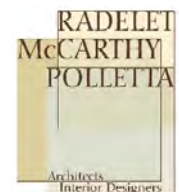




Institutional Master Plan (IMP)

Pressley Ridge - Marshall Avenue Campus



Pressley Ridge

5500 Corporate Drive, Suite 400
Pittsburgh, PA 15237

Walsh Construction Group

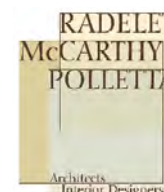
4 Penn Center Blvd. Suite 100
Pittsburgh, PA 15276

Radelet McCarthy Polletta Inc.

300 First and Market Building
100 First Avenue
Pittsburgh, PA 15222

The Gateway Engineers, Inc.

400 Holiday Drive, Suite 300
Pittsburgh, PA 15220



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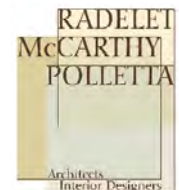
Mission and Objectives

Pressley Ridge has a long and distinguished history of serving children and families with critical needs across the northeastern United States and began its services in 1832 on Pittsburgh's North Side. Since then our services have expanded throughout Pennsylvania and into five other states as our programs continue to support individuals with special needs.

Our vision is that "All Kids Thrive": simple yet extremely meaningful. This vision is based upon our long history of providing community services to children and families who face many challenges. The vision speaks to our efforts in helping children and families achieve success in all areas of their life regardless of the difficulties they may face.

Pressley Ridge's mission is to do "Whatever it takes to create success for children and families." This means we will direct our efforts into breaking down barriers within the system in general and going above and beyond to ensure those we serve can experience successful living. We deliver vitally needed individualized services to individuals who have been abused, neglected, or diagnosed with emotional and behavioral challenges.

Our goal for our Northside campus located, on Marshall Avenue, is to continue to provide our existing service array and grow in new areas to meet the needs of the community. It is also our intention to have our Administrative Offices consolidated onto this campus for increased efficiency and oversight. Pressley Ridge wants to be a resource to the community, not just a provider of services. In the future, this means that our existing services will grow to meet the needs and our campus will be open to the community to be used for various activities that provide community benefit. Examples of this would include opening our gymnasium to the public for recreational and sporting events, allowing our computer room to be used as a resource for those who may not have computers in their homes or for computer literacy classes, etc. Our campus plan will be aligned with efforts to support the vision of the One Northside Initiative spearheaded by the Buhl Foundation.



History

Pressley Ridge got its start as the Protestant Home for Children and the Pittsburgh and Allegheny Home for the Friendless. These early institutions began a two century long commitment to children that continues to grow stronger with each passing year.

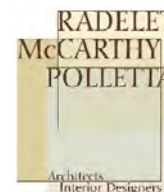
Over the next 100 years, both institutions continued to serve similar populations of children within the same community, the Northside of Pittsburgh.

Changing its name in 1950 from The Allegheny Home for the Friendless to Pressley House this institution became the place where youngsters with a problem that could not be solved at home found support and understanding. In 1959 Pressley House relocated to the Marshall Avenue Campus.

Pressley House and the Protestant Home merged in 1969 to form a single entity. With the addition of new programs and sites, the name was changed in 1985 to Pressley Ridge Schools.

In 2003 the Pressley Ridge Schools became Pressley Ridge. The name change, although subtle, conveys the increasing multiplicity of the organization. Pressley Ridge provides a broad range of programs and services guided by the re-education philosophy which focuses on helping children and families with complex issues. This is accomplished through developing their strengths and providing them with a natural support system. The re-ed treatment model develops competencies in children with challenging behaviors through the creation of trusting relationships with committed, caring adults.

Today, Pressley Ridge provides services in Education, Treatment Foster Care, Residential, and Community-based programs to over 5,400 children and families annually, in six states as well as internationally in Portugal and Hungary.



