



chatham<sup>®</sup>UNIVERSITY  
Institutional Master Plan  
August 2020 Draft



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# 1. Introduction

## 1.1 Background and Mission

Chatham University is a nearly 150-year-old educational institution in Pittsburgh, Pennsylvania that currently has over 2,100 undergraduate and graduate students in over 60 degree programs studying on campus or online. The University's programming is spread across three distinct yet interconnected campus locations: Shadyside, Eastside, and Eden Hall. Together they comprise a unique and varied student experience that includes urban, pastoral, and rural settings for high-quality education.

Over the past decade the University has experienced significant growth and change including the establishment of both Chatham Eastside and Eden Hall Campus, the founding of the Falk School of Sustainability and Environment, and the expansion of its student population as a coeducational institution. Through this change Chatham has grown its footprint and distributed programming across its three locations, leaving capacity to add back students, faculty, and programming at its Shadyside campus.

With the inauguration of the school's 19th President and a new Strategic Plan, Chatham is poised to focus on strengthening the existing assets of its historic Shadyside Campus to serve the needs of its growing and diverse student population now and into the future.

Chatham's Shadyside Campus has a unique pastoral character, set within an urban environment. The University seeks to further enhance this character and foster additional activity at the heart of their academic quad and enhance its presence along Fifth Avenue. By focusing on the inner campus core, the University will enhance student experience and reinforce its existing academic programming.

### UNIVERSITY VISION

Chatham University will be recognized as an outstanding private university whose graduates are sought-after leaders and professionals committed to building a more equitable, healthy, and sustainable global future.

### UNIVERSITY MISSION

Chatham University prepares its students to build lives of purpose, value, and fulfilling work. Through professional skill development and liberal arts learning, Chatham prepares its graduates to be informed and engaged citizens in their communities; to recognize and respect diversity of culture, identity, and opinion; and to live sustainably.



## 1.2 Planning Objectives

### STRATEGIC PLAN CONNECTIONS

Chatham University's Board of Directors adopted a Strategic Plan in October 2017, which provides the foundation for the vision, mission, and goals for the University in the near future. *A Plan for our Future, Rooted in our Past* highlights the University's unique legacy, strengths, and leadership and sets up a framework to enhance and build upon those assets:

- » Enhance academic excellence and the student experience
- » Expand leadership in sustainability and health
- » Improve access and affordability through innovation
- » Deepen partnerships for student and alumni success
- » Build university capacity and capabilities

### INSTITUTIONAL MASTER PLAN OBJECTIVES & FOCUS AREAS

The *Institutional Master Plan*, through thoughtful renovations, intentional additions, and infrastructure improvements, will support the academic and institutional goals of the Strategic Plan. The plan focuses on the following areas:

- » **Chatham Campus Character**
- » **A Range of Academic Spaces**
- » **Enhance Student Experience**
- » **Sustaining Systems**

## 1.3 Planning Context

### HISTORY OF THE UNIVERSITY

Chatham University was founded in 1869 under the name Pennsylvania Female College with the goal to provide an education comparable to that which men could receive at the time. Pennsylvania Female College occupied what was then the largest private residence in Allegheny County—the George Berry mansion atop Fifth Avenue in Shadyside. Fifteen faculty and just more than 100 students occupied the 11-acre campus.

In 1890 the name of the institution was changed to Pennsylvania College for Women, and in 1955 the name was changed again to Chatham College in honor of William Pitt, First Earl of Chatham and namesake of the City of Pittsburgh. In 1994, Chatham College expanded its historic undergraduate women’s college by beginning to offer graduate programs to both men and women with a special emphasis in the health science fields.

The Commonwealth of Pennsylvania granted university status to Chatham in 2007. On May 1, 2008 Chatham received a historically unequalled gift: the Eden Hall Campus from the Eden Hall Foundation. The University’s Shadyside Campus expanded in June 2008 to include Chatham Eastside near Bakery Square, approximately one mile from Woodland Road and home to many of Chatham’s in-demand health science programs. In 2010, Chatham launched the Falk School of Sustainability & Environment and broke ground in 2012 on its new home, the Eden Hall Campus—the first campus in the world built from the ground up for the study of sustainability.

On May 1, 2014 Chatham University’s Board of Trustees voted to expand access to Chatham’s high-quality undergraduate education by admitting women and men, which ensures that Chatham can meet the educational needs of its students and the region for the future. At the same time, the founding of the Chatham University Women’s Institute continued Chatham’s 145-year commitment to advancing the causes of women.

**1869**

- » Pennsylvania Female College secures a charter to provide women with a college education

**1955**

- » Pennsylvania Female College renamed to Chatham College

**1994**

- » Graduate student programs are opened to both men and women

**2007**

- » Chatham College is granted university status to become Chatham University

**2008**

- » Chatham Eastside opens to students
- » Eden Hall Campus is given to Chatham University by the Eden Hall Foundation

**2010**

- » Chatham University launches the Falk School of Sustainability & Environment

**2012**

- » Chatham University breaks ground at the Falk School of Sustainability & Environment

**2014**

- » Eden Hall Campus opens its doors to students
- » Chatham becomes a fully coeducational institution

**2017**

- » Strategic Vision

**2018**

- » Chatham Master Plan



**HISTORY OF WOODLAND ROAD**

Woodland Road is a private road owned and maintained under the Woodland Road Association, whose membership includes the fronting residential property owners and the University.

**October 10, 1870**

In 1870 a hand written Contract / Deed conveyed various parcels of land from the Howe Family, the Berry Family and the Murray Family to new entity for subdivision and establishment of The Woodland Road right-of-way from Fifth Avenue to what is commonly referred to today as the Wye, where West Woodland bears to the West from Woodland. A major piece of the property was conveyed to the Pennsylvania Female College which had been established the year before. The "Estate Lots" to the East of the Road were established or joined into the agreement. A number of the "Estate Homes" were eventually conveyed to the College and converted to collegiate residential use, including Fickes Hall, Beatty House, Rea House, Laughlin House, and what is now known as Mellon Hall to the West of the Road. The Residents and the College were conjoined in the development of the hillside site.

**July 1, 1907**

A committee of property owners and the College recommended "that the original Howe - Berry- Murray contract dated Oct. 10, 1870 remain in force ... and a road be reconstructed and maintained between Fifth Avenue and Wilkins Avenue." This document further describes the establishment of certain subdivision requirements along the portion from "the Fair Oaks center line to Wilkins or from the Triangle to Wilkins. This portion of the Road was known as the "Woodland Road Extension". The document further "authorizing the selection and empowering Managers, who shall have control of Woodland Road and Woodland Road Extension". The existing lots along Woodland Road Extension that had been previously subdivided and developed were now included in the agreement to own and maintain Woodland Road.

**December 23, 1909**

An agreement was made between the Westwood Land Co. and George Rankin to construct West Woodland Road and subdivide lots on the East side of the new Road. The residents of West Woodland Road had their own association and Road Managers. Shortly thereafter the West Woodland Road Association and the Woodland Road Association merged as the Woodland Road Association. The Woodland Road Association is governed by three Road Managers, who by contract and/or tradition consists of the President of the College and two property owners.

The College (now University) acquired by purchase or gift the properties east of Woodland Road and West Woodland Road including the G.M. Laughlin holdings (Mellon Hall) and portions of the F.J. Hearre property, the current Varsity Field.

1.3.1 August 1906 Plan of Properties



"Exhibit B" Plan of property in the 22nd Ward Pittsburg tributary to Woodland Road under Howe, Berry and Murray agreement of Oct. 10th 1870. A note states that while Fair Oaks Street is shown as a street, it has not been authorized to be located or opened with the consent of the property owners.

Map courtesy Stephen Casey AIA, Road Manager, Woodland Road Association

**PLANNING CONTEXT**

Chatham University has developed a series of Shadyside Campus Master Plans throughout its history that have given shape to the incremental growth of the campus and its facilities. The University has accomplished the goals captured in its 2008 Master Plan document. The 2018 Chatham University Master Plan is the first plan to be submitted to the City of Pittsburgh for the purpose of establishing an EMI Zoning District.

