

Making Building Projects a Better Value

Presented to: City of Pittsburgh – Planning Commission

05.06.25

DCP-MPZC-2025-0049 (IMP Amendment)

SUMMARY NARRATIVE

Duquesne University's Institutional Master Plan (IMP) was approved in January 2022. Since that time, the University has completed a few key projects: UPMC Cooper Fieldhouse, College of Osteopathic Medicine and Mixed-Use Residence Life Building (McGinley Hall). The placement of McGinley Hall on its parcel deviated slightly from the Proposed Ten-Year Development Plan, which reduced the available area for the Mixed-Use Academic Building on that same block. This results in the University's need to relocate the Mixed-Use Academic Building to a more suitable site.

This IMP Amendment is for the relocation of the Mixed-Use Academic Building across the street to the southwest corner of Forbes Avenue and Magee Street. The University has determined that this proposed building shall be the new Rangos School of Health Sciences. It will support the growing demands of a modern healthcare education. With advances in medical technology and healthcare practices, our existing facilities are outdated and insufficient to accommodate new learning methods and research needs. Spatial constraints don't allow for increased enrollment or departmental growth. A new state-of-the-art building would provide students with access to cutting-edge labs, simulation centers, and collaborative spaces that mirror real-world healthcare environments. This would not only enhance their learning experiences, but also better prepare them for their future careers. By investing in a new building, the University can attract top-tier faculty and students, further strengthening its reputation in the health sciences field.

Additionally, the new facility can serve as a hub for interdisciplinary collaboration. Health sciences education benefits immensely from integration with other schools within the University. A modern facility designed with flexible spaces can foster innovation and teamwork among students and faculty from diverse disciplines, driving groundbreaking research and solutions to pressing healthcare challenges. It can provide the community with resources for health education, outreach programs, and partnerships with local healthcare providers. It can reinforce the University's commitment to improving public health and well-being. Investing in this project is a strategic move that will pay dividends in terms of educational excellence, research advancements, and community impact.

This IMP Amendment addresses the institution's existing conditions, aspirations, and proposed development plan. Described herein are the guiding values and pivotal projects, which will ensure the University continues to be agile, competitive, and forward-thinking. In meeting its needs and goals, the University stays committed to providing a high-quality education and fostering a supportive atmosphere for students, faculty, and staff.

Introduction

PROJECT INFORMATION

Client



Design Team



Project Location

- Duquesne University
- 600 Forbes Avenue, Pittsburgh, PA 15282

Zoning Info

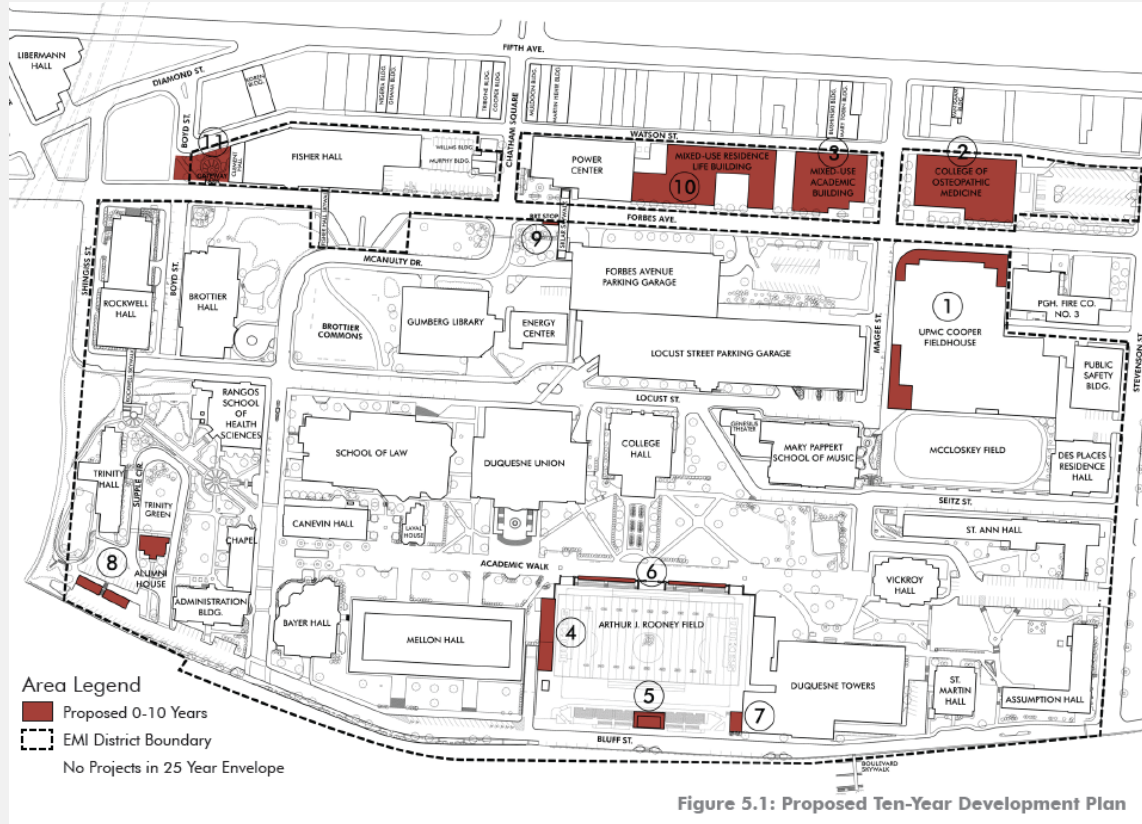
- Educational/Medical Institution (EMI) District
- DCP-MPZC-2025-0049 (IMP Amendment)