Master Plan Overview

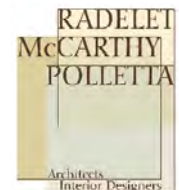
The Institutional Master Plan for the Pressley Ridge Marshall Avenue Campus presents the long term vision for Pressley Ridge as we position ourselves for the future. Pressley Ridge has a long history of educating and providing services to children with special needs in the Pittsburgh community. Pressley Ridge recognizes that we must develop facilities and spaces that respond to the current and future needs of the children and families that we serve.

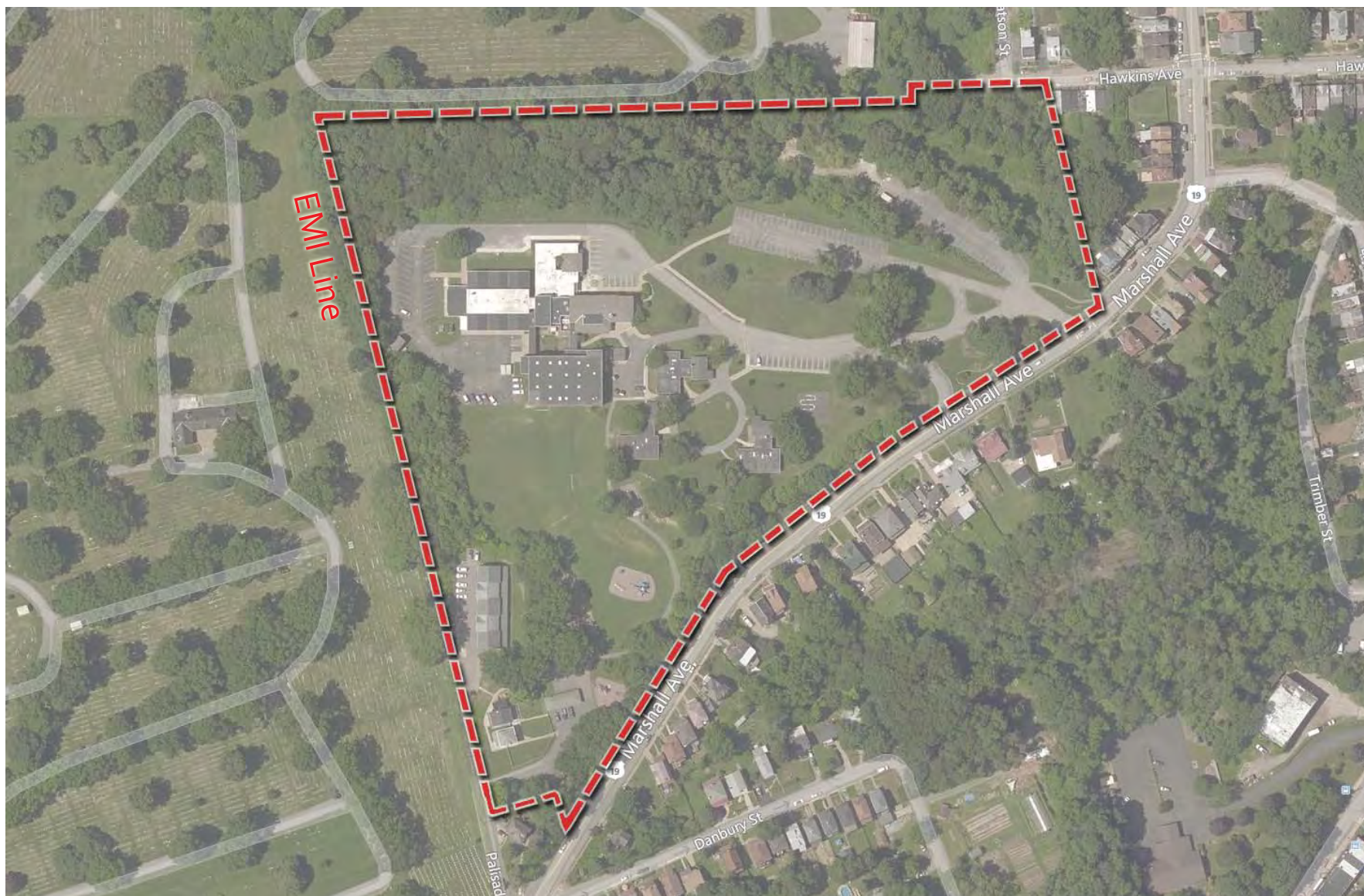
The campus occupies approximately 18 acres along Marshall Avenue in Pittsburgh's Perry South Neighborhood. Existing facilities include a main building that currently accommodates educational and community outreach programs, various offices, and support facilities, as well as residences for students on campus. Pressley Ridge owns several additional properties that are located adjacent to the EMI zone. These properties include undeveloped lots and houses.

