DUQUESNE UNIVERSITY

School of Health Sciences

Owner:
Duquesne University
600 Forbes Avenue, Pittsburgh PA 15282

Architect of Record:
The S/L/A/M Collaborative
2000 Market Street, Suite 925, Philadelphia PA 19103

Associate Architect:
AE Works
418 Beaver Street, Sewickley PA 15143

Mechanical, Plumbing, Fire Protection, and Electrical Engineer:
HF Lenz
101 Centerpoint Drive, Suite 237, Middletown CT 06457

Site/Civil Engineer:
Langan
2400 Ansys Drive, Suite 403, Canonsburg PA 15317

AV Consultant:
Convergent Technologies
6501 York Road, Baltimore MD 21212

CITY OF PITTSBURGH
Planning Commission Briefing

Duquesne University Mission Statement

"Duquesne University of the Holy Spirit is a Catholic University, founded by members of the Congregation of the Holy Spirit, the Spiritans, and sustained through a partnership of laity and religious.

Duquesne Serves God by serving students- through commitment to excellence...through profound concern for moral and spiritual values, through the maintenance of ecumenical atmosphere open to diversity, and through service to the Church, Community, the nation and the world."

DUQUESNE UNIVERSITY NEW FACILITY FOR THE JOHN G. RANGOS SCHOOL OF HEALTH SCIENCES

- University Intent & Project Overview
- Building Design
- Site
  - Transportation
  - Stormwater Management
  - Landscape
- Energy Use & Sustainability
- Community Engagement

Project Introduction

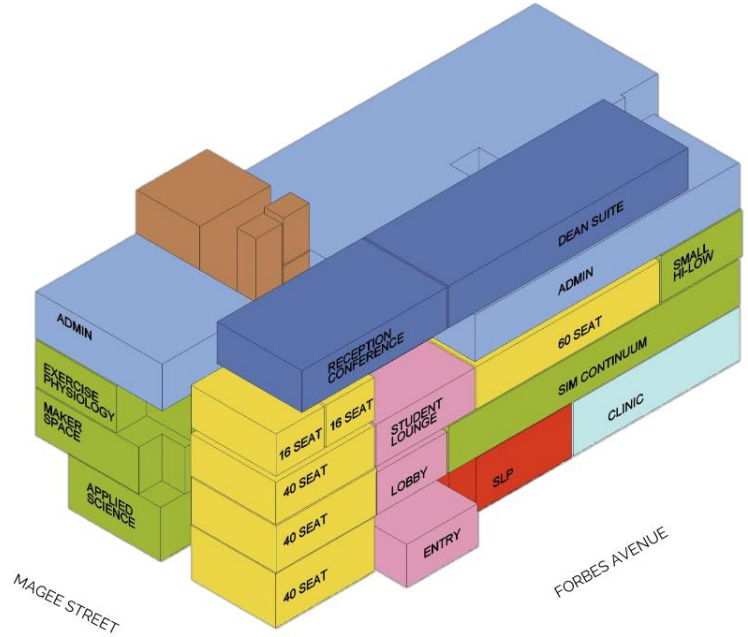
Cross-discipline vision
The new 80,000 GSF home for the school of health sciences marks a substantial shift toward interdisciplinary instruction and environments supporting the health professions at Duquesne University. Within this facility, students, faculty and staff from speech language therapy will share a balanced identity with the continuum of care immersive simulation, teaching labs and student forum. Upper floors include co-mingled departmental offices and administration. The project will reinforce the University's commitment to improving public health and well-being

Design Team

SLAM
AE WORKS
LANGAN
H.F. LENZ ENGINEERING
CONVERGENT TECHNOLOGIES DESIGN GROUP, INC.

Project Big Ideas

1. **Balanced identities** of the individual and collective SHS departments with a focus on accessible, inclusive design.
2. **Strengthen community engagement and service** by providing ways for students and community member to work together to improve patient care.
3. **Leverage Technology** towards a state-of-the-art facility that prepares students for the future of clinical practice
4. **Enable growth** of existing program sizes and new academic programs by making the most of every square foot
5. **Create a site-specific design approach** that is appropriate to the Duquesne campus context while addressing the site's urban condition



Milestones

- Targeting August 2026 start of construction
- Targeting August 2028 occupancy

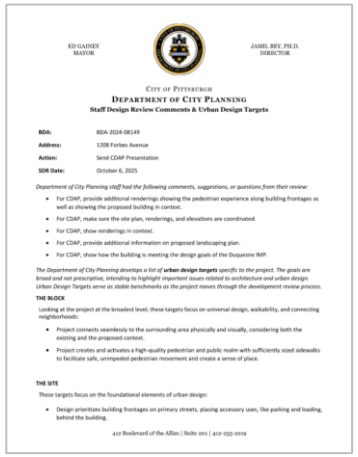
Project targeting occupancy for the fall semester of 2028

Project Context:

Urban Design Targets

Department of City Planning

From Staff Desing Review
memo October 6, 2025
BDA-2024-08149



ED GAINEY
MAYOR

JAMIL BEY, PH.D.
DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
Staff Design Review Comments & Urban Design Targets

BDA: BDA-2024-08149
Address: 1208 Forbes Avenue
Action: Send CDAP Presentation
SDR Date: October 6, 2025

Department of City Planning staff had the following comments, suggestions, or questions from their review:

- For CDAP, provide additional renderings showing the pedestrian experience along building frontages as well as showing the proposed building in context.
- For CDAP, make sure the site plan, renderings, and elevations are coordinated.
- For CDAP, show renderings in context.
- For CDAP, provide additional information on proposed landscaping plan.
- For CDAP, show how the building is meeting the design goals of the Duquesne IMP.

The Department of City Planning develops a list of ***urban design targets*** *specific to the project. The goals are broad and not prescriptive, intending to highlight important issues related to architecture and urban design. Urban Design Targets serve as stable benchmarks as the project moves through the development review process.*

THE BLOCK

Looking at the project at the broadest level, these targets focus on universal design, walkability, and connecting neighborhoods:

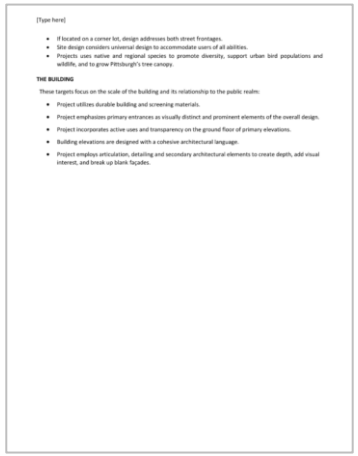
- Project connects seamlessly to the surrounding area physically and visually, considering both the existing and the proposed context.
- Project creates and activates a high-quality pedestrian and public realm with sufficiently sized sidewalks to facilitate safe, unimpeded pedestrian movement and create a sense of place.