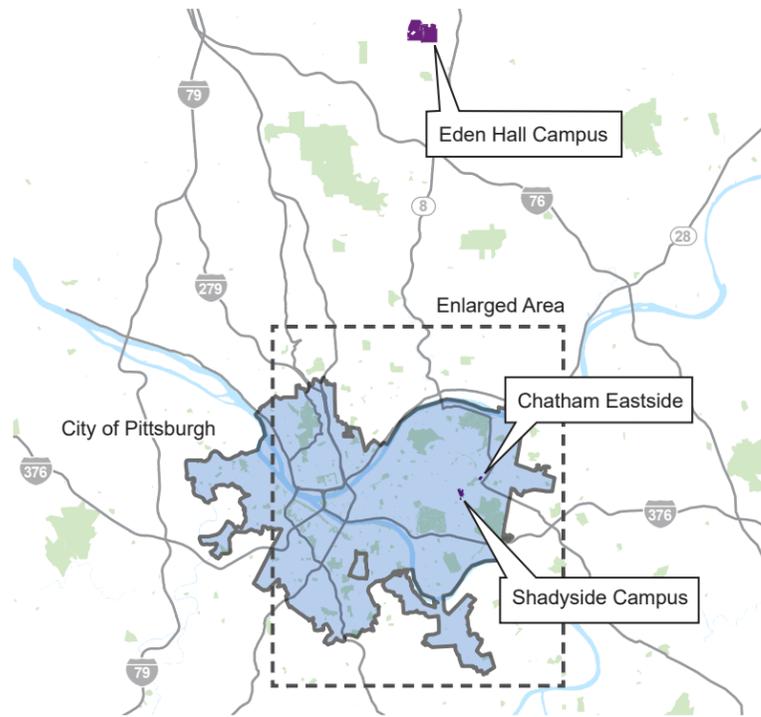
The 2018 Master Plan aligns with the goals of city-wide initiatives, school-specific sustainability programs, and the University's new strategic plan. These include: Sustainability Tracking, Assessment & Rating System (STARS); City of Pittsburgh 2030 Challenge; P4 Pittsburgh; and PWSA's *The Green First Plan*.

**LOCATION CONTEXT**

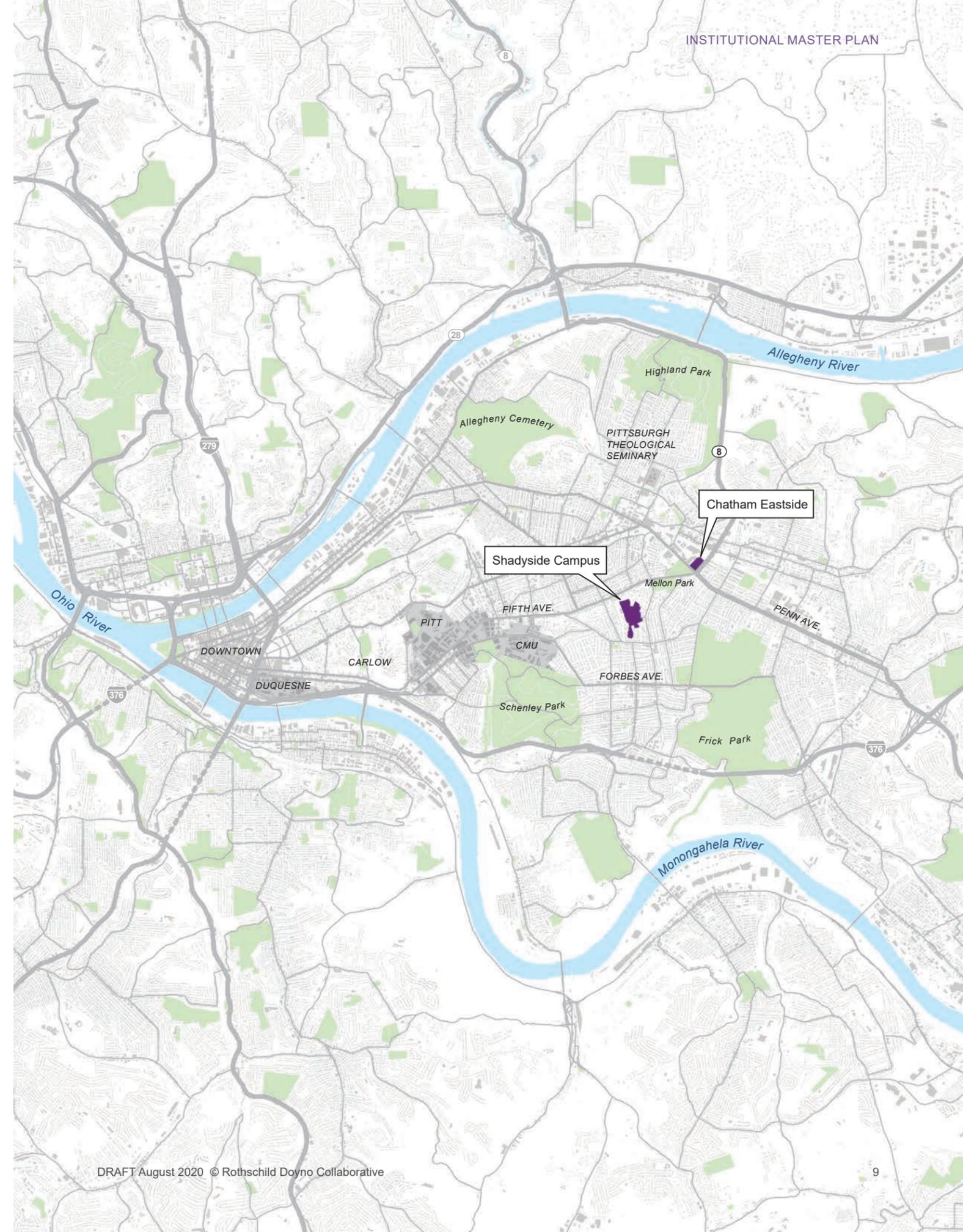
Chatham University's Shadyside Campus is a park-like sanctuary embedded within a residential community. The 37-acre campus traverses the sloped hillside topography that connects Squirrel Hill to Shadyside along Fifth Avenue. Chatham University extends the education, medical, and institutional corridor along Fifth Avenue from Oakland into Pittsburgh's East End tech corridor along Penn Avenue.

Chatham University has three locations:

- » Shadyside Campus: 37 acres
- » Chatham Eastside: 7 acres
- » Eden Hall Chatham: 388 acres



Data sources: Pennsylvania, Allegheny County, and City of Pittsburgh GIS data layers.



# 1.4 IMP Planning Process

## PLANNING PROCESS

The Institutional Master Plan process was designed to establish a deep understanding of the existing conditions, current needs, and future aspirations of the University. At each stage of the process, University leadership and stakeholders, public officials, City of Pittsburgh Department of City Planning Staff, and community groups were engaged for feedback and directions.

The steps in the planning process are described below.

**1. Information Gathering:** The team captured both quantitative and qualitative information on the existing campus conditions. This included historical plans and documents, surveys, site plans, building plans, operational data, and field observations.

**2. Stakeholder Interviews:** The team met with a series of faculty and staff stakeholders to understand their perspective on campus needs and goals. The knowledge gained through these interviews was documented and shared to establish a common understanding of stakeholder perspectives.

**3. Analysis and Concepts Design:** The team analyzed the data, stakeholder feedback, and the physical characteristics of campus. Through this work opportunities emerged to optimize current campus assets while offering various concepts for physical growth within the campus.

**4. Master Plan Development:** The distillation of the identified needs and concepts for meeting those needs resulted in this document, which establishes the University's intent at the Shadyside Campus for the next 10–25 years and beyond.