The following are primary goals of the Master Plan:

- Construction of new buildings and building additions to accommodate the growth of the Day School, School for Autism, School for Deaf Children, Outpatient Programs, and Community Outreach. Renovations to existing buildings are necessary to consolidate administrative functions.
- Create a cohesive, campus setting through appropriate siting of new buildings, the development of new vehicular and pedestrian circulation, landscaping, and site signage.
- Creating a unified entrance on Marshall Avenue.

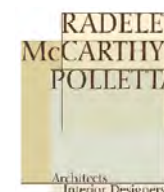
This Master Plan establishes a framework for Pressley Ridge to create a complete campus that meets their current needs, allows for potential growth, and provides additional resources for the community.





Pressley Ridge, Marshall Avenue Campus

Location: 530 Marshall Avenue, Pittsburgh, PA 15214
 Lot-Block: 45-D-62
 Ward: 26
 Zoning: EMI (Educational / Medical Institution)
 Area: 18 Acres (approximate)



Existing Property

The Pressley Ridge Marshall Avenue campus includes several properties. The primary property is an 18 acre parcel that is contained within the EMI zoning designation. This property is bordered by Marshall Avenue (US 19) on the South East, Hawkins Street and Highwood Cemetery to the North, and Uniondale Cemetery and Palisade Street to the West.

The following existing buildings are located on the properties within the EMI Zoning designation:

- Day School, School for Autism, and Outpatient Programs
- Residential Cottages for Deaf Children
- Administration Buildings
- Single Family Residences and Townhomes for individuals with intellectual disabilities
- Maintenance Building

In addition to the buildings, the campus includes paved vehicular and pedestrian circulation, surface parking (about 190 spaces), and recreational areas.

Pressley Ridge owns properties that are adjacent to the EMI Zone. These properties are located within R1 Zoning Districts. They include properties on Marshall Avenue, Palisades Street, and Hawkins Street. These properties include some undeveloped lots and several single family homes, which are utilized for individuals with intellectual disabilities.

There is one parcel (54-H-82) within the EMI that is not owned by Pressley Ridge. This parcel is located in the Southwest corner of the EMI. Pressley Ridge does not intend to purchase this parcel.

A detailed overview of the size and functions of the existing buildings is provided on pages 9 and 10.