THE SITE

These targets focus on the foundational elements of urban design:

- Design prioritizes building frontages on primary streets, placing accessory uses, like parking and loading, behind the building.

410 Boulevard of the Allies | Suite 101 | 412-255-2219



[Type here]

- If located on a corner lot, design addresses both street frontages.
- Site design considers universal design to accommodate users of all abilities.
- Projects uses native and regional species to promote diversity, support urban bird populations and wildlife, and to grow Pittsburgh's tree canopy.

THE BUILDING

These targets focus on the scale of the building and its relationship to the public realm:

- Project utilizes durable building and screening materials.
- Project emphasizes primary entrances as visually distinct and prominent elements of the overall design.
- Project incorporates active uses and transparency on the ground floor of primary elevations.
- Building elevations are designed with a cohesive architectural language.
- Project employs articulation, detailing and secondary architectural elements to create depth, add visual interest, and break up blank façades.

1

THE BLOCK
Looking at the project at the broadest level, these targets focus on universal design, walkability, and connecting neighborhoods:

1A • Project connects seamlessly to the surrounding area physically and visually, considering both the existing and the proposed context.

1B • Project creates and activates a high-quality pedestrian and public realm with sufficiently sized sidewalks to facilitate safe, unimpeded pedestrian movement and create a sense of place.

2

THE SITE
These targets focus on the foundational elements of urban design:

2A • Design prioritizes building frontages on primary streets, placing accessory uses, like parking and loading, behind the building.• If located on a corner lot, design addresses both street frontages.

2B • Site design considers universal design to accommodate users of all abilities.

2C • Projects uses native and regional species to promote diversity, support urban bird populations and wildlife, and to grow Pittsburgh's tree canopy.

3

THE BUILDING
These targets focus on the scale of the building and its relationship to the public realm:

3A • Project utilizes durable building and screening materials.

3B • Project emphasizes primary entrances as visually distinct and prominent elements of the overall design.

3C • Project incorporates active uses and transparency on the ground floor of primary elevations.

3D • Building elevations are designed with a cohesive architectural language.

3F • Project employs articulation, detailing and secondary architectural elements to create depth, add visual interest, and break up blank façades.

Zoning Analysis

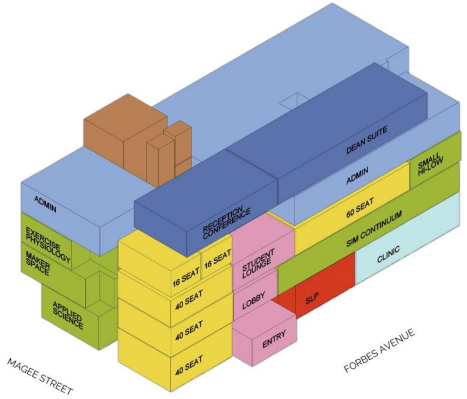
Amended Institutional Master Plan 2025

The Duquesne University Institutional Master Plan Amendment was approved in 2025 and this included the relocation of the Mixed-Use Academic Building from the north-west corner of Forbes/Magee to the south-west corner of Forbes/Magee.