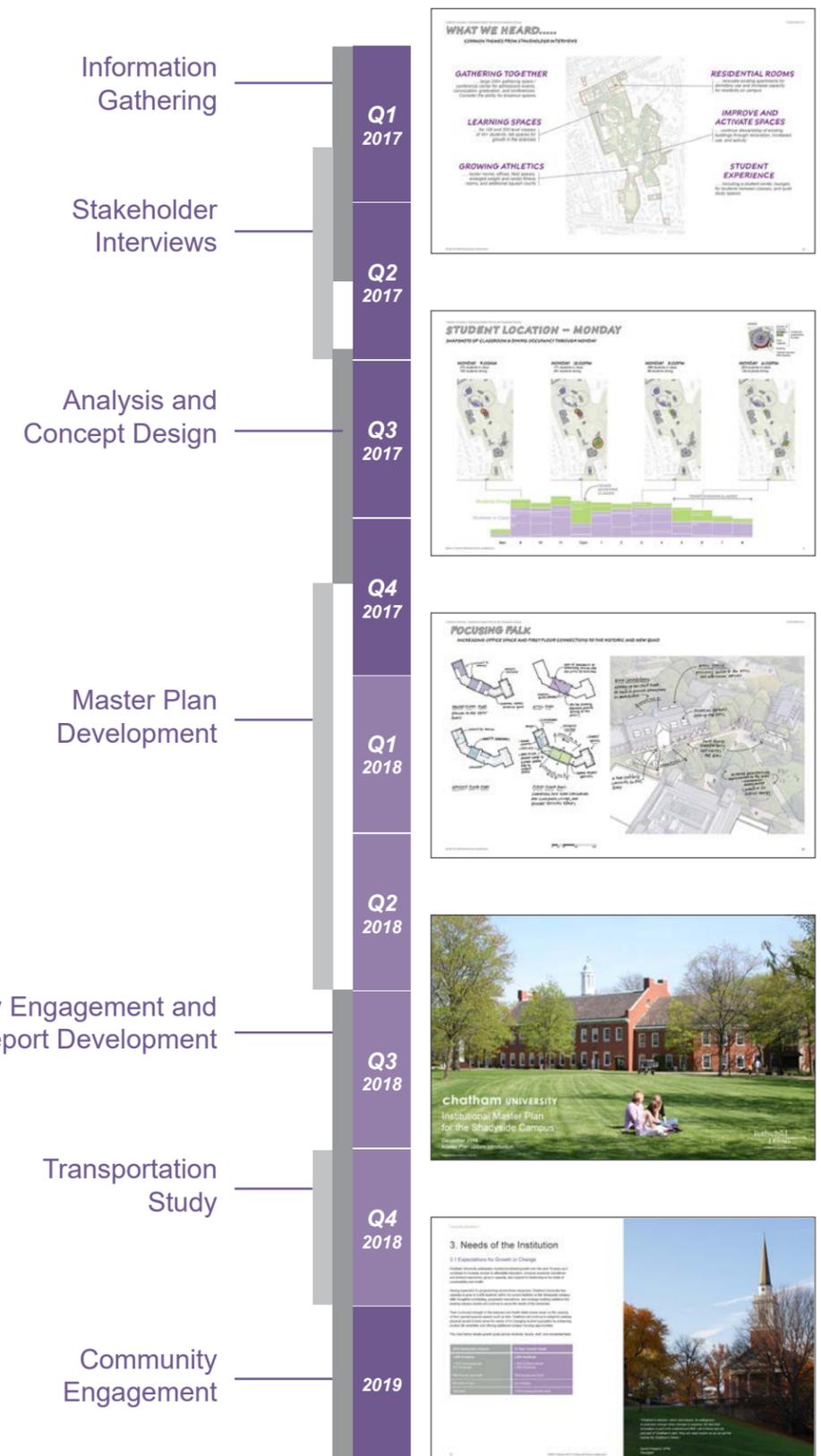
**5. Mobility:** A transportation study was performed to understand the impact of the proposed projects on existing transportation infrastructure.

**6. Community Engagement:** The team has interacted with the local community organizations to share the plan and gather feedback prior to submitting the document to the City of Pittsburgh for review and consideration. The University hosted a community meeting for surrounding residents as well as faculty, staff, and students to gather input on the proposed plan.

## IMP PLANNING TEAM

**Rothschild Doyno Collaborative**  
**Trans Associates**

Architecture and Urban Design  
Transportation Engineer





## 2. Existing Conditions

### 2.1 IMP Boundary and Zoning

The IMP boundary area encompasses the majority of the Shadyside Campus and includes Chatham University-owned properties and properties under long-term lease-to-purchase arrangements. University-owned properties located within 1000 feet of the IMP Boundary include 126 N. Woodland Road and 115 Woodland Road, which are outside of a contiguous boundary with the campus and is not included in the IMP.

#### ZONING

The Shadyside Campus is predominately zoned RM-M and abuts a R1D-VL district for the majority of its perimeter. The Howes-Child Gatehouse is located in a RP district and is a City Historic Designated property. The Murray Hill Avenue City Designated Historical District, established in 2000, is located on the eastern campus edge. Areas of the campus with slopes greater than 25% and may be subject to the Environmental Performance Standards of Chapter 915.

The proposed EMI Zoning District aligns with the IMP Boundary.

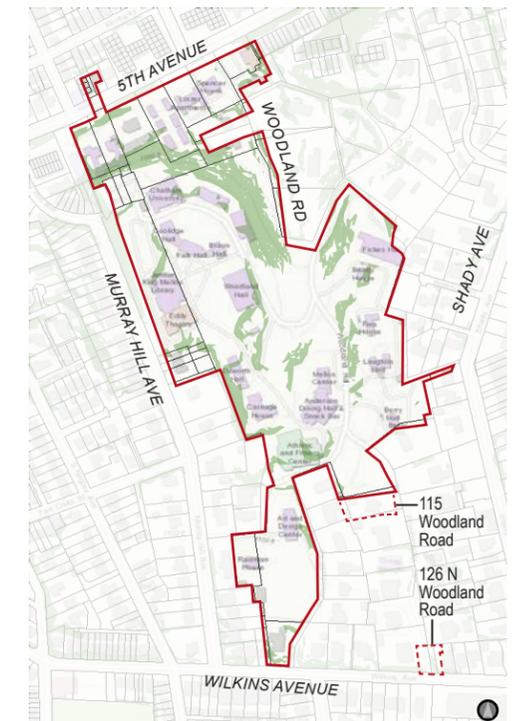
#### 2.1.1 Proposed IMP Boundary

#### 2.1.2 25% or Greater Slope

- MAP LEGEND**
- IMP Boundary
  - - - University-owned property not included in IMP / EMI

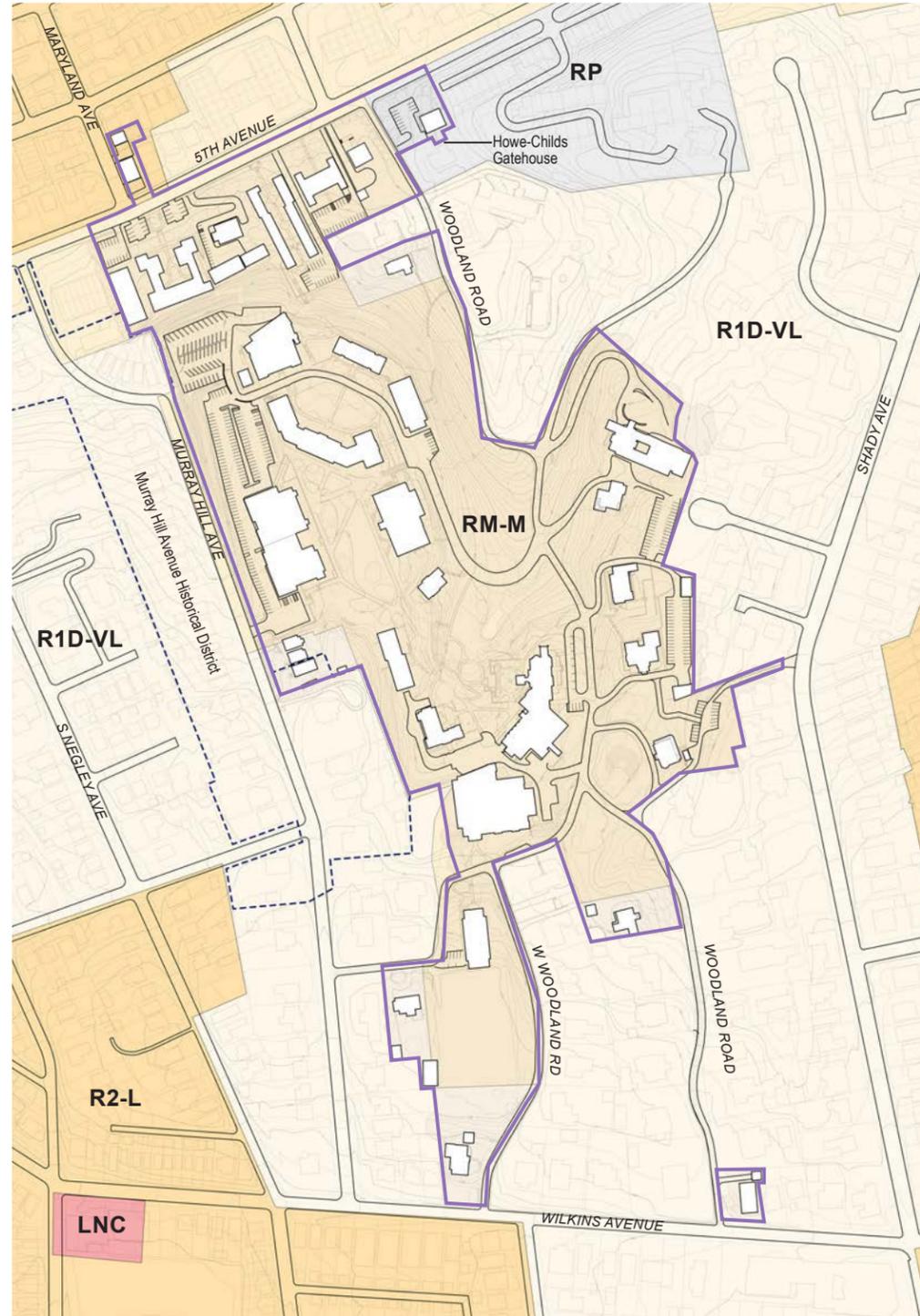


The proposed EMI Zoning District aligns with the IMP Boundary.