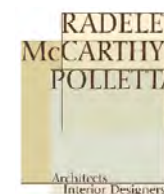
Campus Entrance

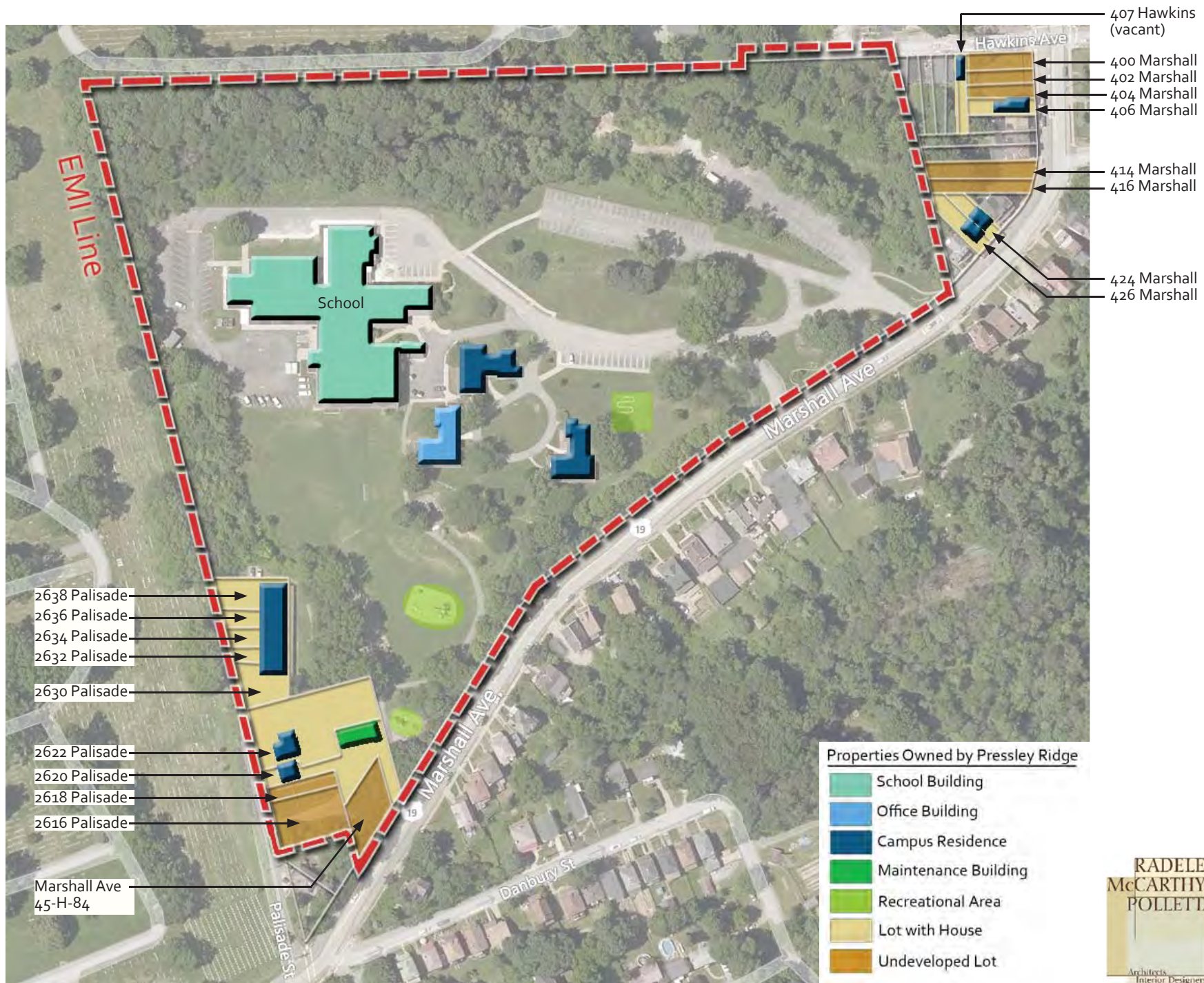


Day School



Cottages





Existing Property



PRESSLEY
RIDGE

Description of the Existing Property and Uses

The existing property occupies approximately 18 acres. The buildings located on the property include:

- One (1) School / Administration Building 55,300 sq. ft. (45,000 usable)
- Two (2) Residential Cottages for Deaf Children 7,200 sq. ft. (3,600 sq. ft. each)
- One (1) Administration Building 3,600 sq. ft.
- Five (5) Townhomes (single structure) 7,000 sq. ft. (1,400 sq. ft. each)
- Two (2) Single Family Houses 1,270 and 1,480 sq. ft.
- One (1) Maintenance Building 800 sq. ft.
- Three (3) Single Family Houses (located on Marshall Ave. outside the EMI) 5,780 sq. ft (1,900 sq. ft. each)

Currently the population of individuals being served on the 530 Marshall Avenue campus consists of:

- Children with emotional and behavioral problems
- Individuals with intellectual disabilities and developmental delays
- Individuals with mental health diagnoses
- Children who have been abused and neglected
- Children involved in the juvenile justice system
- Children who are diagnosed with Autism
- Children who are Deaf

Current services provided on the Marshall Avenue campus consist of:

- Educational services – school
- After-school programming
- Mental health outpatient counseling
- Residential services for individuals with intellectual disabilities and/or developmental delays
- Residential services for Deaf Children

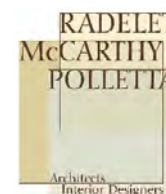
The current and projected population on the 530 Marshall Ave. Campus includes

Program	Current Population number	Projected Population number	Projected Change (10 year time span)
Day School for Special Education	60	120	+60
After School program	10	50	+40
Residences for Individuals with Intellectual Disabilities	20	20	0
Outpatient Mental Health Counseling	20	100	+80
Residences for Deaf Children	16	32	+16
School for Autism	40	60	+20
School for Deaf Children	0	35	+35
Staff for School, Programs, Community Outreach, and Administration	120	320	+200



Summary of Current and Future Facility

Facilities	Summary	Current Facilities	Future Facility Needs (10 year)
Academic	<ul style="list-style-type: none"> Approved Private School that provides academic and behavioral support services to students with emotional and behavioral challenges After-school program that provides educational, recreational and social support services for students in Pressley Ridge's Approved Private School and for identified students in the community School for Children with Autism and Children who are deaf 	<ul style="list-style-type: none"> 1 School building that accommodates 100 Students After-school programming occurs in our existing school building for 10 students 	<ul style="list-style-type: none"> Expansion of existing school building to accommodate additional students New School Building that will accommodate a total of 215 students (Day School, School for Autism, and School for Deaf Children) Building needed to accommodate up to 50 for after school programs
Service	<ul style="list-style-type: none"> Outpatient Mental Health Counseling Services 	<ul style="list-style-type: none"> Currently met in existing space 	<ul style="list-style-type: none"> Additional space in renovated building for Administrative Offices
Office	<ul style="list-style-type: none"> Staff for School, Programs, Community Outreach, and Administration 	<ul style="list-style-type: none"> Office space is provided for current programs in existing buildings 	<ul style="list-style-type: none"> Renovate and convert existing school building for Administrative Office space that can accommodate up to 220 office staff
Housing	<ul style="list-style-type: none"> Residences for up to 20 individuals with intellectual disabilities or developmental delays Residences for up to 32 children age who are deaf/hard of hearing 	<ul style="list-style-type: none"> Met with existing townhomes Two existing cottages accommodates up to 16 deaf students (8 per cottage) 	<ul style="list-style-type: none"> Renovation of one existing cottage and the construction of one new cottage for an additional 16 deaf students (8 per cottage) Renovations to existing townhomes
Parking	<ul style="list-style-type: none"> Parking includes space for employees, visitors, individuals served, and community members 	<ul style="list-style-type: none"> Currently met with existing parking space available and have additional open spaces 	<ul style="list-style-type: none"> Additional parking for School Addition, new School and for new Administrative Offices
Other	<ul style="list-style-type: none"> Existing Maintenance Building 	<ul style="list-style-type: none"> Currently met with existing maintenance building 	<ul style="list-style-type: none"> New Maintenance and Storage Building





RADELET
McCARTHY
POLLETTA
Architects
Interior Designers

10-Year Development Envelope

Campus Improvements

Multiple campus improvements are planned to occur in stages as other development progresses. In summary, improvements include:

- Campus entrance and security
- Reorganized site circulation (vehicular and pedestrian)
- Consistent design for landscaping, site lighting, signage, etc.
- Comprehensive Parking Plan
- Comprehensive Storm water Management Plan

The current vehicular access to the campus is via two points along Marshall Avenue. They are situated such that they do not offer good views of traffic and they do not allow for controlled campus access. The new entrance would be located at the crest of the hill on Marshall Avenue and create one consolidated access point. This location would provide an improved view of traffic and the ability to control access to the campus.

