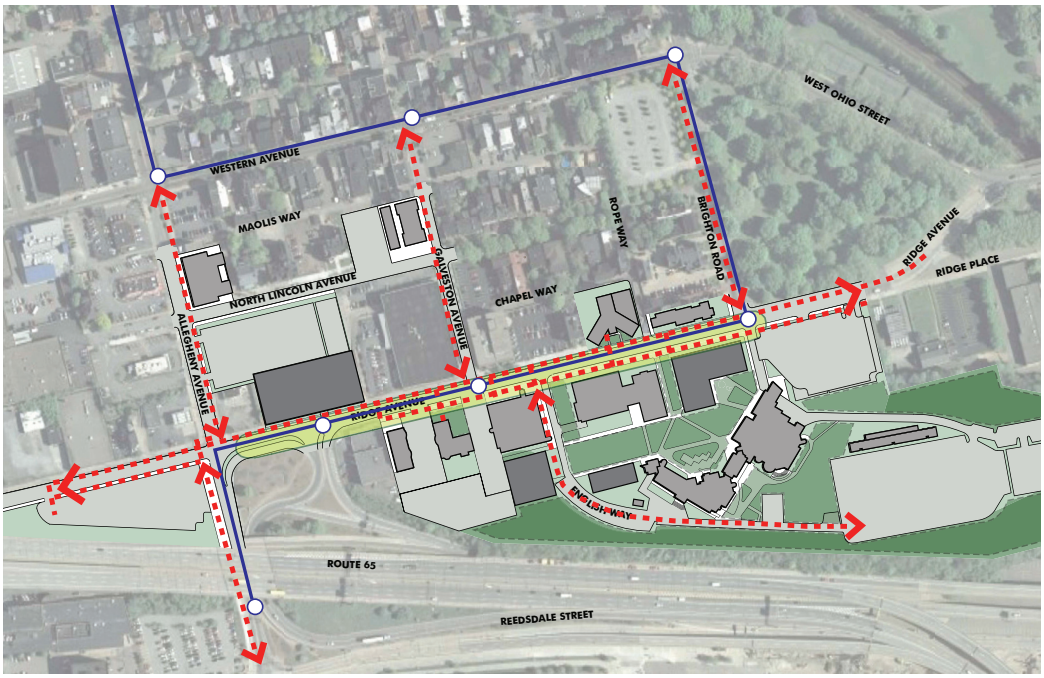
1. Future North Shore Connector
2. Future Allegheny Station
3. Future West General Robinson Street Garage & Future North Shore Station
4. CCAC Downtown Center
5. Heinz Field
6. Carnegie Science Center
7. Majestic Star Casino Site
8. West Park
9. Allegheny General Hospital
10. Allegheny Center



Pedestrian Circulation

The proposed pedestrian circulation is shown on the map below and closely corresponds with the open space identified earlier. In addition to these pedestrian routes, efforts will be made to connect the new light-rail transit stops to the campus with a safe and attractive pedestrian route, through the use of crosswalks and traffic calming measures. The proposed stop and new public parking garage at Allegheny Avenue is particularly challenging because pedestrians will need to cross the Route 65 access-ramp to reach the campus. The College is ready to join a cooperative effort with the Allegheny West neighborhood, the City, and PennDOT to develop plans that would address both access and safety around this intersection.

Pedestrian Circulation



Urban Design Guidelines

The Allegheny Campus is placed within the urban fabric of the City's Northside neighborhoods. The CCAC property is located on several city blocks, with Ridge Avenue being the major street that bisects the campus. The overall context consists of residential and commercial properties including both historic and contemporary buildings. This context is widely varied in scale and building type, and includes structures such as small fast food restaurants, large warehouses, historic residential buildings, and the large academic buildings that are part of the campus. These guidelines outline commonalities of this context and suggest a framework to help unify future development at the College.