City of Pittsburgh zoning map showing slopes greater than 25%.

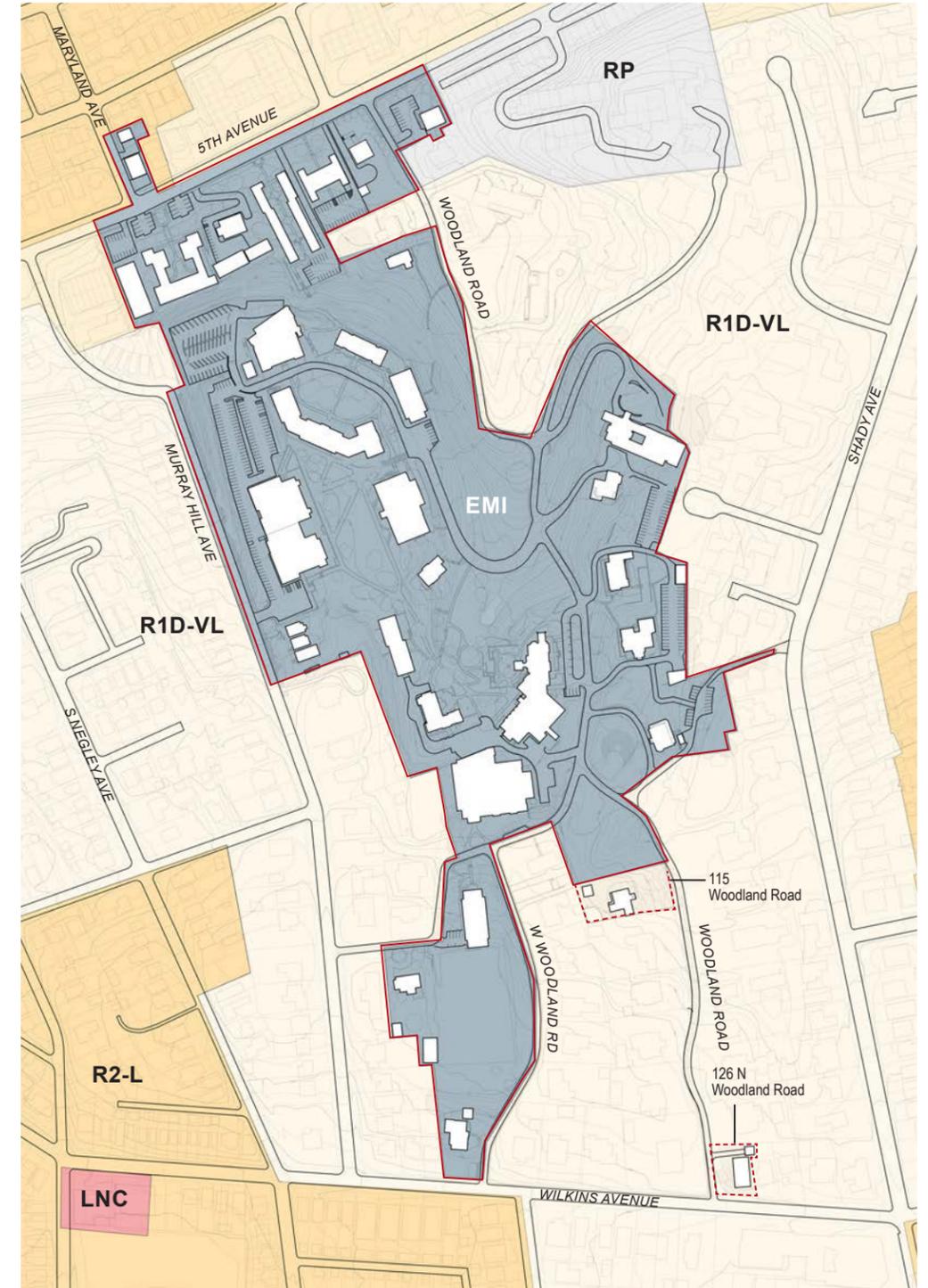
2.1.3 Shadyside Campus showing existing zoning



- MAP LEGEND**
- R1D-VL Single-Unit Detached Residential, Very Low Density
  - R2-L Two-Unit Residential, Low Density
  - RM-M Multi-Unit Residential, Moderate Density
  - RP Residential Planned
  - LNC Local Neighborhood Commercial
  - Campus Boundaries
  - - - Historic District

The Shadyside Campus is predominately zoned RM-M and abuts a R1D-VL district for the majority of its perimeter. The Gatehouse is located in a RP district and the Maryland Street apartments are in a R2-M district.

2.1.4 Proposed EMI Zoning District



- MAP LEGEND**
- R1D-VL Single-Unit Detached Residential, Very Low Density
  - R2-L Two-Unit Residential, Low Density
  - RM-M Multi-Unit Residential, Moderate Density
  - RP Residential Planned
  - LNC Local Neighborhood Commercial
  - EMI Educational, Medical, Institutional
  - IMP Boundary
  - - - University-owned property not included in IMP / EMI

The proposed EMI Zoning District does not include two University owned properties. 115 Woodland Road and 126 N Woodland Road will remain under the R1D-VL zoning designation.

## 2.2 Existing Property and Uses

The topography of campus and the internal road network creates four identifiable campus districts: the Fifth Avenue District; the Historic Campus District; the East Woodland District; and the South Woodland District. The campus, as a whole, contains 37 buildings totaling 770,000 square feet. A mixture of academic and institutional uses are distributed across campus. The Fifth Avenue district is distinct as the largest concentration of a single use.

The campus has a network of open spaces and paths that enhance the character of each district and provide amenity spaces for students. Small parking areas are distributed around the campus perimeter. Fifth Avenue at Woodland Road is the primary vehicular access to campus. Additional entrances are located along Wilkins and Murray Hill Avenues.