Project Description

- Duquesne University Institutional Master Plan (2021 - 2031) – an amendment is required for the relocation of a Mixed-Use Academic Building from the NW corner of Forbes & Magee to the SW corner of the same intersection.

Introduction

PROJECT INFORMATION

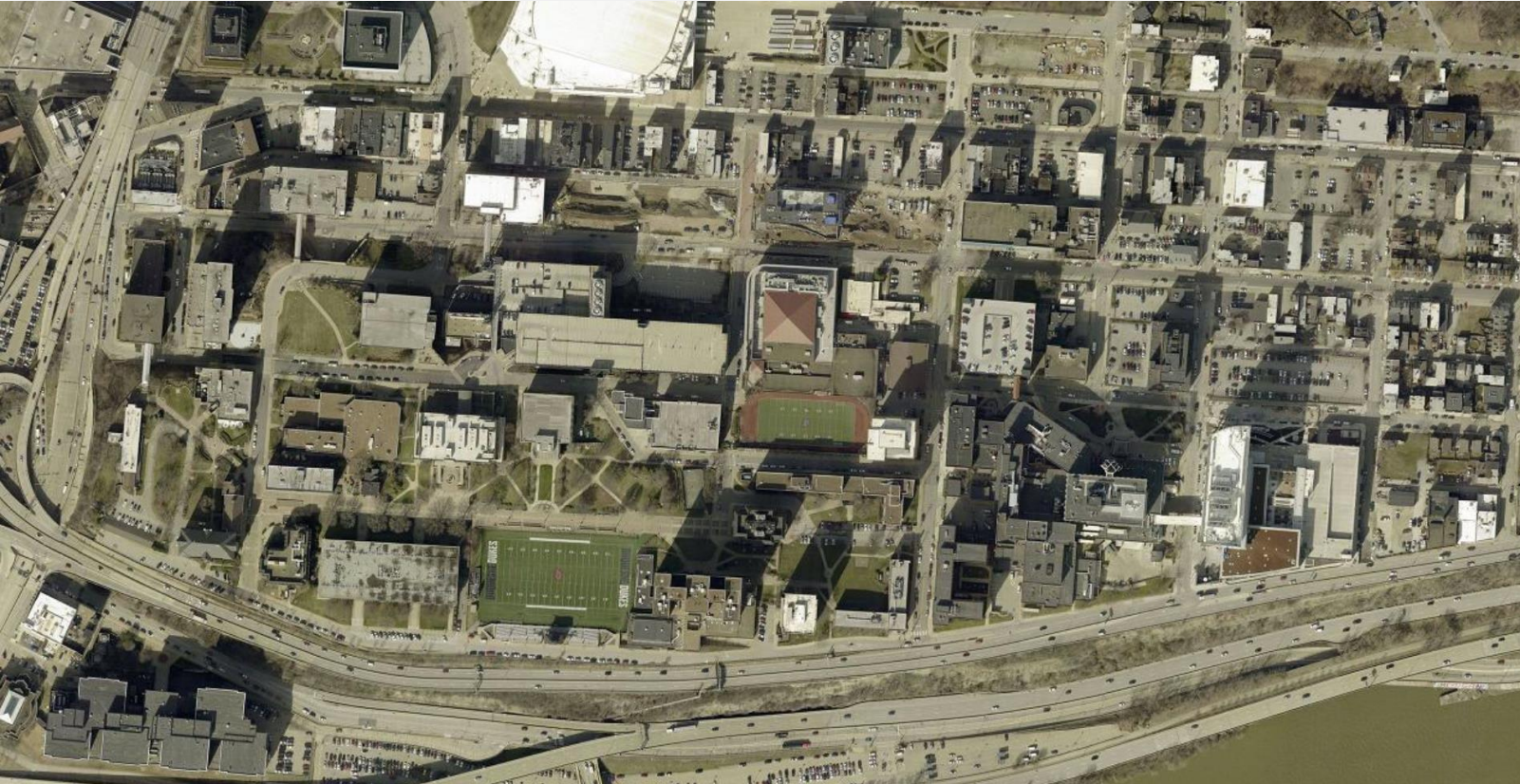


Institutional Master Plan

- Approved on January 18, 2022
- Recently completed projects include:
 - UPMC Cooper Fieldhouse (#1)
 - College of Osteopathic Medicine (#2)
 - Mixed-Use Residence Life Building – McGinley Hall (#10)