Allegheny West Historic District

A portion of the campus is within the Allegheny West Historic District and five of the buildings owned by CCAC are listed as contributing to the district's historic designation, with Byers Hall separately listed as a City designated historic landmark. This district is both a Federal Register historic district and a City designated historic district. The 10-year development plan maintains or renovates the buildings in keeping with historic guidelines, and no significant additions are planned for any of these buildings. All proposed new construction and development is positioned outside of the historic district to the south of Ridge Avenue.

With the designation as an historic district, a set of design guidelines have been adopted by City ordinance, which apply both to renovations of contributing buildings and new construction within the boundary of the historic district. These guidelines require, as part of the permit process, thorough review by the City of Pittsburgh Historic Review Commission, and are based on the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Campus Historic Buildings

Jones Hall

915 Ridge Avenue

Visual Arts Building

Existing Urban and Campus Context

The existing buildings that make up the urban context for the Allegheny campus are a variety of styles, even within the historic district. Contributing buildings within the historic district represent a range of architecture, including Neo-classical, Italianate, Romanesque, Flemish Renaissance, Tudor, and Colonial Revival, without any style dominating. Although many of the historic buildings were originally residential in use, as large mansions they are similar to older academic buildings in scale and character, and the residences along Ridge Avenue have been converted to non-residential academic or administrative uses. Buildings outside of the historic district along Ridge and Allegheny Avenue include art deco and contemporary styles with a variety of massing, bulk, colors and materials. Because of this variety of style on Ridge Avenue and particularly the campus, there is not a clear singular direction or style to guide future development. Even within the historic district where massing may be relatively consistent, both the materials and colors are greatly varied because of the different styles represented. The strongest contextual element for the campus is the open space of Ridge Avenue and the surrounding streets. With a street wall of buildings and entrances along this street, design guidelines that strengthen this open space would become the unifying element of the campus.

Variety of Building Styles Form Urban Context

Forester Student Services

Graybar Building

Babb Building

Urban Design Guideline Targets

With the goal that the Allegheny Campus should both be part of an overall urban context and a cohesive recognizable place dedicated to learning within the urban fabric, urban design guidelines intend to:

- Ensure future buildings in the Ten Year Development Envelope will be contextually consistent with the surrounding campus
- Ensure future buildings in the Ten Year Development Envelope adjacent to historical buildings are appropriate for and respect this unique historic context
- New development will be of high quality design and facilitates a learning environment.

Massing, Bulk and Height:

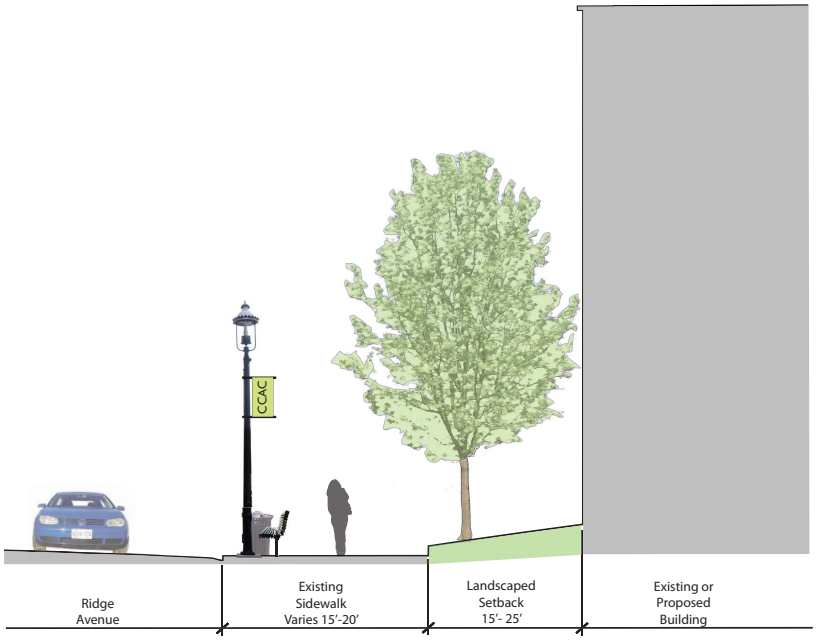
Massing within the existing context ranges from very large two-story warehouses such as the Graybar and FL Haus or the large massing of the Library and Milton Hall to the smaller two and a half story townhouses along Lincoln Avenue. Roof shapes also range from the steep pitched roof of Jones Hall to the flat roofs of the historic Babb Building and

warehouses. Although building heights vary from single story up to six stories, most of the buildings facing Ridge Avenue are from two and a half stories to four stories in height.