Figure 4.1: Proposed Campus Site Plan

Project Context

View of SHS from corner of
Forbes Ave and Magee St



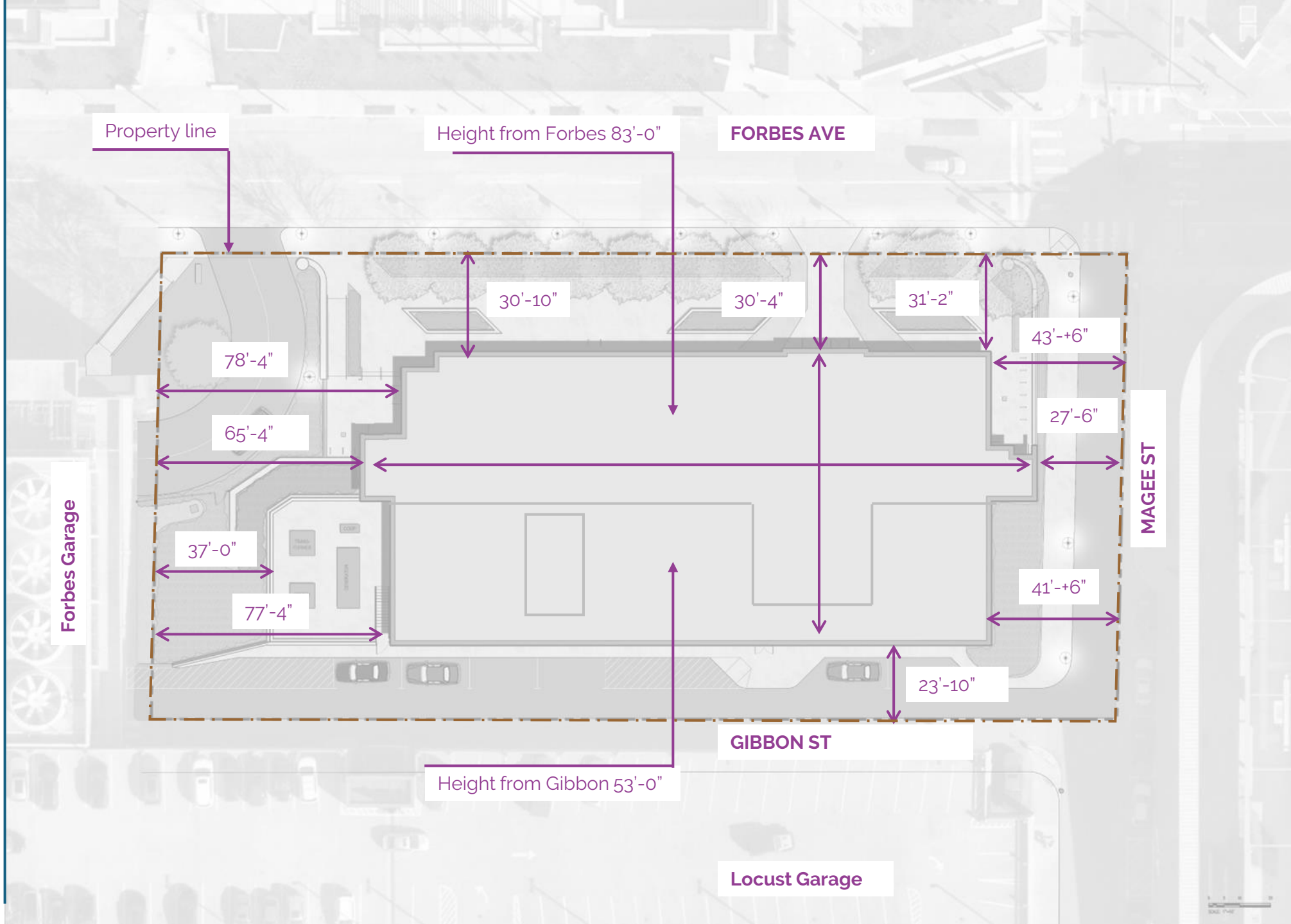
Duquesne IMP Design Goals

DU-IMP: General

Setbacks
Due to the urban nature of the campus, minimal or no setback from the public right-of-way is required. Along the perimeter of campus and particularly along Forbes Avenue and north of Forbes Avenue, all future construction shall maintain a strong urban edge in relation to the street network.

Height
Construction shall increase density in order to preserve open space and limited land available for future development.

All new development along Forbes Avenue will maintain a 10' public sidewalk.



SHS & University Standards

Universal Design

- **Approach and Access**

Accessible pedestrian routes from sidewalk public access to provide safe and convenient approach to public spaces and services. Operation and manipulation of building elements are designed and located to meet code compliance.

Easy access and connectivity between cycling storage and main entries

- **Program Mission and Inclusive Design**

The building program includes clinic and immersive learning environments for health sciences that include welcoming-in of patient populations for support in speech therapy, occupational therapy, physical therapy, health and exercise science, physician's assistant training, and athletic training.

Special attention has been applied to the spatial layout, sizing and sensory perception of rooms and furnishings to facilitate the use and enjoyment to the widest spectrum of users with disabilities and varying demographics.

Shipping / Receiving
Vehicular movement

Rendered Site Plan

FORBES AVE

SCHOOL OF HEALTH SCIENCES

TRANS-FORMER

COMP

GENERATOR

SWITCH GEAR

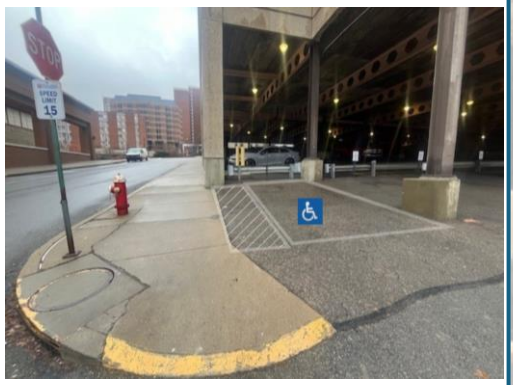
GIBBON ST

MAGEE ST

N

Rendered Site Plan

Design practices that facilitate safe movement for both bicyclists and pedestrians..



PROPOSED ADA PARKING SPACE AT GRADE

ACCESSIBLE PEDESTRIAN PATH

ACCESSIBLE ENTRANCE

SCHEDULED ACCESSIBLE ENTRANCE

BICYCLE PATH OF TRAVEL

VEHICLE PATH OF TRAVEL

FORBES AVE

ADA PARKING SPACES WITHIN GARAGE

Alternate Pathway

ACCESSIBLE RAMP

GIBBON ST

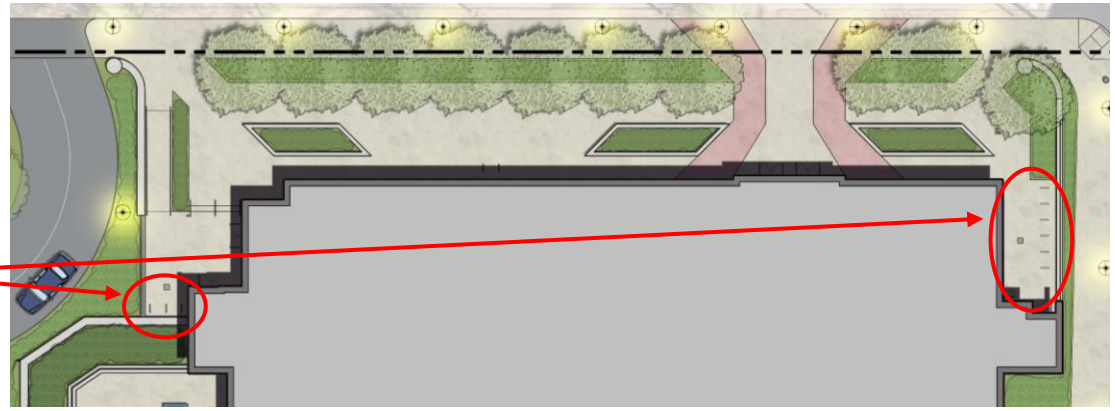
ADA PARKING SPACE AT GRADE

MAGEE ST

Transportation Demand Management

Through scale, variation, and texture, the project creates and activates a high-quality pedestrian and public realm with sufficiently sized sidewalks to facilitate safe, unimpeded pedestrian movement and create a sense of place.

Bike Racks



Transportation-related goals include the following:

- *Implementation of a multi-faceted approach to increase multi-modal transportation options for students, faculty, and staff on campus while reducing the use of single occupant vehicles (SOVs) for both employees and students.*

- *Enhanced campus community health through increased use of active transportation (walk, bike, etc.).*

- *P.R.T. "UPass" program for students and staff. The University runs a partnership with P.R.T. to provide the opportunity for our students, faculty, and staff to purchase a discounted pass for use on P.R.T. buses, Inclines, and "T".*
- *Installation of POGOH e-bike station. The location of this community e-bike station will be on Forbes Avenue near the proposed B.R.T. stop. Installation is tentatively scheduled for summer 2026.*

These goals are constructed with current City/DOMI initiatives and with the goals of the Uptown Eco-Innovation District project report.