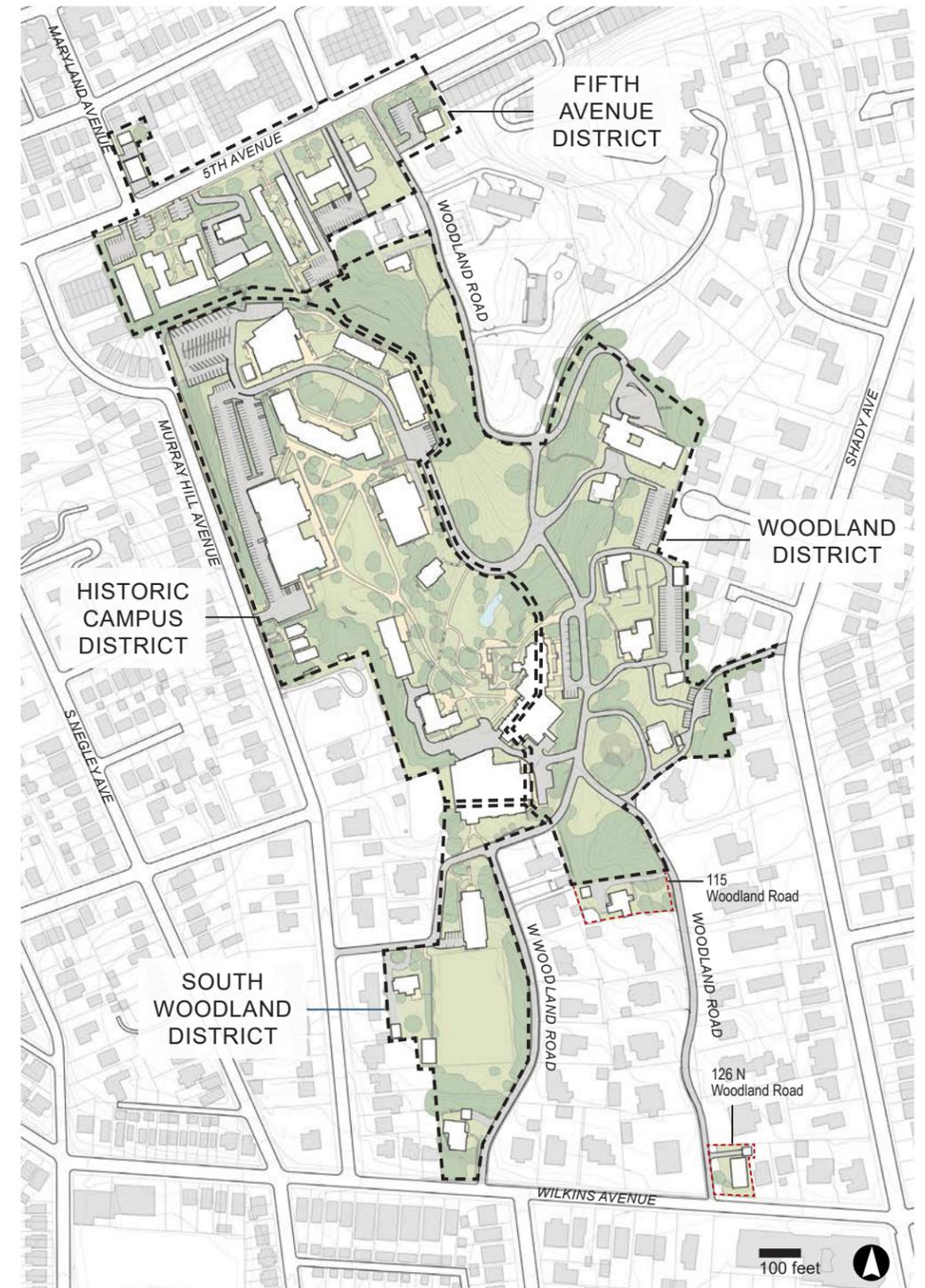
### MAPS INCLUDED IN THIS SECTION

- » 2.2.1 Overall campus
- » 2.2.2 Fifth Ave District
- » 2.2.3 Historic Campus District
- » 2.2.4 East Woodland District
- » 2.2.5 South Woodland District
- » 2.2.6 Existing Building Uses
- » 2.2.7 Energy Generating Uses
- » 2.2.8 Parking Facilities



**TOP LEFT** Historic Campus District: Coolidge Hall and the Old Quad (foreground); Buhl Hall (background). **TOP RIGHT** Fifth Avenue District: Pelletreau Apartments. **BOTTOM RIGHT** South Woodland District: The Athletic and Fitness Center from Woodland Road. **BOTTOM LEFT** Woodland District: Rea House from Woodland Road.

**2.2.1** Site Plan showing overall Shadyside Campus buildings and districts. The Shadyside Campus Districts are defined by topography and building relationships.



**FIFTH AVENUE DISTRICT**

The Fifth Avenue District is primarily residential and serves as the primary gateway of the campus by defining the northern edge of the campus facing Fifth Avenue, and the primary campus entrance is at Woodland Road. Steep grading at the rear of the district separates it from the upper campus, but two staircases located at the rear of the Hicks Estate and Pelletreau Apartments connect Fifth Avenue to the Historic Campus District.

**2.2.2 Fifth Avenue District Buildings**

Marker	Building Name	Use	Stories	GSF
A	929 Maryland Avenue	Residential	3	2,228
B	Chatham Apartments	Multi-Unit Residential	4	46,016
C	Chung Apartments	Multi-Unit Residential	5	32,360
D	Haber Apartments	Multi-Unit Residential	3	6,140
E	Hicks Estate	Multi-Unit Residential	3	23,314
F	Howe-Childs Gate-House	Bed & Breakfast	3	6,337
G	Linzer Apartments	Multi-Unit Residential	4	20,707
H	Pelletreau Apartments	Multi-Unit Residential	4	40,440
I	Thomson House	Residential	3	11,108

**2.2.2 Fifth Avenue District Site Plan**



**MAP LEGEND**  
 - - District Boundary



**TOP LEFT** Howe-Childs Gatehouse. **RIGHT** Detail view of the Butterfly balconies at the Pelletreau Apartments. **BOTTOM LEFT** View of Fifth Avenue and Pelletreau Apartments.

**HISTORIC CAMPUS DISTRICT**

The hilltop Historic Campus District forms the academic heart of campus. Two quadrangles are defined by surrounding historic academic buildings. The southern portion of the District is anchored by the historic Mellon Estate and the “graduation green” with the pond as a focal point of the open space.

**2.2.3 Historic Campus District Buildings**

Marker	Building Name	Use	Stories	GSF
A	1163 Murray Hill Avenue	Residential	3	3,617
B	1165 Murray Hill Avenue	Residential	3	3,617
C	1167 Murray Hill Avenue	Residential	3	4,349
D	Athletic and Fitness Center	Recreation, Indoor	3	77,820
E	Anderson Dining Hall	Food Sales & Service	2	31,864
F	Braun Hall	Classroom	3	15,300
G	Campbell Memorial Chapel	Public Assembly	2	12,528
H	Carriage House	Public Assembly	2	8,964
I	Coolidge Hall	Classroom	3	15,300
J	Dilworth Hall	Dormitory	3	20,366
K	Eddy Theatre	Public Assembly	1	12,505
L	Falk Hall	Classroom	3	14,520
M	James Laughlin Music Hall	Classroom / Public Assembly	1	9,672
N	Jennie King Mellon Library	Library	3	44,946
O	Lindsay House	Office	3	2,346
P	Mellon Hall	Office	3	29,726
Q	Science Complex	Classroom	3	42,002
R	Science Complex - Greenhouse	Classroom	1	1,006
S	Woodland Hall	Classroom / Dormitory	4	58,123



A view from the New Quad looking toward Braun and Woodland Halls

**2.2.3 Historic Campus District Site Plan**





**SOUTH WOODLAND DISTRICT**

The South Woodland District consists mostly of residential and athletic field uses and connects the campus to Wilkins Avenue. The densely wooded perimeter of the Chatham properties provides a buffer to the adjacent residential neighborhood.

**2.2.5 South Woodland District Buildings**

Marker	Building Name	Use	Stories	GSF
A	21 W Woodland Road	Residential	3	8,630
B	Athletic and Fitness Center	Recreation, Indoor	3	77,820
C	Art and Design Center	Classroom	3	26,817
D	Raizman House	Residential	3	7,429
E	Field House	Recreation, Indoor	2	5,958



TOP LEFT Raizman House. TOP RIGHT View of the Athletic and Fitness Center from Woodland Road. ABOVE View of the Art and Design Center from the Varsity Field.

**2.2.5 South Woodland District Site Plan**



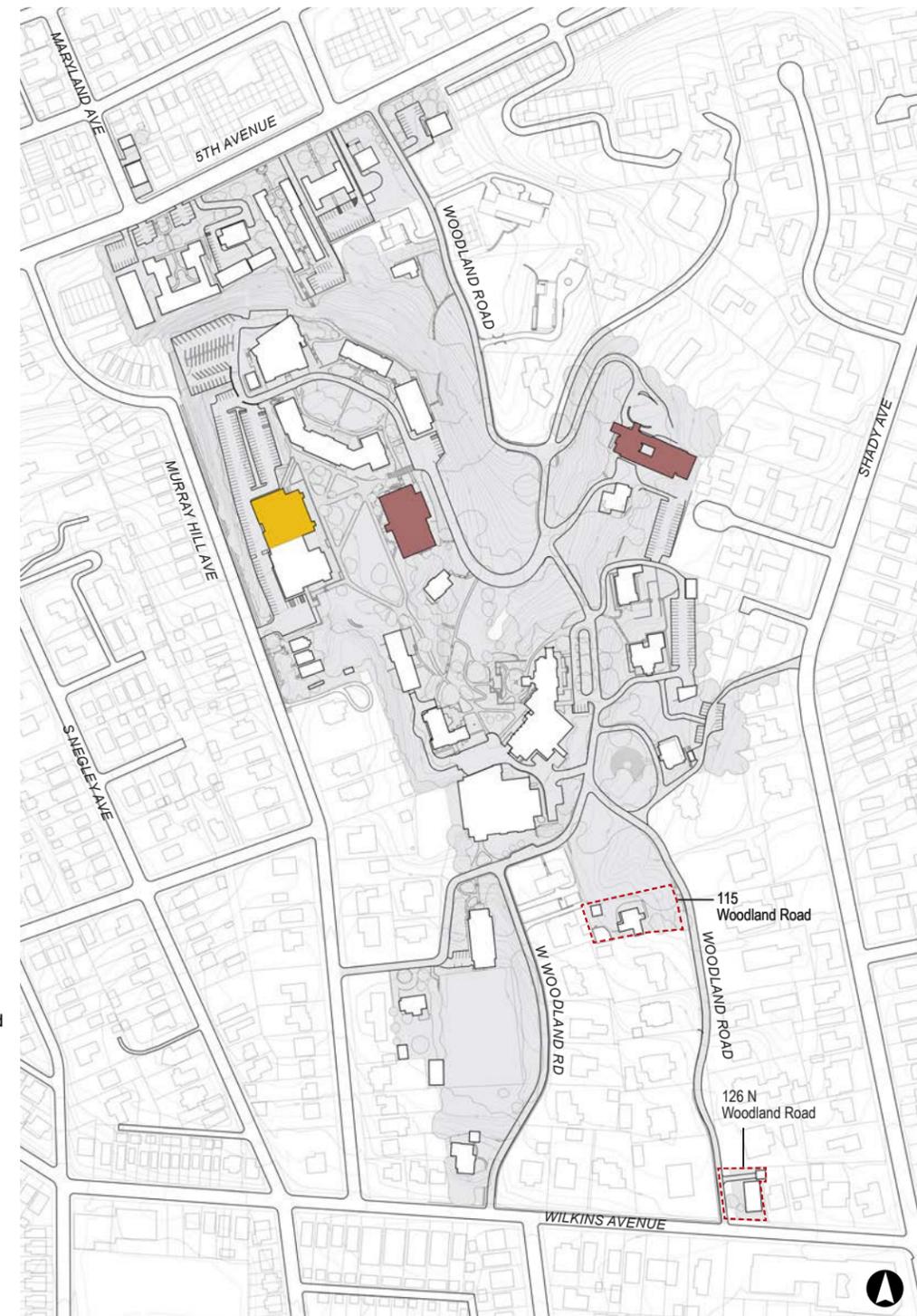
2.2.6 Existing Building Uses



- MAP LEGEND**
- Residential
  - Offices
  - Education
  - Public Assembly
  - Food Services
  - Services
  - Accessory
  - University-owned property not included in IMP / EMI