With this variety of massing and building form, the goal of new development will be to enclose and reinforce exterior open space. Creating a consistent character for the space formed by buildings would give better definition to the campus and allow the variety of buildings, both on and off campus, to enrich and form a backdrop.

Ridge Avenue: The buildings planned along Ridge Avenue will help reinforce the existing street wall by maintaining a similar setback to the current contextual setback. The heights of these buildings between 4 and 5 stories are consistent with the heights along the street, and will help to create a unified building profile along Ridge Avenue. By continuing the street wall with new development at the front of the campus lawn, buildings will separate the active public open space of the street that belongs to both the City and the neighborhood from the quiet academic quadrangle behind, that belongs to the academic institution. Roof forms may vary in type from flat to sloped shapes, which is consistent with the roofs that form the surrounding context.

Existing Setback Along Ridge Avenue to be Continued



Proposed setback: South side of Ridge Avenue

New Academic Quadrangle: All of the planned new development is also placed on the campus to create a new quadrangle with the Library and Milton Hall. The 3 - 4 story scale of these buildings will enclose this quadrangle and create a new open space and a physical place within the heart of the campus for students and faculty to gather. This open space would be similar to the courtyards found on many college campuses that offer a place for quiet study and reflection. Additionally these new buildings will not rise substantially above the existing trees along the bluff to the South and maintain the vegetated hillside view from the North Shore and Route 65. The overall massing and bulk of any new development will reflect its academic purpose similar to many of the existing buildings located on the campus.

Building Design:

Ridge Avenue Buildings: The new development along Ridge Avenue will respect the important public nature of this open space. Specifically buildings will screen mechanical equipment from view along the street and create windows and other openings that place "eyes on the street". A pedestrian scale will be created along Ridge Avenue with building entrances accessible and clearly visible from the public right-of-way through use of canopies, large entrance openings, and architectural design elements. The proposed parking garage will have an architectural design that recognizes the visibility of the main façade of the building through quality design and seeks to mask the parking with landscaping or architectural screening elements. The Ridge Avenue facade of the parking garage will have building treatments and openings that will fit into the institutional character with the existing buildings on the street. Exterior building lighting will avoid spilling over to other properties or cause glare to both vehicles and pedestrians along the street.

Quadrangle Buildings: The buildings facing the quadrangle will help create this new academic open space through entrances and other building openings facing the quadrangle. The buildings will create an extension of the learning environment out into this open space by promoting informal activity using a variety of landscapes and site furnishings. Lobbies and other similar common spaces will be used to connect to this new quadrangle. Building design will seek to isolate views and noise from any building mechanical equipment from the quadrangle. Exterior building lighting will avoid spilling over to other properties or cause glare to both vehicles and pedestrians along the street.

Open Space Design:

Street furniture: Street furniture will be similar to the streetscape standard in Allegheny West, though might vary in size and exact type to relate to the more public nature of the academic campus. Lighting will be pedestrian scale in character and promote safety and security, while avoiding light pollution.

Existing Streetscape in Allegheny West

Materials and Color

The existing palette of materials and colors both on the Allegheny Campus and within the surrounding context is varied. However despite this variety a few over-riding characteristics exist that create some consistency, particularly along Ridge Avenue. Although the materials used on buildings are varied in color, most buildings have masonry exteriors of brown and red brick, with terra cotta, concrete and limestone elements. Windows are typically within punched openings, with some larger areas of glass expressing major interior spaces. Building entrances are expressed with large openings, different materials, canopies, all of which draws attention to the entrance and gives strong visual cues for easy wayfinding.