Stormwater Management Plan

City Concept SMW
Approved, in technical review

Stormwater Management

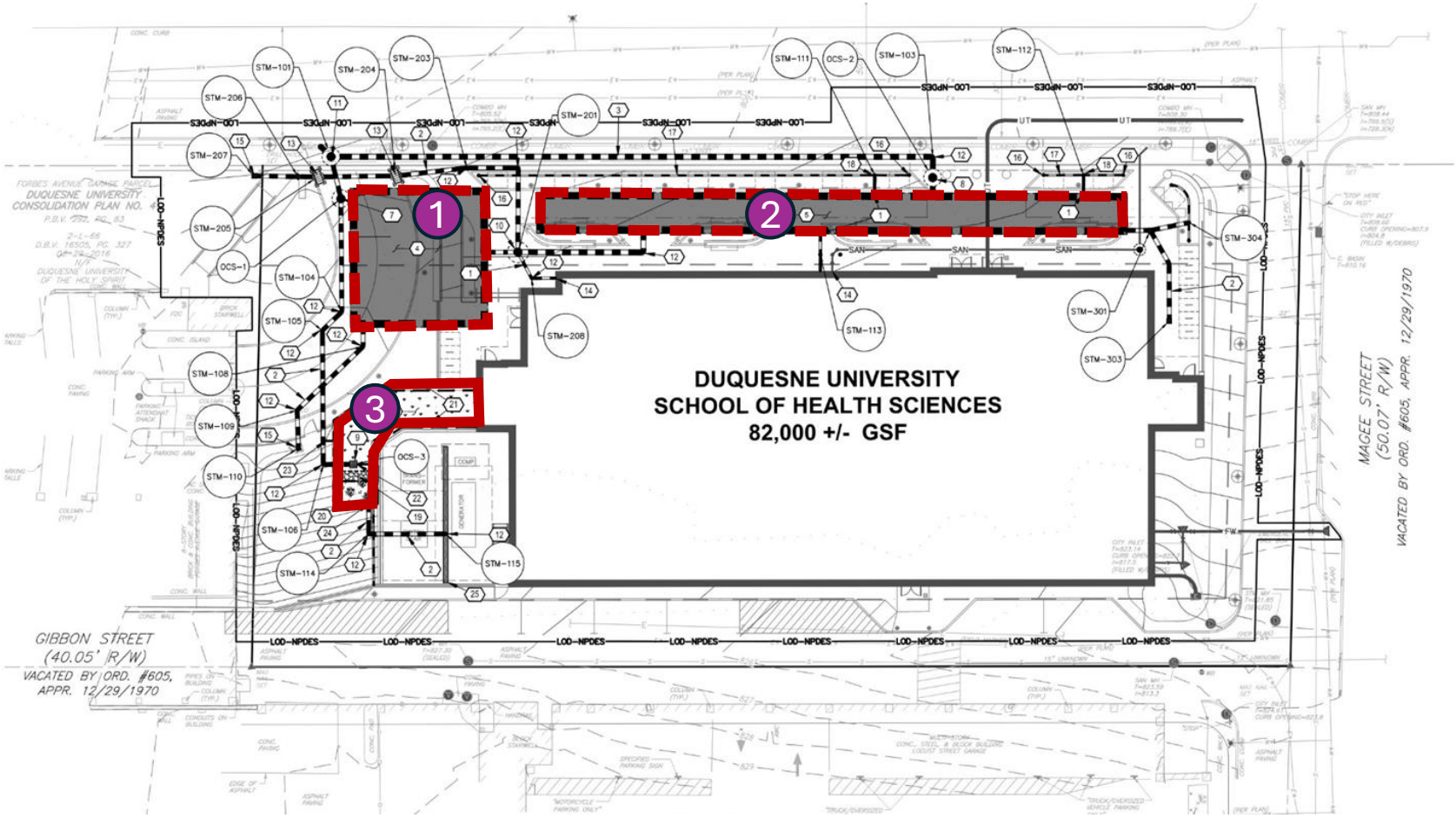
A stormwater management program was developed to mitigate increased surface runoff created by the new development to at or below the existing runoff conditions. As such we have designed 3 stormwater BMPs comprised of two underground detention facilities and one raingarden. These BMPs were designed to manage 5,432 CF which meets the volume requirements for both the city and the State. The BMPs are also designed to manage the rate requirements for the State and the City's future climate change rain events.

Infusion of plantlife into the urban environment and restoration of canopy to lessen heat island effect of the impervious surfaces.

- Native and adaptive plant materials
- Softening and healing effect of greenery

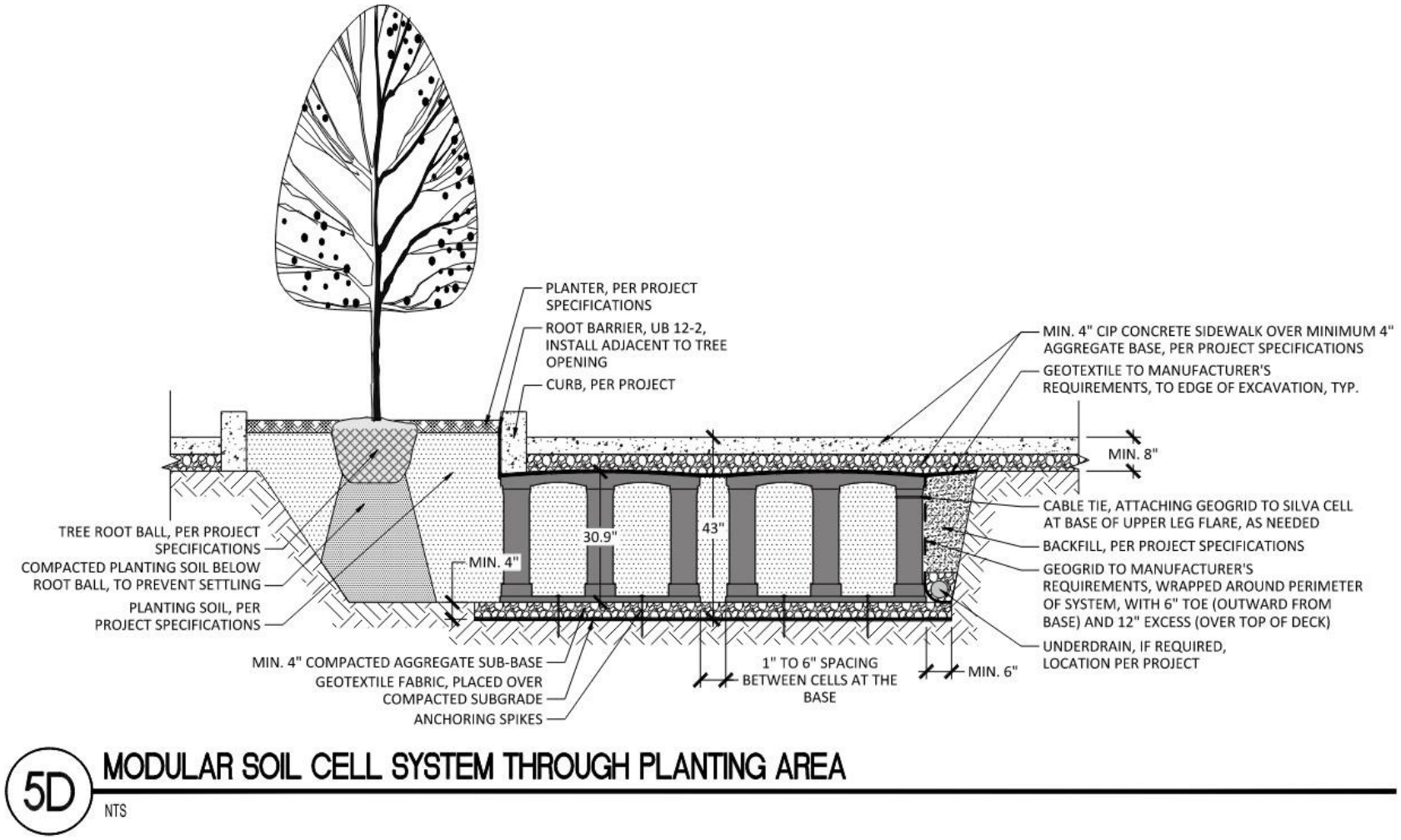
- SilvaCell underground infrastructure provided to improve tree health in partnership with support of surrounding pavement.