**Note:** Building uses clustered into "Broad Categories" defined in *IMP Best Practices Guide*.

2.2.7 Existing Energy Generating Facilities



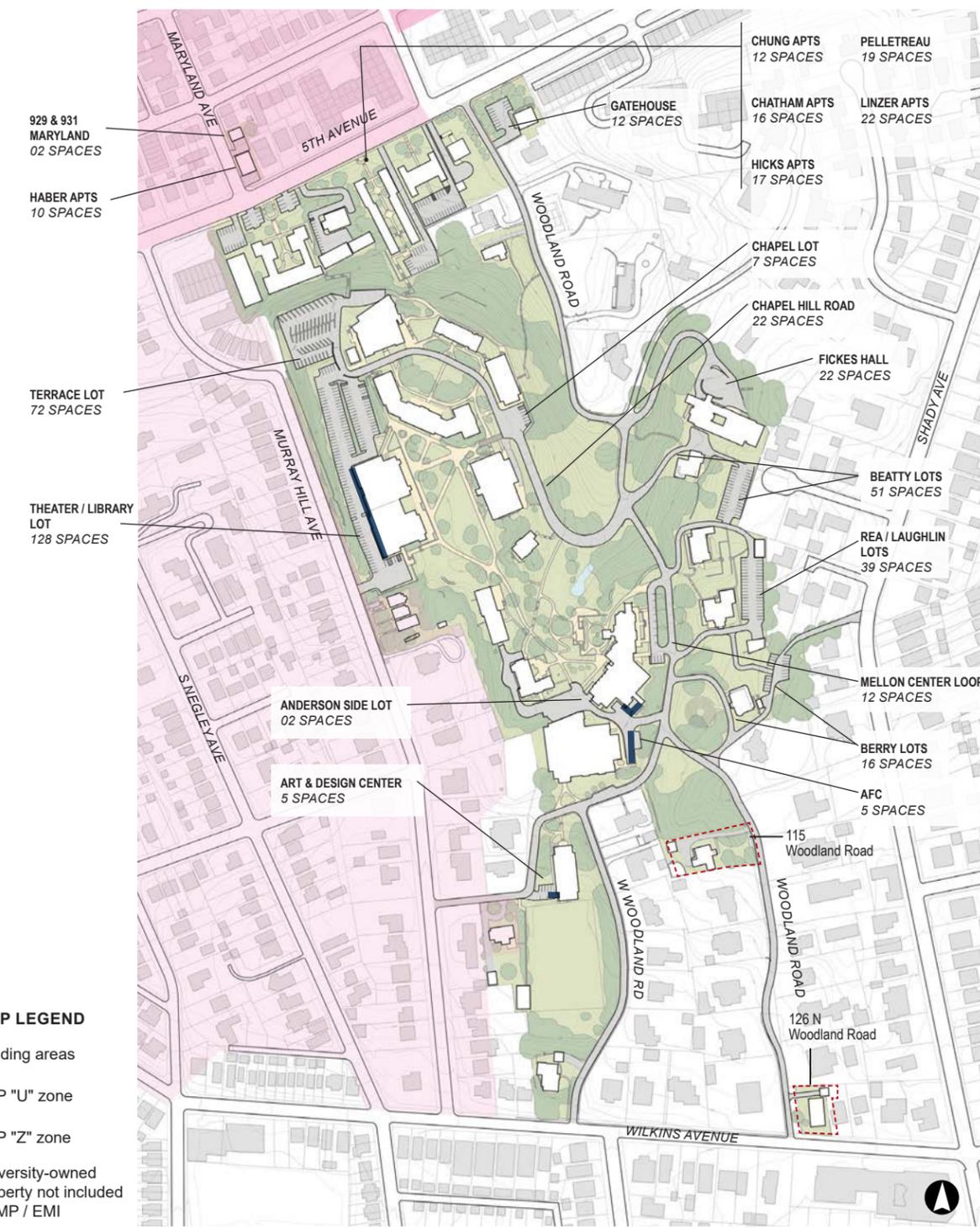
- MAP LEGEND**
- Solar Thermal
  - Infrastructure Hub
  - University-owned property not included in IMP / EMI

2.2.8 Existing Shadyside Campus Parking Inventory and Space Allocation

Lot	Shuttle	Type of Spaces			Allocation of Spaces			Total
		Regular	Compact	Access.	Reserved	Permit	Visitor	
<b>Shadyside Campus</b>								
Anderson Side Lot		1	--	1	2	--	--	02
Athletics & Fitness Center	1	4	--	1	3	--	2	05
Art & Design Center		4	--	1	--	4	1	05
Beatty Lot		40	--	2	2	40	--	42
Beatty Street		8	--	1	1	8	--	09
Berry Hall Lot		19	--	1	1	19	--	20
Berry Hall Loop		6	--	1	1	--	6	07
Chapel Hill Road		20	--	2	2	17	3	22
Chapel Lot		6	--	1	1	--	6	07
Fickes Hall Lot		21	--	1	1	21	--	22
Mellon Center		11	--	1	5	--	7	12
Rea / Laughlin Lots		37	--	2	2	37	--	39
Terrace Lot		69	--	3	3	69	--	72
Library Lot		124	--	5	5	124	--	128
<b>Shadyside Totals</b>	<b>1</b>	<b>371</b>	<b>0</b>	<b>22</b>	<b>29</b>	<b>339</b>	<b>25</b>	<b>392</b>
<b>Fifth Avenue District</b>								
Chatham Apts		15	--	1	1	15	--	16
Chung Apts		11	--	1	1	11	--	12
929 & 931 Maryland		1	--	1	1	1	--	02
Gatehouse		11	--	1	1	11	--	12
Haber Apts		9	--	1	1	9	--	10
Hicks Apts		16	--	1	1	16	--	17
Linzer Apts		21	--	1	1	21	--	22
Pelletreau Apts		18	--	1	1	18	--	19
Thompson House		3	--	1	1	3	--	4
<b>Fifth Avenue Totals</b>		<b>105</b>	<b>0</b>	<b>9</b>	<b>9</b>	<b>105</b>	<b>0</b>	<b>114</b>

Shadyside Campus Parking 506

2.2.8 Existing Shadyside Campus Parking Facilities



**Note:** Variations in RPP zones color refer to different RPP zones. Refer to Pittsburgh Parking Authority for current map of the City's RPP districts.