Introduction

PROJECT INFORMATION



City of Pittsburgh - Site Context Map



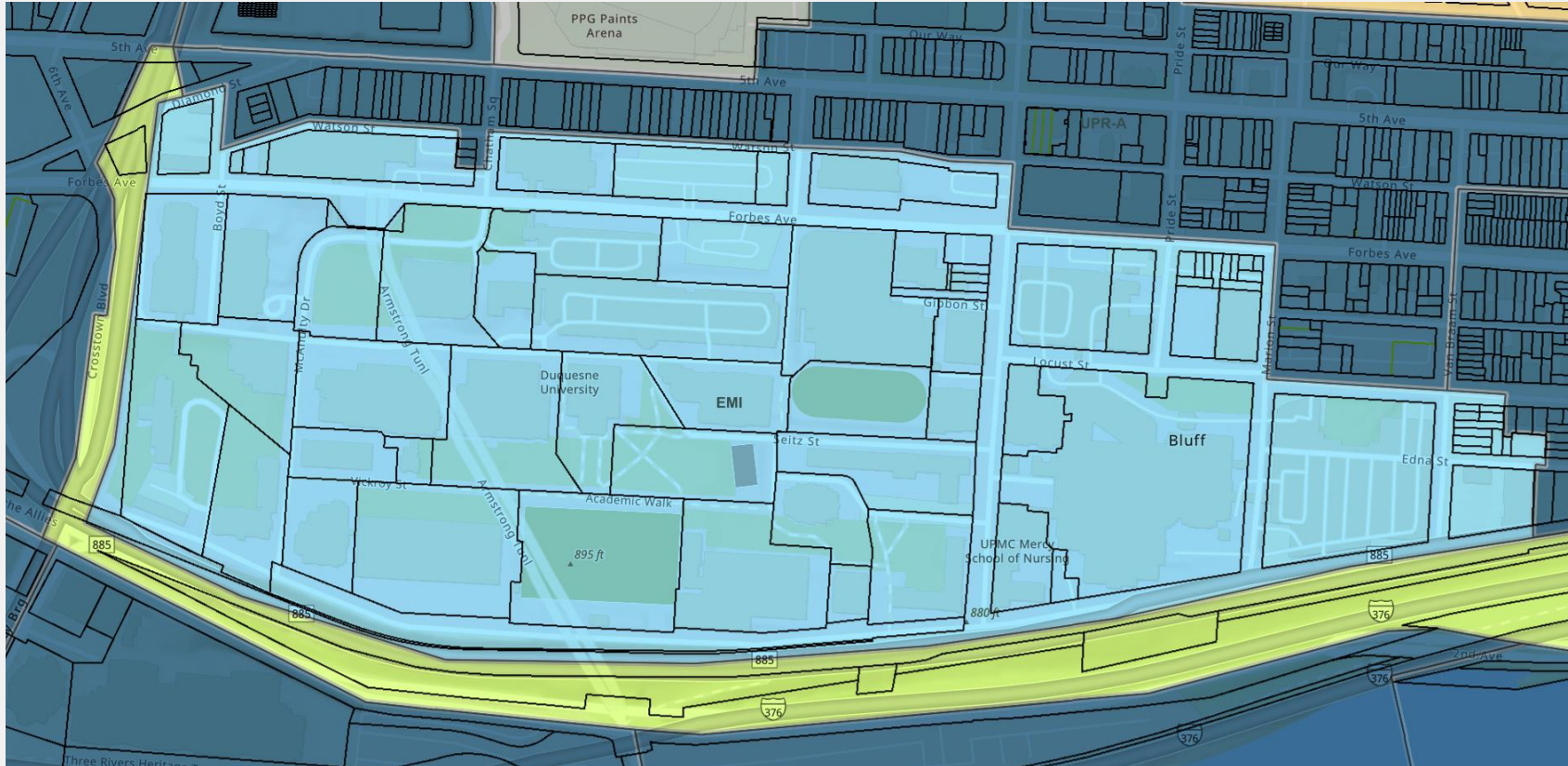
Fulfilling the Spiritan Legacy for a New Era