1. SCM-1 – Underground Detention Tank with MRC
2. SCM-2– Underground Detention Slow release Tank
3. SCM-3– Above Ground Bio-retention area with MRC



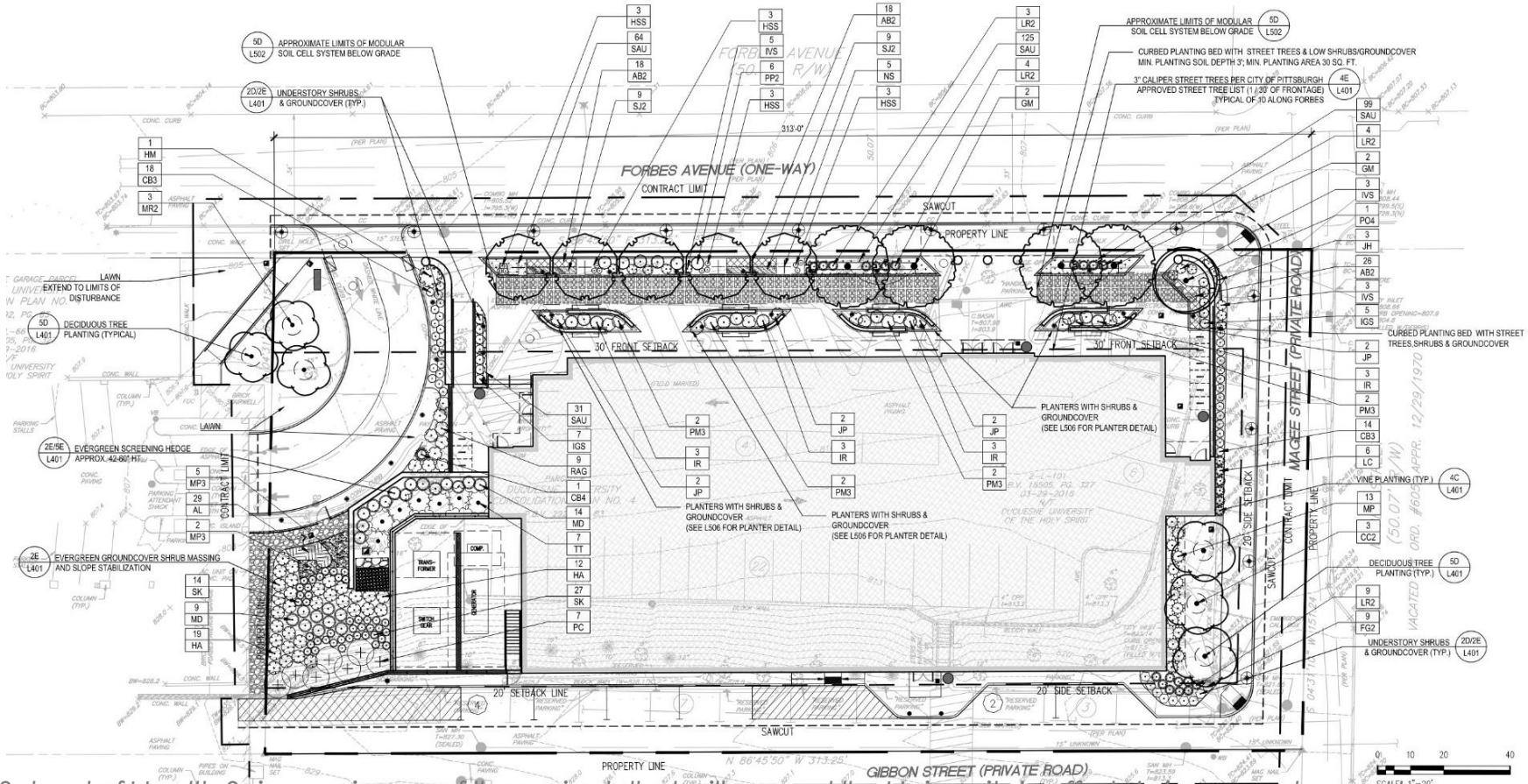
Plantings and resilience

Stormwater Management Details



The School of Health Sciences is one of the projects that will support the University's efforts to improve stormwater management.

Plantings Plan



The School of Health Sciences is one of the projects that will support the University's efforts to improve stormwater management.