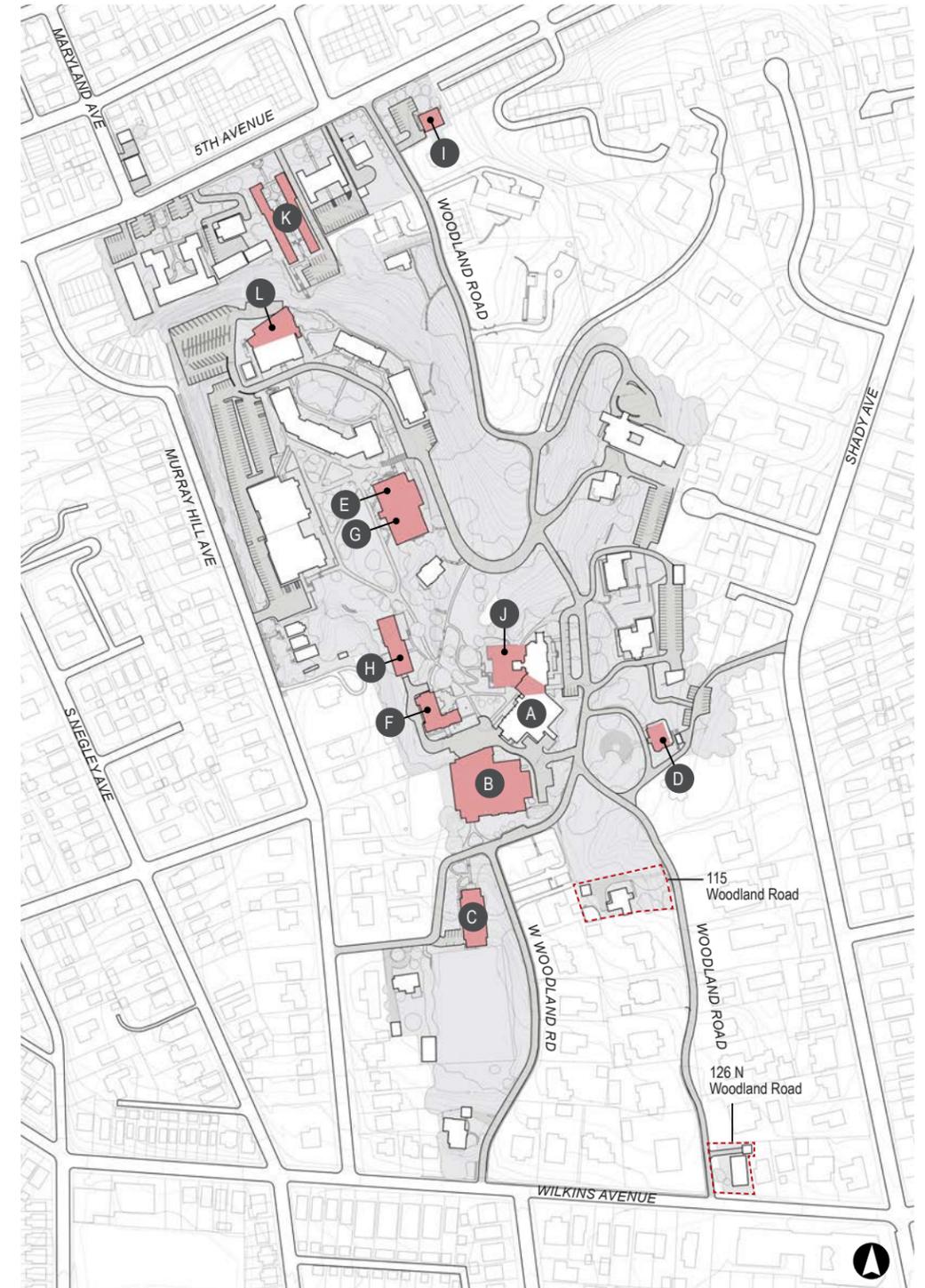
## 2.3 Projects Completed Over the Past 25 Years

In the past 25 years, investment on Chatham’s Shadyside campus has focused on stewardship of existing physical assets through thoughtful renovations, strategic additions, and ongoing systems maintenance and upgrades.

### 2.3.1 Campus Projects Completed Over the Past 25 Years

Marker	Project	Use	Year
A	Anderson Dining Hall Entrance	Restaurant	2012
B	Athletic and Fitness Center	Recreation, Indoor	2003
C	Art & Design Center Renovation	Classroom	2005
D	Berry Hall Renovation	Office	2000
E	Café Rachel	Food Sales	2006
F	Carriage House	Public Assembly	2015
G	Woodland Hall Renovation	Classroom	2006
H	Dilworth Hall Renovation	Dormitory	2017
I	Howe-Childs Gate House	Bed & Breakfast	2000
J	Mellon Board Room	Public Assembly	2007
K	Pelletreau Apartments Balconies	Multi-Unit Residential	2014
L	Science Complex	Classroom	1999

### 2.3.1 Campus Projects Completed Over the Past 25 Years





**TOP** Athletic and Fitness Center. **CENTER LEFT** Buhl Hall and Labs Science Complex. **CENTER RIGHT** Howe-Childs Gatehouse. **ABOVE** Carriage House.



**TOP** Anderson Dining Hall Entrance. **CENTER LEFT** Cafe Rachel. **CENTER RIGHT** Pelletreau Apartments Balconies. **ABOVE** Mellon Board Room.

# 3. Needs of the Institution

## 3.1 Expectations for Growth or Change

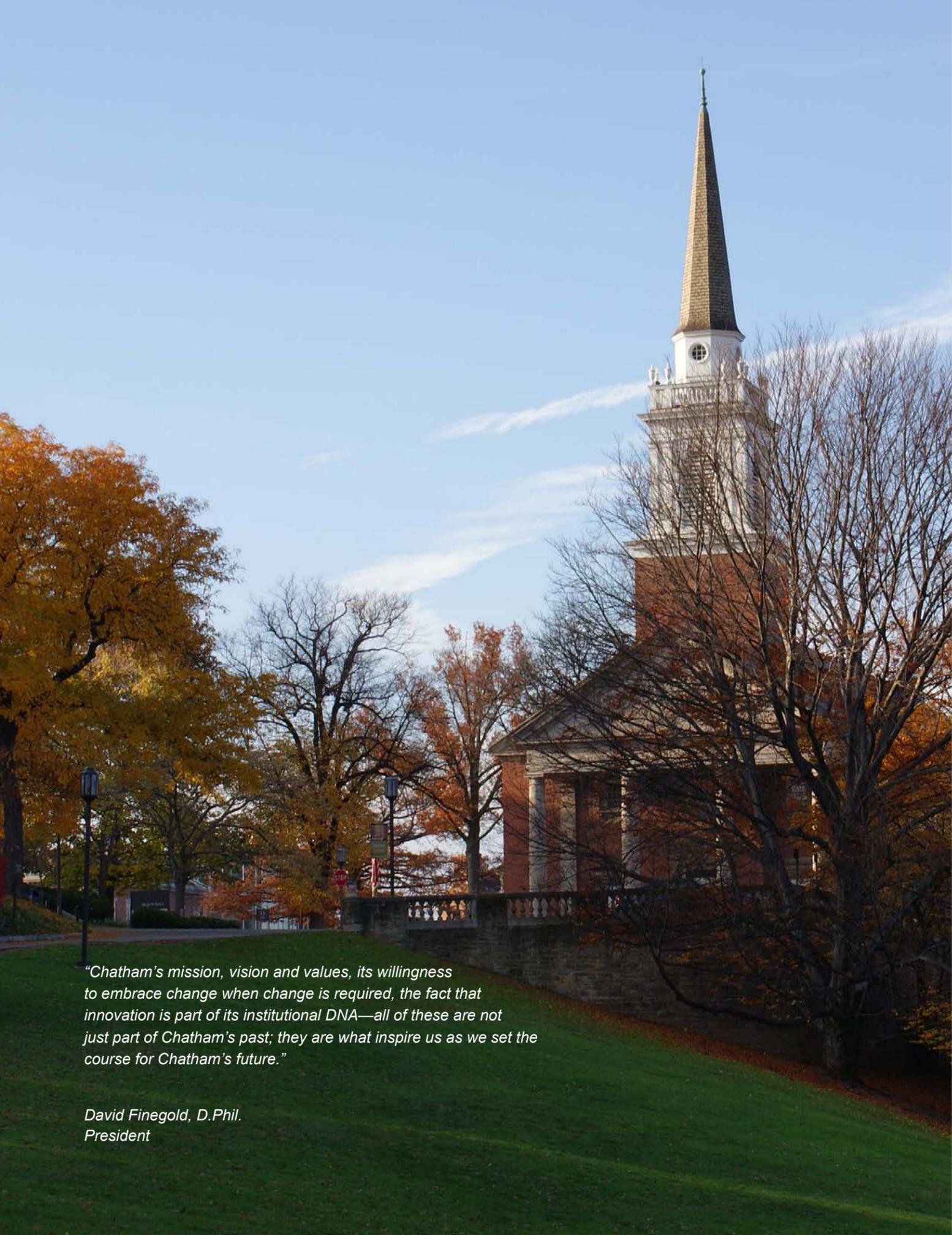
Chatham University anticipates modest enrollment growth over the next 10 years as it continues to increase access to affordable education, enhance academic excellence and student experience, grow in capacity, and expand its leadership in the fields of sustainability and health.

Having expanded its programming across three locations, Chatham University has capacity to grow to 2,400 students within its current facilities on the Shadyside Campus. With thoughtful scheduling, purposeful renovations, and strategic building additions the existing campus assets will continue to serve the needs of the University.

Their continued strength in the sciences and health fields shows strain on the capacity of their special purpose spaces, such as research laboratories. Chatham will continue to adapt its existing physical assets to best serve the needs of its changing student population by enhancing student life amenities and offering additional campus housing opportunities.

The chart below details growth goals across students, faculty, staff, and residential beds.