2021-2031 INSTITUTIONAL MASTER PLAN
October 18, 2021



Introduction

PROJECT INFORMATION

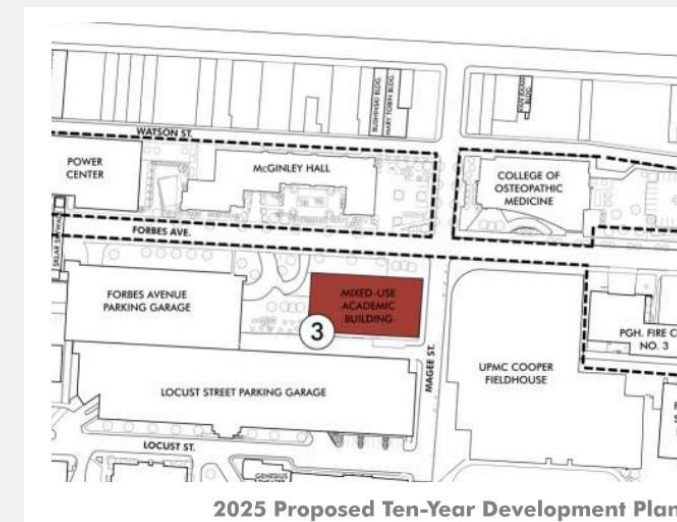


City of Pittsburgh - Zoning Map

IMP Amendment

PURPOSE

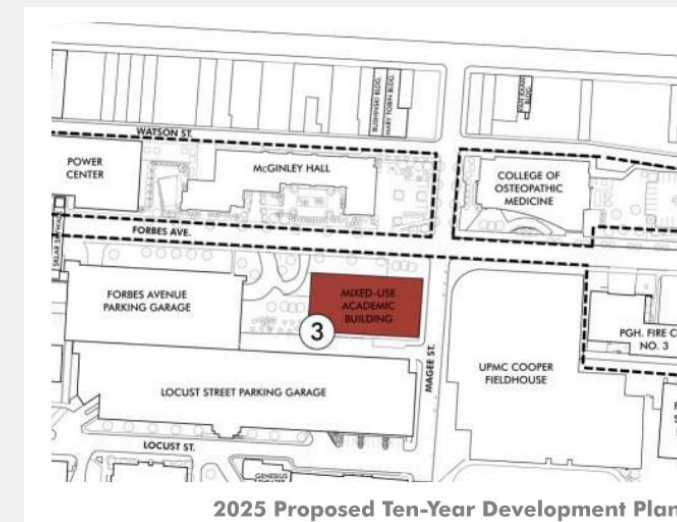
- Duquesne University's IMP Amendment is for the desired relocation of the **Mixed-Use Academic Building (#3)** across the street to the southwest corner of Forbes Avenue and Magee Street.
- This project was included and approved in the 2021-2031 IMP.
- Development Activities Meeting for IMP Amendment was held on Monday, 4/21/25. Application received support from 3 RCO's.



IMP Amendment

PURPOSE

- McGinley Hall (#10) was shifted east to improve daylighting and deviated slightly from the development plan.
- The remaining space on that block is insufficient for the Mixed-Use Academic Building (#3).