1 **OVERALL SITE PLAN AND SCHEMATIC PLANTINGS**
1" = 20'

Plantings and screens

POTENTIAL PLANTINGS
TRAINED ONTO SCREEN

5C 3D VIEW OF MECHANICAL AREA WALLS AND ENCLOSURE

NTS

DU – Campus Trees

From IMP

Landscape & Open Space

+ New trees planted at Mendel Hall Site

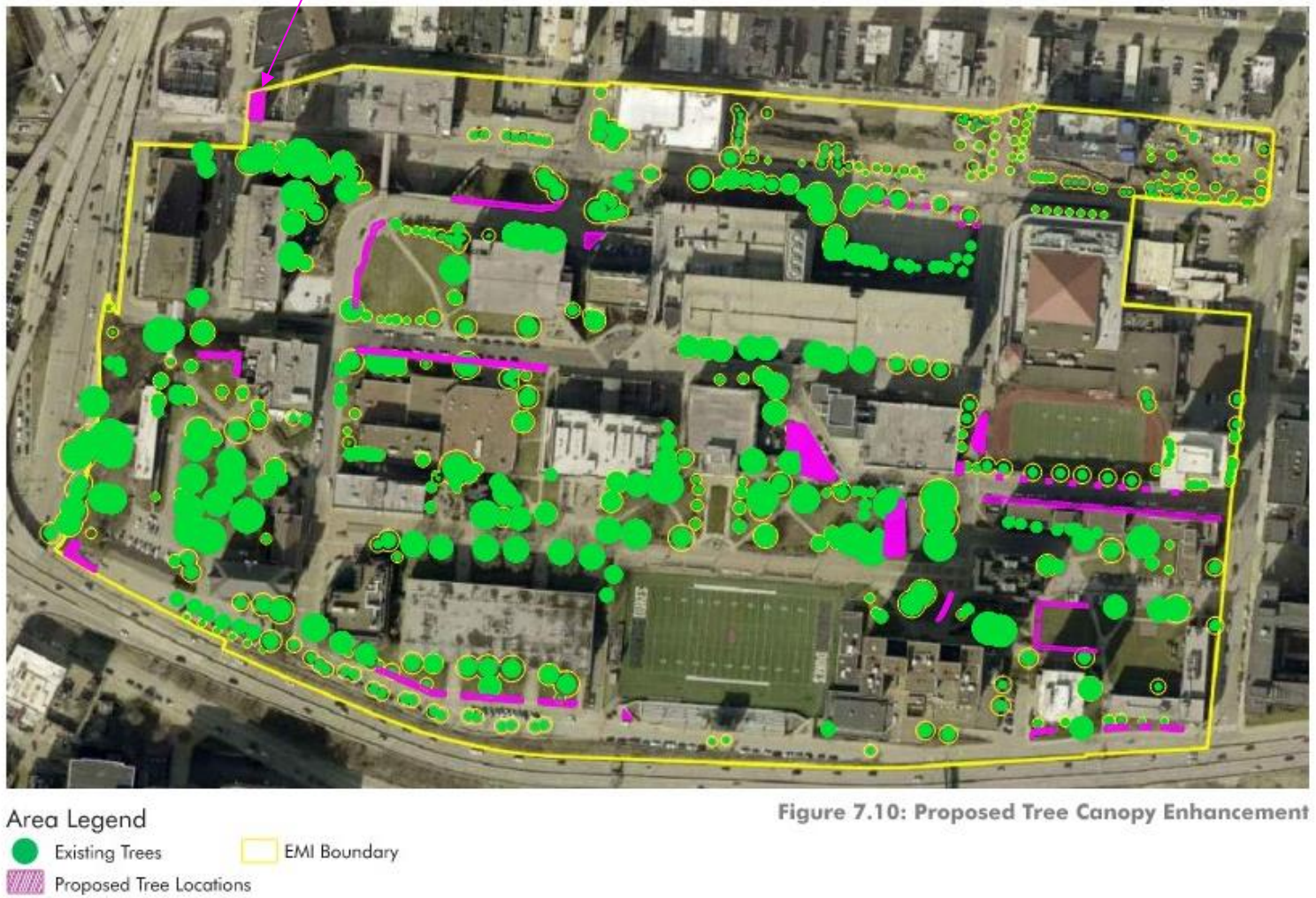


Figure 7.10: Proposed Tree Canopy Enhancement

Transparency at Ground Floor

DU-IMP – Materials and Character

All new development along Forbes Avenue shall meet a transparency target of 60% for ground level, street-facing facades.

3C Project incorporates active uses and transparency on the ground floor of primary elevations

The program of the building includes an at grade speech language clinic, with a goal to support universal access for patients, including stroke patients. The design seeks to balance high transparency with the planning criteria for the clinic spaces which want more limited transparency. Consideration has been given to bringing as many suitable space functions toward the Forbes façade to promote transparency.

52%

Transparency at Ground Floor

Incorporate ground-floor transparency in buildings along Forbes Avenue.

Design emphasizes primary entrance as visually distinct and prominent with glass vertical zone which organizes student and faculty collaborative spaces, highlighted as a welcoming approach where it bisects the entrance canopy

Energy Use & Sustainability

	Total Area	Percentage
Glazed Area	13,937 SF	29.8%
Opaque Area	32,900 SF	70.2%
Building Total	**46,837 SF**	

Passive Strategies – Building Envelope

Energy Use & Sustainability

Energy Performance:

- *Plumbing Systems: High-Efficiency Circulator is a self-adjusting, high-efficiency wet rotor circulator for hot water applications. The ECM permanent magnet motor saves up to 85% of the electrical energy compared to conventional pumps.*
- *HVAC: Use District Energy for heating and cooling sources, The District chilled water generation equipment is significantly more energy efficient than local generation equipment (air-cooled chillers).*
- *HVAC Systems: Building will obtain heating (steam) and cooling (chilled water) from a district utility plant whose equipment is more energy efficient than local equipment, such as air-cooled chillers.*
- *HVAC Systems: Separation of outdoor air ventilation from cooling and heating to reduce fan energy use.*
- *HVAC Systems: Central outdoor air conditioning equipment will include:*
  - *Enthalpy energy recovery that extracts energy from exhaust air to precondition outdoor air.*
  - *Economizer operation*
  - *Air delivery at heating and cooling discharge temperatures to avoid additional energy use required by re-cooling and re-heating.*
- *HVAC Systems: Supplemental heating and cooling equipment will contain variable speed fans that reduce fan energy use.*
- *Lighting Systems: 0.1 W/sf below energy code consumption levels.*
- *Lighting Systems: Full digital building controls, with off site control to further reduce energy consumption when building scheduling changes occur.*
- *Electrical Systems: Building will obtain electrical power from district utility plant, in lieu of Duquesne Light Company, utilizing less equipment, which is more energy efficient.*

Water Conservation:

- *Plumbing Systems: Dual Flush valves on toilets 1.1/1.6 gpf, reducing water consumption by 0.5 gpf when lower flush volume selected by user.*
- *Plumbing Systems: Low flow (0.5 gpm) automatic sensor operated faucets.*

Indoor Environmental Quality, Wellness & Life Safety

Indoor Environmental Quality (IEQ) measures:

- *Filtration in each air handling unit uses MERV 15 filters to reduce airborne particulates and infectious aerosols.*
- *Humidification has been provided in the HVAC systems to maintain 35 to 40% Relative Humidity (RH) in the building to reduce the infectious capability of airborne diseases.*

Dark Sky Requirements

- *Dark Sky lighting requirements focus on minimizing light pollution through specific guidelines for outdoor luminaires, emphasizing the use of fully shielded fixtures, appropriate color temperatures, and responsible lighting practices.*

Energy Use & Sustainability

The EID is a community growth and preservation plan which focuses on four topics:

- Community – Preserve affordable housing, encourage job growth, support local institutions
- Development – Encourage new development and preservation, align zoning with community goals
- Mobility – Calm traffic, improve safety, encourage walking and bicycling.
- Infrastructure – Improve community health, upgrade existing and create new parks, manage storm water, implement district energy

Eco-Innovation District

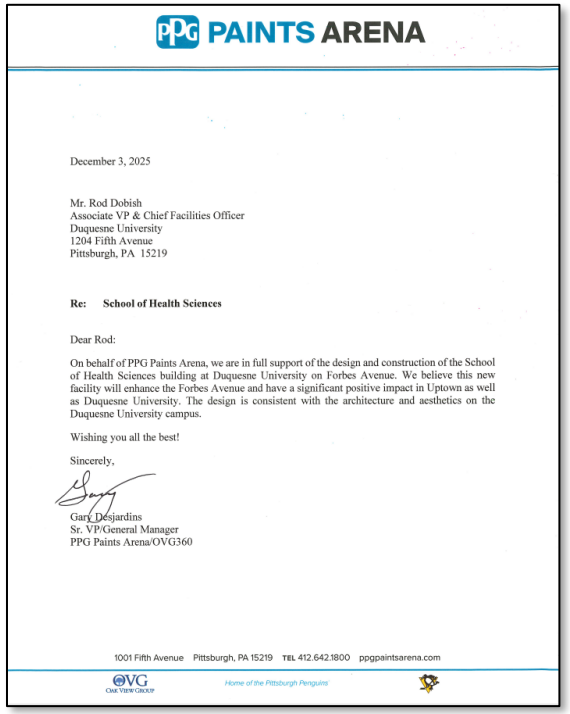
1. *DU played central role in the development of the Eco-Innovation District EID)*
2. *Good faith effort in MBE and WBE participation*
3. *In 2018, the University began exploring an agreement with Cordia to promote operational efficiency and align with the Uptown/West Oakland Eco-Innovation District goals.*
4. *Play a central role in the Uptown Eco-Innovation District by broadening and enhancing community engagement initiatives.*
5. *The future implementation of the Bus Rapid Transit system adjacent to this new development will allow students to access new BRT stops on Forbes and Fifth, easily navigating between Duquesne, downtown, and Oakland for transportation.*

PROCESS

- IMP amendment approved July 29, 2025
- RCO Engagement Underway
  - Uptown Partners (9/9/25)
  - Hill Community Development Corporation (CDC) (8/31/25)
  - Hill District Consensus Group (HDCG) (9/18/25)
  - Hill District Collaborative (8/18/25)
- CDAP – October 14, 2025 meeting and follow up responses
- DOMI – Curb cut approved October 20, 2025
- NPDES - Submission and Process Initiation October 16, 2025, in review
- DAM - Development Activities Meeting October, 20, 2021
- Letters of Support
  - PPG Paints Arena
  - UPMC
  - Uptown Partners
  - HDCG

"Our Spiritan founders and sponsors have always believed in welcoming all and excluding none. Our students, faculty and staff represent every race, religion, and socioeconomic background, including those from79 countries."

www.duq.edu



PPG PAINTS ARENA

December 3, 2025

Mr. Rod Dobish
Associate VP & Chief Facilities Officer
Duquesne University
1204 Fifth Avenue
Pittsburgh, PA 15219

Re: School of Health Sciences

Dear Rod:

On behalf of PPG Paints Arena, we are in full support of the design and construction of the School of Health Sciences building at Duquesne University on Forbes Avenue. We believe this new facility will enhance the Forbes Avenue and have a significant positive impact in Uptown as well as Duquesne University. The design is consistent with the architecture and aesthetics on the Duquesne University campus.

Wishing you all the best!

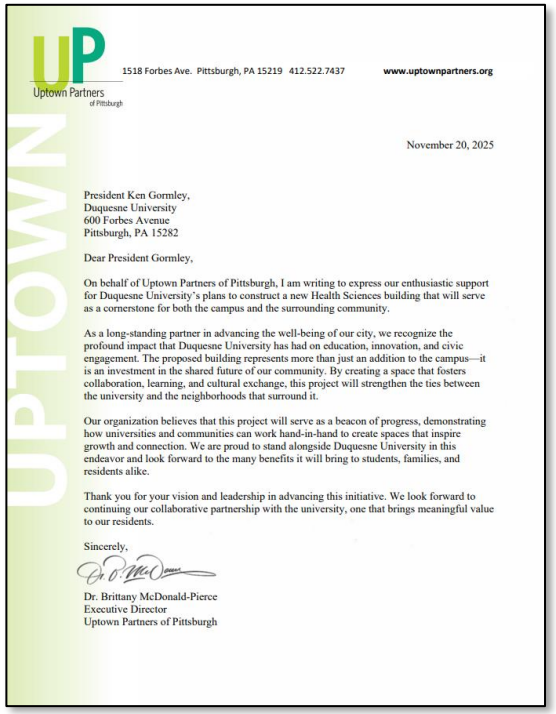
Sincerely,

Gary Desjardins
Sr. VP/General Manager
PPG Paints Arena/OVG360

1001 Fifth Avenue Pittsburgh, PA 15219 TEL 412.642.1800 ppgpaintsarena.com

OVG OAK VIEW GROUP

Home of the Pittsburgh Penguins



UP Uptown Partners of Pittsburgh

1518 Forbes Ave. Pittsburgh, PA 15219 412.522.7437 www.uptownpartners.org

UPTOWN

November 20, 2025

President Ken Gormley,
Duquesne University
600 Forbes Avenue
Pittsburgh, PA 15282

Dear President Gormley,

On behalf of Uptown Partners of Pittsburgh, I am writing to express our enthusiastic support for Duquesne University's plans to construct a new Health Sciences building that will serve as a cornerstone for both the campus and the surrounding community.