The vehicular circulation would be reorganized to align with the new entrance and laid out to improve and organize flow for the new campus development. Primary circulation would be reinforced and dedicated circulation would be provided for the new Day School. The pedestrian circulation will be designed to link the new Day School with the other campus facilities and will take advantage of the natural topography enhanced with landscaping.

New surface parking will be provided adjacent to the school for staff and visitors. There will also be new surface parking / parking deck to provide parking for the school addition and the new and existing administration functions.

A Storm Water Management Plan would be prepared in conjunction with the new development to mitigate and address storm water runoff. This plan would be established early in the planning phase and would be designed to be able to be adaptable throughout the 10-Year development envelope.

New Day School

The new Day School is being planned to create classrooms and activity spaces designed to meet the needs of our Autistic, Deaf, and Special Education students. The new Day School would be three stories tall and between 65,000 and 75,000 square feet. The design would allow for the potential to expand the building by an additional 30,000 square feet, which may occur within the 10-year development envelope. Interim measures will be needed during development, including modular facilities for classrooms and offices.

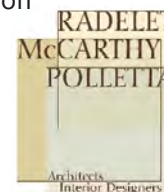
Proposed Building Development

- **New School Building**
Day School for Autistic, Deaf, and Special Ed.
60,000 to 75,000 Sq. Ft.
Potential 30,000 Sq. Ft. expansion
Three Stories – 40 to 48 feet high
- **Renovated School Building for School and Admin. Offices**
School for Autistic and Deaf Students, Admin. and Program Offices, and Outpatient Services
Approximately 55,300 Sq. Ft. (existing)
Three Stories – 46 feet high (existing)
New Addition
20,000 - 30,000 Sq. Ft.
Three Stories - 46 feet high
- **New Surface Parking / Parking Structure**
Vehicle Parking
Approximately 26,000 Sq. Ft.
Two Stories – 22 Feet high
- **New and Renovated Residential Units**
Residences for Deaf Students
One (1) Existing Cottage is 3,600 Sq. Ft.
One (1) New Cottage – 3,600 to 4,000 Sq. Ft.
One Story – 15 feet
Five (5) Renovated Townhomes - 1,400 Sq. Ft. each
- **New Maintenance Building**
Storage of maintenance vehicles and supplies
10,000 Sq. Ft.
One Story – 15 feet high

Other Development

- New Vehicular and Pedestrian Circulation
- New Surface Parking (220 over 10 yrs)
- New Storm Water Mgmt System

Proposed development will be situated to meet the minimum required set backs.



10-Year Development Envelope (continued)

Initially the Day School would be designed to accommodate the projected occupancy of 215 students and the projected number of 120 teachers and staff. The layout of the building would create individualized schools for the Deaf and Autistic students and would include spaces that are specific to each group of students. There would be shared facilities as well as a centralized administrative space for the School. Outdoor recreational spaces would be included.

Addition and Renovations to the Existing School

The existing school building on campus currently accommodates a variety of functions including the Day School, Outpatient Services, and Administrative Offices. This building occupies approximately 55,300 square feet and has multiple levels with four stories in some sections.

An addition of between 20,000 and 30,000 square feet would be constructed. The building would also be renovated to accommodate the expansion of the school, provide space for additional offices for programs that are currently located off site, and space for the expansion of the Outpatient Services program.

Two existing courtyards that would be infilled to create additional program space. Renovations would include a new elevator to meet accessibility requirements, infrastructure upgrades to the existing mechanical systems, and a new sprinkler system. The interior building layout would be renovated to accommodate the new and existing functions. Exterior renovations may include roof replacement, window replacement, and façade repair.