IMP Amendment

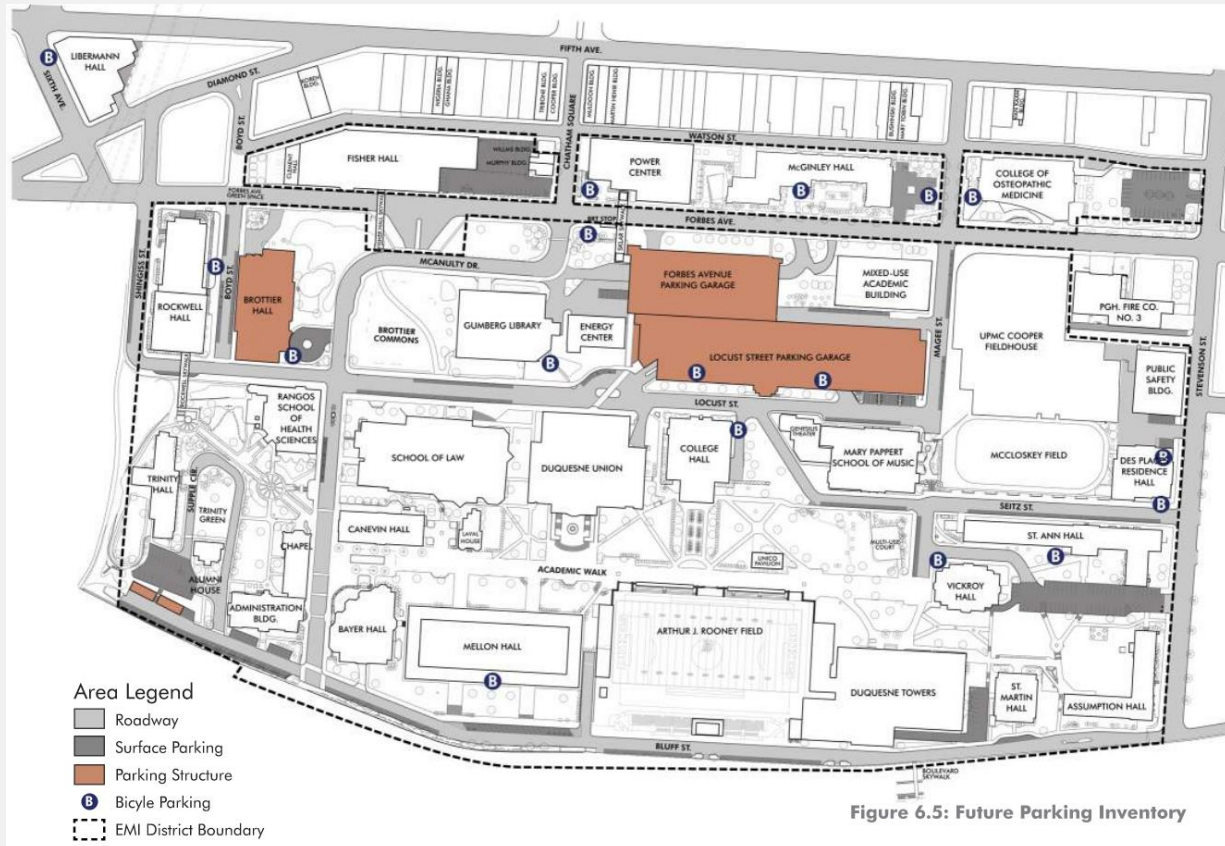
PROJECT #3

3. New Rangos School of Health Sciences (Mixed-Use Academic Building)

Location:	Southwest corner of Forbes Avenue and Magee Street intersection
Description:	Academic facility for classrooms, labs, offices and auxiliary uses. A new plaza is planned which incorporates trees and seating. Refer to Section 5.3 for Open Space Guidelines. The sustainable attributes of the project include the building envelope which will be designed to allow for passive use energy reduction; mechanical and electrical systems will be specified to reduce energy consumption; integration the District Energy plan; fenestration that maximizes access to daylight to occupied spaces and use of materials with recycled content and regional materials.
Phase:	0-10 years
Footprint (Range):	10,000 to 30,000 GSF
Floor Area (Range):	80,000 GSF to 100,000 GSF
Height (Range):	Three stories (30') to six stories plus a mechanical penthouse (90') from Forbes Avenue
Setback Requirements:	Forbes Avenue - 30', Magee Street - 20', Gibbon Street - 20', and Interior Lot Line - 0'
Strategic Goals Addressed:	2.3, 3.1, 3.2, 3.3, 3.4, 3.6, 5.5 and 5.11