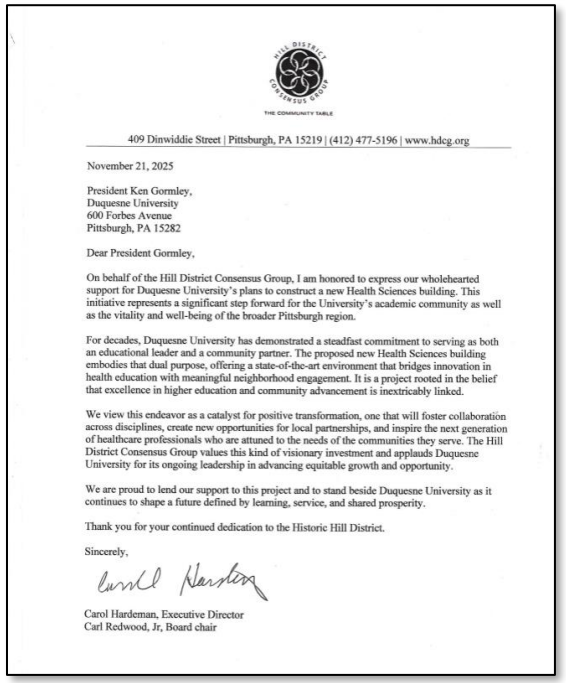
As a long-standing partner in advancing the well-being of our city, we recognize the profound impact that Duquesne University has had on education, innovation, and civic engagement. The proposed building represents more than just an addition to the campus—it is an investment in the shared future of our community. By creating a space that fosters collaboration, learning, and cultural exchange, this project will strengthen the ties between the university and the neighborhoods that surround it.

Our organization believes that this project will serve as a beacon of progress, demonstrating how universities and communities can work hand-in-hand to create spaces that inspire growth and connection. We are proud to stand alongside Duquesne University in this endeavor and look forward to the many benefits it will bring to students, families, and residents alike.

Thank you for your vision and leadership in advancing this initiative. We look forward to continuing our collaborative partnership with the university, one that brings meaningful value to our residents.

Sincerely,

Dr. Brittany McDonald-Pierce
Executive Director
Uptown Partners of Pittsburgh



HILL DISTRICT CONSENSUS GROUP
THE COMMUNITY TABLE

409 Dinwiddie Street | Pittsburgh, PA 15219 | (412) 477-5196 | www.hdcg.org

November 21, 2025

President Ken Gormley,
Duquesne University
600 Forbes Avenue
Pittsburgh, PA 15282

Dear President Gormley,

On behalf of the Hill District Consensus Group, I am honored to express our wholehearted support for Duquesne University's plans to construct a new Health Sciences building. This initiative represents a significant step forward for the University's academic community as well as the vitality and well-being of the broader Pittsburgh region.

For decades, Duquesne University has demonstrated a steadfast commitment to serving as both an educational leader and a community partner. The proposed new Health Sciences building embodies that dual purpose, offering a state-of-the-art environment that bridges innovation in health education with meaningful neighborhood engagement. It is a project rooted in the belief that excellence in higher education and community advancement is inextricably linked.

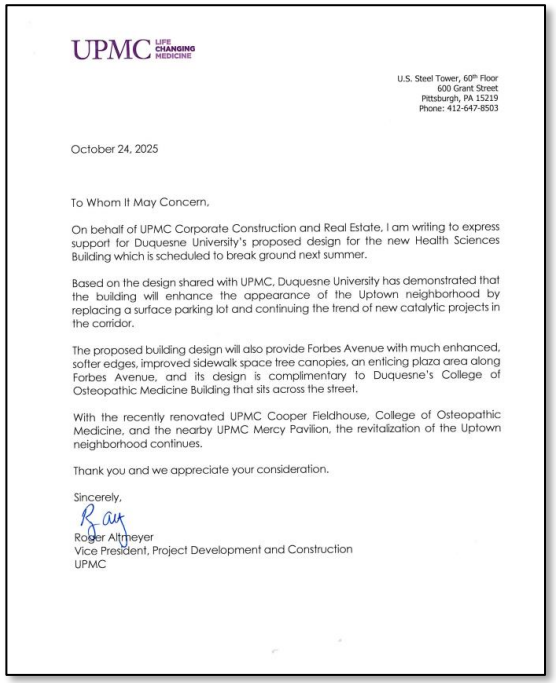
We view this endeavor as a catalyst for positive transformation, one that will foster collaboration across disciplines, create new opportunities for local partnerships, and inspire the next generation of healthcare professionals who are attuned to the needs of the communities they serve. The Hill District Consensus Group values this kind of visionary investment and applauds Duquesne University for its ongoing leadership in advancing equitable growth and opportunity.

We are proud to lend our support to this project and to stand beside Duquesne University as it continues to shape a future defined by learning, service, and shared prosperity.

Thank you for your continued dedication to the Historic Hill District.

Sincerely,

Carol Hardeman, Executive Director
Carl Redwood, Jr, Board chair



UPMC LIFE CHANGING MEDICINE

U.S. Steel Tower, 60th Floor
600 Grant Street
Pittsburgh, PA 15219
Phone: 412-647-8503

October 24, 2025

To Whom It May Concern,

On behalf of UPMC Corporate Construction and Real Estate, I am writing to express support for Duquesne University's proposed design for the new Health Sciences Building which is scheduled to break ground next summer.

Based on the design shared with UPMC, Duquesne University has demonstrated that the building will enhance the appearance of the Uptown neighborhood by replacing a surface parking lot and continuing the trend of new catalytic projects in the corridor.

The proposed building design will also provide Forbes Avenue with much enhanced, softer edges, improved sidewalk space tree canopies, an enticing plaza area along Forbes Avenue, and its design is complimentary to Duquesne's College of Osteopathic Medicine Building that sits across the street.

With the recently renovated UPMC Cooper Fieldhouse, College of Osteopathic Medicine, and the nearby UPMC Mercy Pavilion, the revitalization of the Uptown neighborhood continues.

Thank you and we appreciate your consideration.

Sincerely,

Roger Altmeyer
Vice President, Project Development and Construction
UPMC