New and Renovated Residential Units

There are three existing one story cottages, each approximately 3,600 square feet. Two of the cottages are student residences, accommodating 8 students each. The third cottage is currently utilized as office space. Pressley Ridge proposes to renovate the third cottage and construct a fourth cottage (one story 3,600 to 4,000 square feet) to allow for additional residents. Once completed there would be four residential cottages of 8 students each.

The existing townhomes, located at the end of Palisade Street, may be renovated or replaced with new housing that better meets the needs of the occupants.

New Maintenance Building

The existing maintenance building would be demolished and a new 10,000 square foot building would be constructed. The building would house landscaping vehicles, shop space for maintenance projects, and storage space.

Existing Undeveloped Lots and Residential Buildings on Adjacent Properties

These properties will likely be sold as the campus is developed.



Design Guide for Development

Pressley Ridge is focused on developing a cohesive campus. The buildings will be an integral part of shaping the aesthetic for the campus. We provide a variety of services (educational, residential, and outpatient) so the building types will each have unique characteristics balanced with a consistent theme to create a unified campus identity.

- The new Day School will utilize brick veneer and pitched metal roofs. The brick will complement the brick on the existing school, which will be renovated for administrative space. Windows will be punched openings within the facades. Canopies constructed with translucent roof systems will be provided at the building entrances.
- The addition to the existing school will utilize brick veneer to complement the existing brick. Roofing will be pitched metal or shingle. Canopies constructed with translucent roof systems will be provided at the building entrances.
- The existing cottages are single story buildings and utilize siding on the exterior facades. The roofs are a combination of flat and pitched. The proposed new cottage will utilize these same materials and design elements. These characteristics reinforce an appropriate scale and aesthetic for these small residential buildings.
- Although the new maintenance building will be primarily utilitarian, the exterior materials will be brick veneer with pitched metal roofs.

Neighborhood Strategy

We have a long history as a neighbor within Pittsburgh's North Side community and we are proud to be part of the Perry South Neighborhood. Pressley Ridge is dedicated to responsible development and design and we are committed to community involvement in the development of the Marshall Avenue campus. We will hold community meetings to inform our neighbors as we begin the development process.

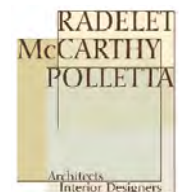
We maintain and enhance the natural landscaping that defines our campus perimeter. The new entrance will have appropriate lighting and assisted access for employees and visitors. We want to ensure that Pressley Ridge and the campus continue to be an asset to the neighborhood as well as the surrounding communities. Pressley Ridge will continue to play an active role, offering its services and campus to the community.



25-Year Development Envelope

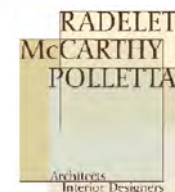
In addition to the proposed development outlined in the 10-year plan, the anticipated development in the 25-year time frame will evolve along with the programs and services offered by Pressley Ridge. Future development will likely include the following:

- Proposed 15,000 square foot additions to the Day School (if not initiated in the 10-year plan).
- Improvements to existing and development of future recreational spaces along with maintaining the campus green spaces.
- Upgrades and renovations to the Administration building. These will likely include interior renovations to accommodate new program needs and exterior maintenance to the exterior building shell.
- The undeveloped lots and single family houses, located on the properties adjacent to the EMI may be developed or may be sold.





EXISTING CONDITIONS PLAN



Preservation of mature trees plays a key role in defining the outdoor spaces and a sense of place as people walk and drive through the Pressley Ridge Campus. A goal of the Master Plan is the future preservation of mature trees currently on campus as well as a plan for replacing and adding more trees to grow as the campus develops. The mature trees on campus have been documented and surveyed and through careful planning only 11 out of the 142 existing mature trees will need to be replaced due to the proposed improvements of the Master Plan. The completed Plan includes a total of 74 new trees throughout the Campus in strategic locations to shade parking lots, buildings and define existing and proposed outdoor spaces and amenities.