New development, particularly along Ridge Avenue will use these consistent elements as guidelines for future buildings. Exterior materials would be predominantly masonry. Windows will be clear or lightly tinted in primarily punched openings, except larger expanses of glass might be used at entrances or large public program spaces. Entrances will be accented to give visual cues to pedestrians. The color palette would continue natural hues matching the masonry and other natural materials of nearby buildings. More variety might be used along the interior quadrangle that would relate to the contemporary buildings that front this space.

Contextual Existing Materials and Openings

West Hall

Milton Hall

Forester Student Services Building

Neighborhood Protection Strategy

The Allegheny Campus sits at the edge of the Allegheny West neighborhood and is separated from the North Shore neighborhood by Route 65. A goal of any new development on the Allegheny Campus is compatibility with the context on both the Allegheny campus and in the surrounding community. The College has met with representatives of the Northside Leadership Conference, and particularly the Allegheny West Civic Council to arrive at an acceptable growth strategy. Embedded in the ten and twenty-five year plans is a focus on creating clearer boundaries and defining growth for the Allegheny campus as well as strategies to minimize negative effects of traffic and campus activity on the residential community.

Abutting Neighborhoods Map

CCAC Campus

The major neighborhood protection strategies for traffic, campus growth, and development character have been described in other portions of the Master Plan, particularly in the sections on Transportation Management, Twenty-five Year Development and Urban Design Guidelines. We have highlighted key characteristics of those strategies below:

Traffic and Parking

As described in the Transportation Management Plan, traffic would be channeled to Ridge Avenue or Allegheny Avenue by locating new parking accessed from these streets. These streets have direct connections to the regional highway network so that traffic to and from the campus would limit use of neighborhood streets. In addition street parking within the neighborhood will continue to be controlled by the permit system and metering already in place. Additionally students that access the campus by public transportation will arrive primarily from Ridge or Allegheny Avenues.

CCAC will use a measured approach to address parking management. First, satisfying short-term demand by expanding nearby lease parking capacity; second, restripe parking lots to increase efficiency; third, employing better class schedule management to ease congested periods of campus access; fourth, acknowledging greater efficiency of 95% and allow for on-street parking to take emergency overflow; and last, plan for a multi-story parking garage to provide an effective outlet if initial strategies cannot keep pace with monitored demand. With this mutli-faceted approach a variety of tools are available to manage parking needs and minimize impacts to nearby community.

Campus Growth

In conversations with community leadership it was agreed that the campus would create its major spine along Ridge Avenue, and future academic development would be focused on this street and not on Lincoln Avenue, a historically residential street. Chapel Way which runs between these two streets would begin to define a soft boundary between the Allegheny Campus and the residential community. In the future this existing alley might be extended across Galveston Avenue to extend this boundary between the College and the residential community. Both the community and CCAC acknowledge continued discussion and potential realignment of the EMI boundary to reinforce these conditions is warranted. However with the limits of growth and development proposed in the ten-year plan, this realignment would be more consistent with potential objectives in the twenty-five year planning horizon.

Development Character

As described in the Urban Design Guidelines and in the Development Plans, Ridge Avenue would become the major unifying open space of the Allegheny campus. This street is envisioned as a pleasant pedestrian environment that becomes the front door to the Allegheny campus and the neighborhood beyond. The streetscape elements, landscaped setback areas and sidewalk spaces will be used to reinforce common themes uniting the campus. CCAC would work with the City and the community to adopt streetscape standards used in Allegheny West, both to unify the neighborhood and develop elements of brand and identity for the college. Because of the disparate historic and contemporary styles that exist along this street, the building setbacks and heights would be used as another primary unifying element that would help create a consistent backdrop for the street and make an appropriate front door for the College and the Community. These heights and setbacks are described in both the ten-year development plan and the urban design guidelines. In addition to these elements, major entrances and windows will face the street to promote activity, and create a sense of ownership and security for pedestrians as well as a clear and intuitive system of wayfinding.

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