IMP Amendment

PROPOSED PARKING



Duquesne University IMP, Figure 6.5: Future Parking Inventory

Proposed Parking Summary

On-Campus Parking Garages: 2,479 Spaces

On-Campus Parking Lots: 304 Spaces

On-Campus, On-Street Parking: 230 Spaces

Subtotal: 3,013 Spaces

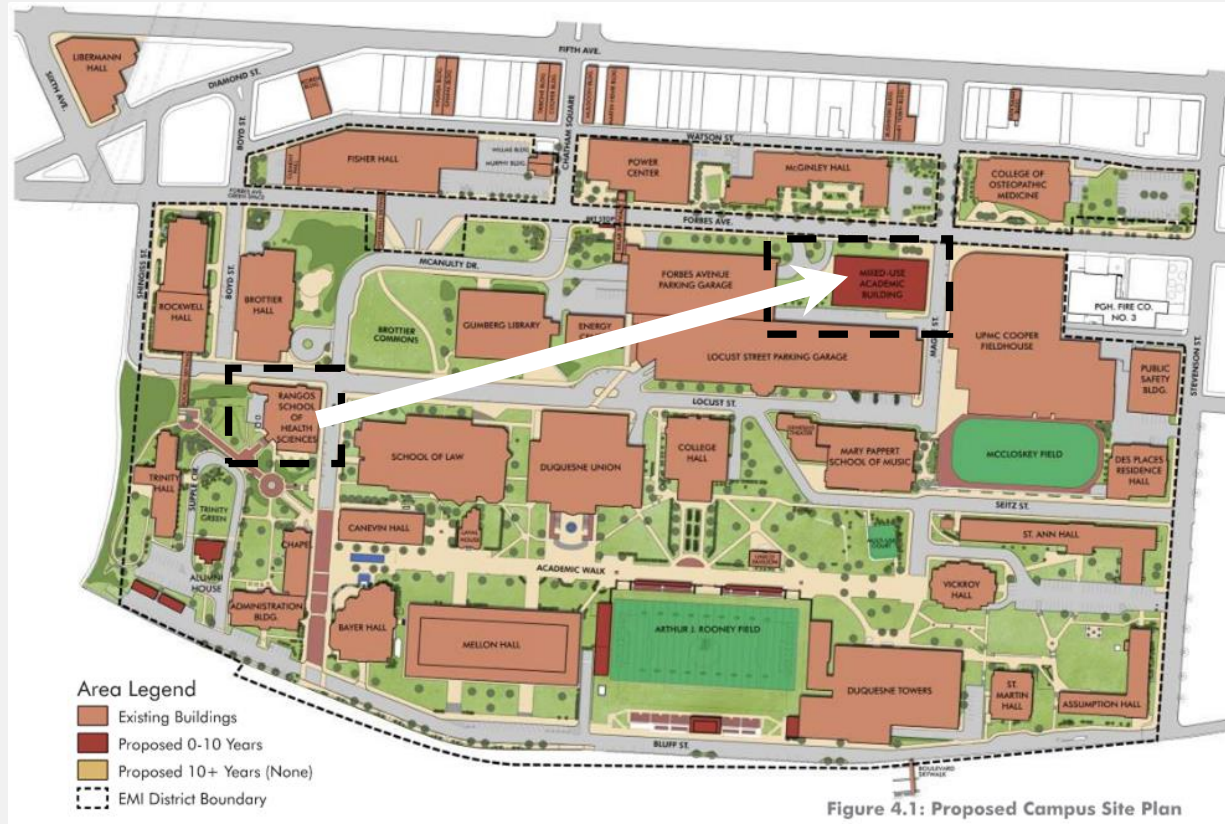
Off-Campus Parking: 403 Spaces

Total Parking: 3,416 Spaces

- Relocation of Project #3 will result in the elimination of 46 parking spaces from Lot 1, which aligns with the EcoInnovation District Goals and the BRT development.

IMP Amendment

PROPOSED CAMPUS SITE PLAN



Project Context

- Mixed-Use Academic Building will become the new Rangos School of Health Sciences and provide the University an ability to consolidate school operations within a single facility.
- The existing Rangos School of Health Sciences will be repurposed.

Duquesne University IMP, Figure 4.1: Proposed Campus Site Plan

Mixed-Use Academic Building

RANGOS SCHOOL OF HEALTH SCIENCES



Duquesne University, Rangos School of Health Sciences (existing building)

Existing Building

- Formerly the Old Gymnasium and Power House
- Built in 1922
- Located at the corner of McAnulty Drive & Locust Street.
- New facility will allow for appropriate growth and better function.
- Existing Building will be repurposed once the new facility is built.

Mixed-Use Academic Building

SITE CONTEXT



Google Maps – Aerial View of Proposed Site



Google Maps – Street View of Proposed Site (looking east)

Mixed-Use Academic Building

SITE CONTEXT



Google Maps – Street View of Proposed Site (looking south)

Mixed-Use Academic Building

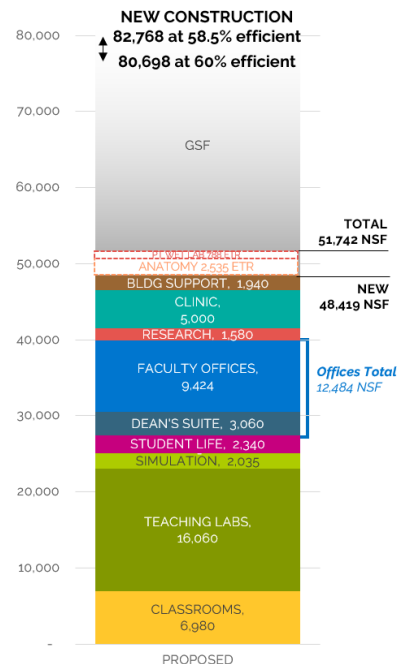
PRE-DESIGN

Proposed Program:

- Maintains existing new **Anatomy Lab** in Rangos
- Maintains existing **PT Wet Research Lab** in Rangos.

New Facility (Approximately 80,000 GSF) accommodates:

- **Lobby and building support** spaces
- Relocation of **SLP Clinic** at same size/capacity as current Fisher Hall Suite (includes Clinical Faculty offices)
- 1,580 SF **Research** space for SLP and OT
- **Offices and support space** to house personnel in Speech Language Pathology, Athletic Training, Physical Therapy, Occupational Therapy, Physicians Assistant, and Health, Exercise & Applied Sciences programs along with a **Dean's Suite** for the School of Health Sciences administration
- **Student life space** including social, study and breakout space dedicated to the Health Sciences disciplines
- Expanded **Simulation** functions including 2 Sim Hospital Rooms, Exam Rooms for PA, and support space.
- Right-sized **Teaching Labs** to accommodate growth in cohorts and instruction within the labs
- A mix of **Classrooms** accommodating health science cohort sizes including 16-seat, 40-seat, and 60-seat classrooms.