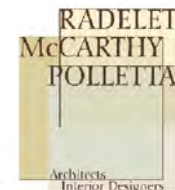
Northern Red Oak
A native shade tree, when mature will grow 65' tall by 60' wide



Black Gum
A native shade tree, when mature will grow 40' tall by 25' wide

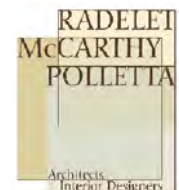


Saucer Magnolia
A flowering ornamental tree, when mature will grow 20' tall by 20' wide





TREE PLANTINGS: 205 TOTAL TREES
 Retained Trees: 131 out of 142 (92%)
 New Trees: 74



Stormwater runoff for the Pressley Ridge site flows into two separate watersheds towards the Ohio River. The 10-year master plan proposes new impervious areas in the form of buildings and site infrastructure within each watershed. To account for the increased runoff from the impervious areas, stormwater management facilities will be proposed to provide rate control and water quality. The proposed stormwater facilities or best management practices for this site will be a combination of permeable paver systems, rain gardens, and underground storage tanks. Examples of the BMPs are seen below.



PERMEABLE PAVER SYSTEM



UNDERGROUND STORAGE TANKS

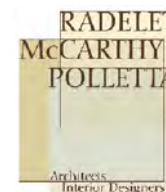


RAIN GARDEN





PROPOSED PLAN

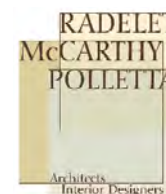
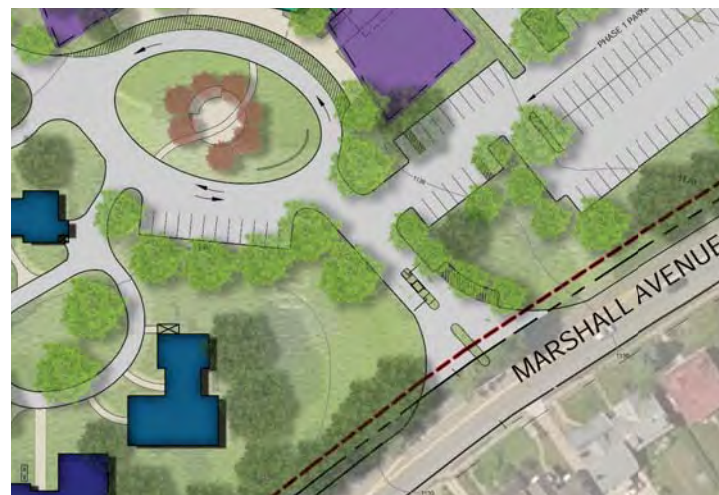


Traffic and Parking

A parking and traffic study was conducted following a meeting with the City of Pittsburgh's Departments of City Planning and Public Works. The study reviewed the current and projected parking requirements and the impact of unifying the main entrance to the campus on Marshall Avenue. Details are included in the formal Traffic and Parking Study, which is provided as a separate document.

Summary of Traffic:

- Analyses show acceptable traffic operations at the relocated site access drive (level-of-service B or better during both peak periods).
- Analyses show queues will not be excessive, nor will they impact adjacent street traffic.
- Sight distance at the relocated site drive has been evaluated and exceeds minimum requirements.
- The pavement markings on Marshall Avenue will need to be modified to relocate the auxiliary left turn lane from the existing full access site drive location to the relocated site drive. This will require changes and restrictions to on-street parking in the area. No roadway widening will be required.



Summary of Parking:

- Parking analyses reveal that a minimum of 223 parking spaces and a maximum of 422 parking spaces are required to meet City Zoning Code requirements.
- The parking demand analyses result in a peak parking demand of 401 vehicles based on national data using the information provided for the 10-year plan. This would fall within the permitted range per City Code.
- A total of 219 surface spaces are shown on the current 10-year concept plan. In addition to the surface parking, a parking structure will be provided with approximately 182 additional parking spaces.
- A formal Traffic and Parking Study has been conducted. The Traffic and Parking Study Report is provided as a separate document.