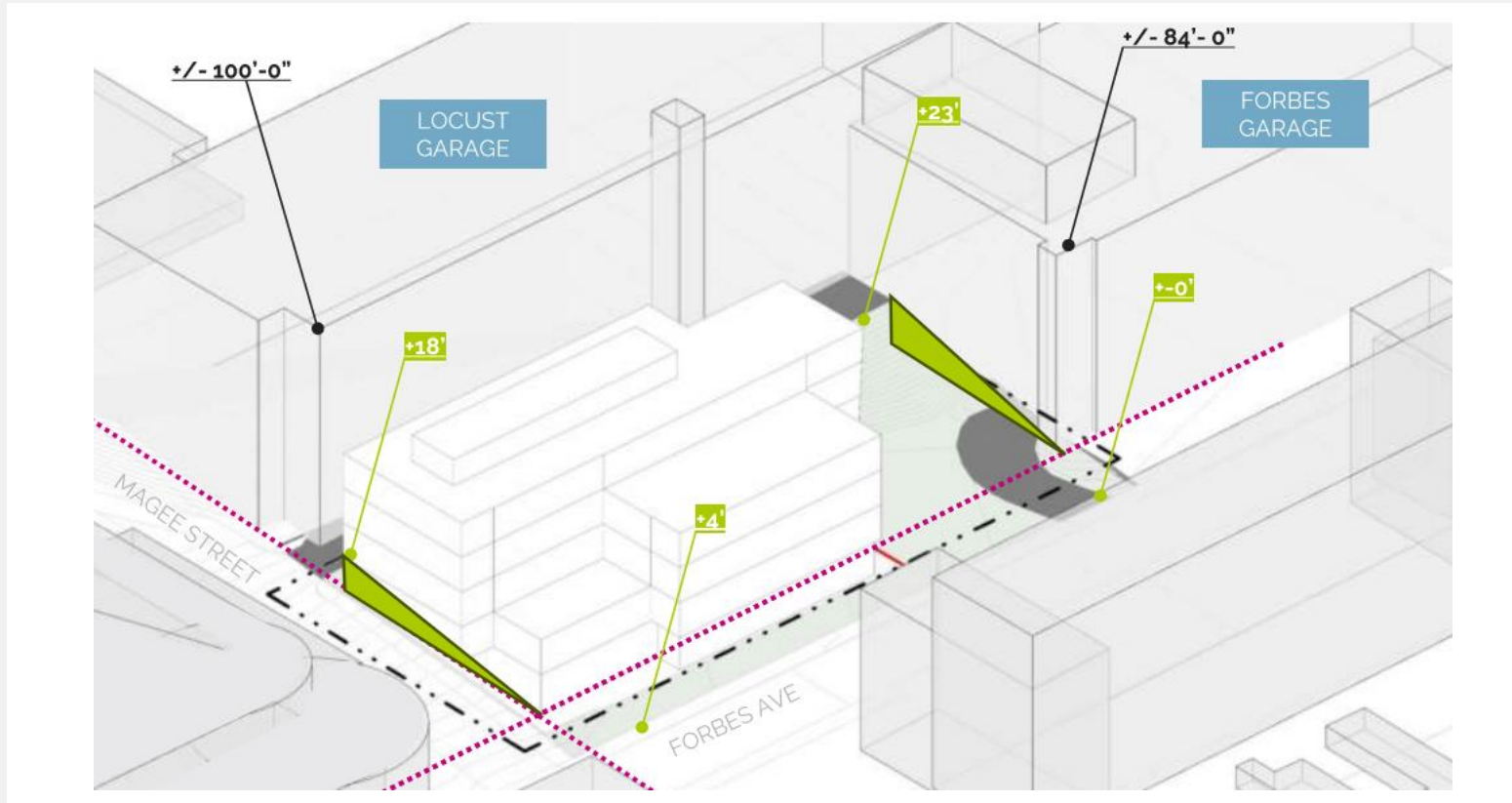


Anatomy	EXISTING TO REMAIN 2,535 SF
Building Support	1,940 SF
• Lobby	
• Personal Health Room	
• Shipping/Receiving and Building Storage	
Clinic	5,000 SF
• SLP Clinic 5,000 SF	
Research	1,580 SF
• (5) SLP Research Labs 220 SF each	
• (1) OT Research Lab 480 SF	
• PT Wet Lab Existing to Remain in Rangos for now 788 SF	
Office/Administration	12,484 SF
• Administrative Dean's Suite 3,060 NSF	
• Faculty Offices (SLP, AT, PT, OT, PA, HEAS)	
• Co-Work Suite & Shared Collaborative/Support	
Student Life	2,340 SF
• Study Rooms, Printer Alcove 500 SF	
• Social & Breakout, Kitchen, Student Orgs 1,840 SF	
Simulation	2,035 SF
• (2) Sim Rms, Debrief Rm, Control, Stor./Sup. 930 SF	
• (5) Exam Rms, SP Training SP Obs/Sup. 965 SF	
• Sim Staff Offices, Storage/Support 998 SF	
Teaching Labs (9)	16,060 SF
• (3) Labs 2,700-3,000 SF (PT Hi-Lo x2, PA)	
• (4) Labs 1,000 SF each (Ex Phys, App Sci, Peds, ADL)	
• (1) Labs 800 SF (AT Hi-Lo)	
• (1) Assistive Tech Workshop/Maker Space (1,400 SF)	
Classrooms	6,980 SF
• (2) 16-St Classrooms 480 SF each	
• (3) 40-St Classroom 1,200 SF each	
• (1) 60-St Classrooms 1,920 SF	
• Pre-Function, Catering Prep, Event Storage, Control	

SLAM – Proposed Space Program

Mixed-Use Academic Building

PRE-DESIGN



SLAM – Site Analysis Massing Diagram

Development Standards

- Proposed project will follow Pittsburgh Zoning Ordinance and applicable portions of IMP (Section 5.3 Urban Design Guidelines).
- Pre-Design efforts are in-progress and will begin to address Open Space and Streetscape provisions.

Mixed-Use Academic Building

PRE-DESIGN



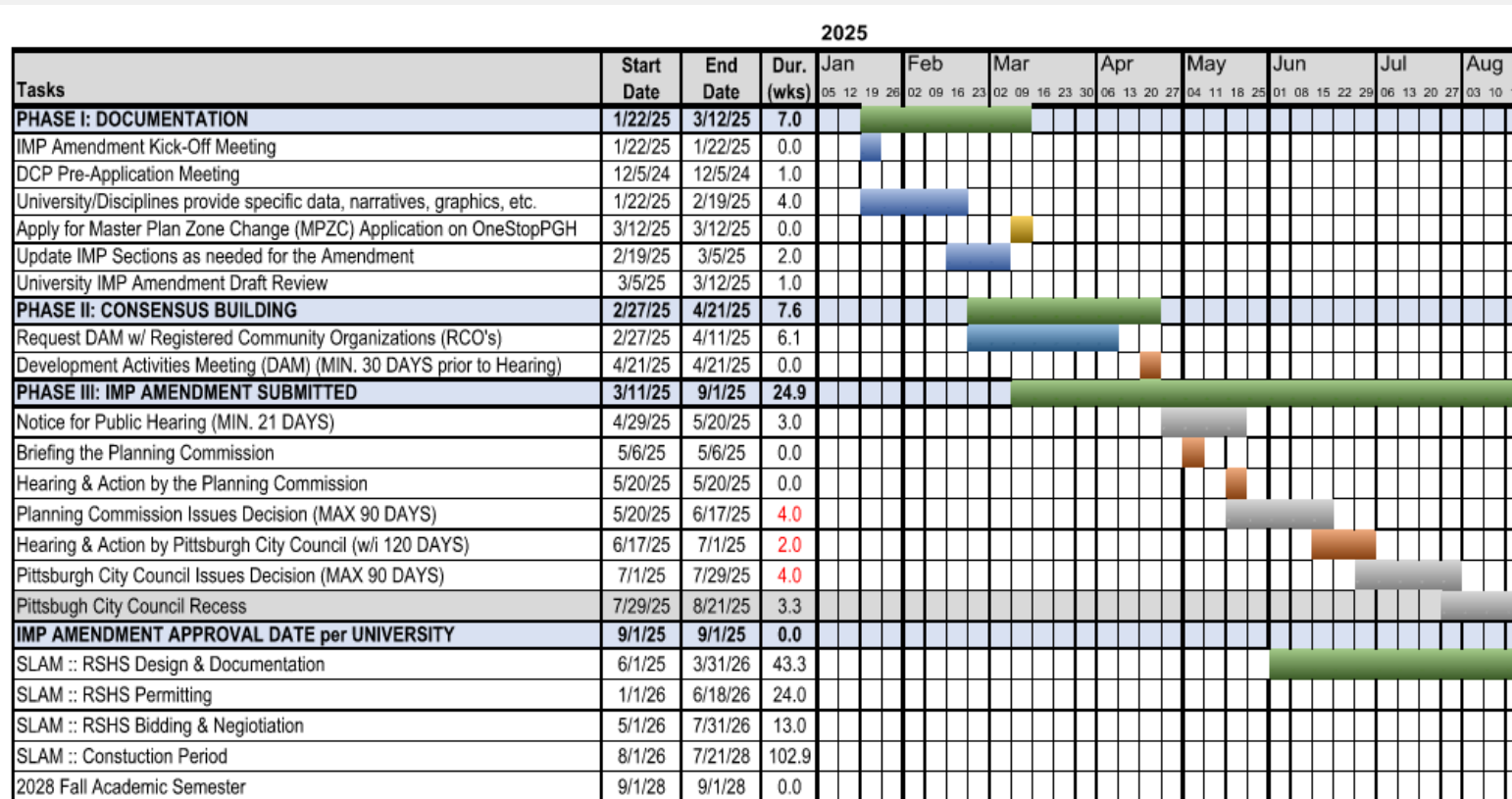
SLAM – Conceptual Rendering of the *new* Rangos School of Health Sciences

Project Development

- Duquesne University intends to begin the design process in Q2 2025 and begin construction by Q3 2026.
- Duquesne University intends to have the building operational by the 2028 Fall Semester.

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SCHEDULE



Proposed IMP Amendment Schedule

Application Goal

- Process and IMP amendment approval accomplished by August 2025 to ensure design, permitting and construction of new facility can be completed for the 2028 Fall Semester.
- Amendment is minimal as it merely relocates a proposed building across the street from the preliminary location approved in 2022.



Q/A