2018 Shadyside Campus	10-Year Growth Goals
1,850 Students 1,035 Undergraduate 815 Graduate	2,400 Students 1,400 Undergraduate 1,000 Graduate
600 Faculty and Staff	700 Faculty and Staff
40 acres of land	(no change)
700 beds	1,000 undergraduate beds



*“Chatham’s mission, vision and values, its willingness to embrace change when change is required, the fact that innovation is part of its institutional DNA—all of these are not just part of Chatham’s past; they are what inspire us as we set the course for Chatham’s future.”*

*David Finegold, D.Phil.  
President*

### 3.2 Current and Future Needs

The University needs have been established across five focus areas: Chatham Campus Character, A Range of Academic Spaces, Enhancing Student Experience, Campus Living, and Sustaining Systems. The list below identifies specific needs and design principles established through the planning process within each focus area.

#### CHATHAM CAMPUS CHARACTER

- » Continue stewardship of existing buildings with thoughtful renovations.
- » Enhance the character of Fifth Avenue to reflect the nature of Chatham’s arboretum.
- » Increase accessibility and connections between and across campus districts, bridging topography as necessary.

#### A RANGE OF ACADEMIC SPACES

- » Create learning spaces for a wider range of class sizes.
- » Create specialized lab spaces for growth in health and science-related programs.
- » Create a large flexible space that’s sufficient for a 200-person event.
- » Optimize existing spaces to build capacity for growth.

#### W STUDENT EXPERIENCE

- » Create a student resource center with access to a range of skills and services to prepare students for future employment.
- » Increase transparency to strengthen the indoor/outdoor relationship between buildings and surrounding public spaces.
- » Develop student-centered spaces that strengthen and promote academic collaboration and student connection.
- » Increase athletic spaces to accommodate growth in sports teams and athletics activity.
- » Increase the number of residential beds on campus.
- » Provide amenities for residents that build community and enhance recreation opportunities.

#### SUSTAINING SYSTEMS

- » Improve stormwater management across campus open spaces.
- » Plan for campus infrastructure improvements in technology and energy.
- » Continue to improve building performance through renovations and systems updates.



**TOP** Indoor pool at the Athletic & Fitness Center. **MIDDLE LEFT** Jennie King Mellon Library. **MIDDLE RIGHT** Entrance to the Science Complex. **BOTTOM** Café Rachel in Woodland Hall.

## 4. 10-Year Development

### LEVERAGING EXISTING ASSETS

Chatham University's growth over the next 10 years builds from leveraging existing physical assets and strengths found on campus. A series of meaningful and thoughtful interventions are proposed to improve the campus experience by connecting buildings and open space, elevating pedestrian-oriented connections, investment in infrastructure, and enhancing the character along Fifth Avenue.

The 10-year development envelope builds upon the existing conditions found on the Shadyside Campus and includes both visionary and pragmatic principles and guidelines which support measured growth while allowing flexibility for development in response to campus needs.

### 10-YEAR GROWTH BUILDS FROM EXISTING STRENGTHS

Recommendations for 10-year development projects include:

#### CHATHAM CAMPUS CHARACTER

- » **Connect to Fifth Avenue** Bringing Chatham campus character to Fifth Avenue.
- » **Campus Character** Improvements to open spaces as the surrounding buildings are enhanced.

#### A RANGE OF ACADEMIC SPACES

- » **In-Fill Connector** Connecting Dilworth Hall and the Carriage House to improve accessibility across campus and to add classroom capacity.
- » **Bookending Buhl** Increase lab capacity and strengthen student connections to residential along Fifth Avenue.
- » **Focusing Falk** Renovating the Quad level floor to increase student activity, transparency, and connections.

#### ENHANCE STUDENT EXPERIENCE

- » **Amplify Athletics** Increase athletic courts and strengthen connection to surrounding student life amenities and campus open space.

#### CAMPUS LIVING

- » **Doubling Dilworth** Increasing student activity and residential capacity at the center of campus.

#### SUSTAINING SYSTEMS

- » Continue investment in infrastructure and stormwater management systems to promote sustainability and enhance technology.



## 4.1 Proposed Development

### NEW CONSTRUCTION

New building construction or building additions that alter or expand the building footprint will comply with the requirements for area, setbacks, height, and design guidelines described within the IMP.

#### A Athletic and Fitness Center

Scope	Expansion of existing athletic facility
Uses	Recreation, Indoor
New GSF	7,200–15,000
Height	50'
Setback	min. 15' from adjacent rear "R" property lines

#### B In-fill Connector

Scope	Accessibility connections and student life spaces
Uses	Classroom, Dormitory
New GSF	8,000–20,000
Height	25'-50'
Setback	min. 30' from adjacent rear "R" property line

#### C Buhl Hall and Labs

Scope	Lab expansion
Uses	Classroom
New GSF	13,000
Height	40' measured from Old Quad
Setback	Per Residential Compatibility Standards

#### D Dilworth Hall

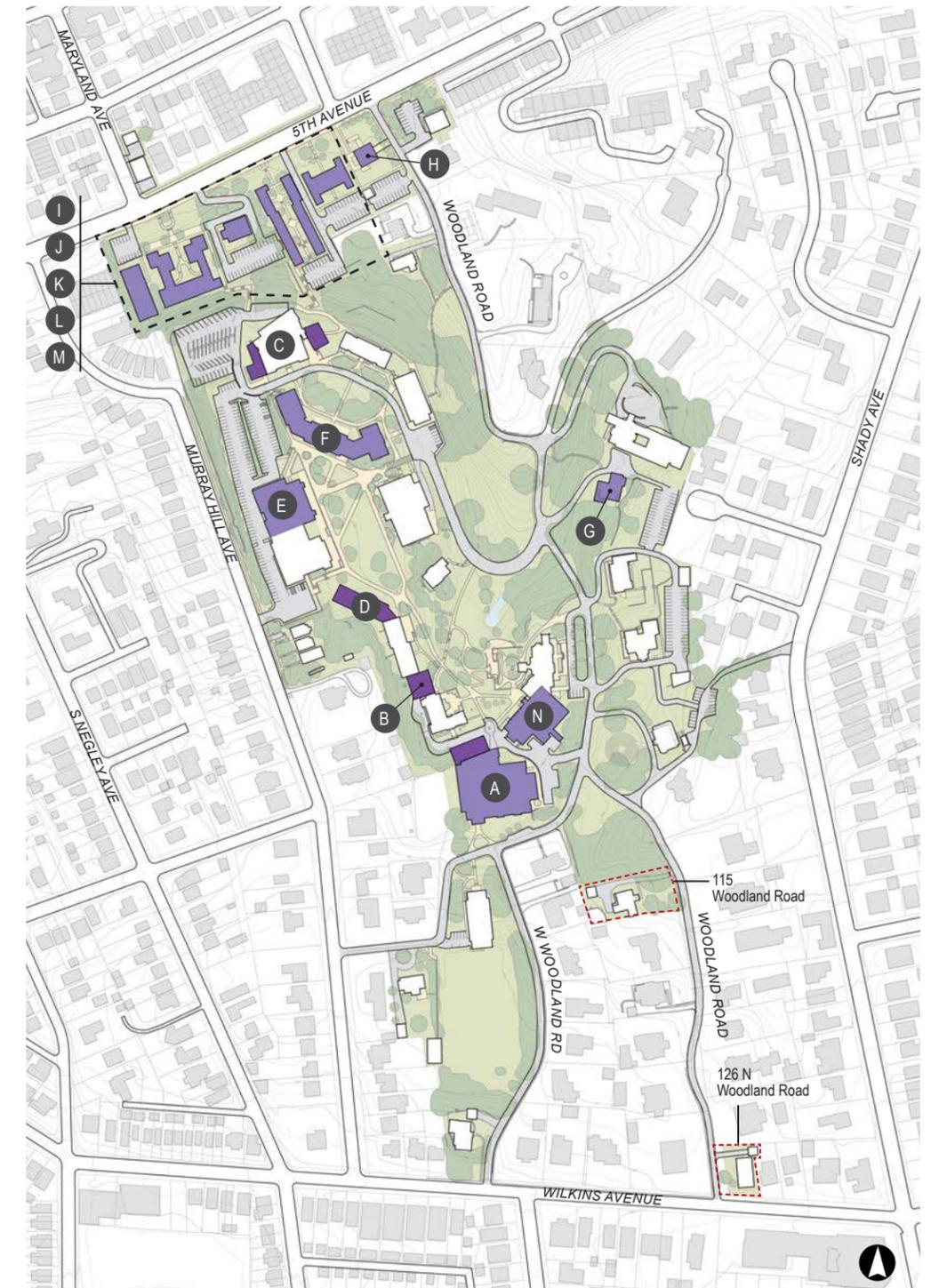
Scope	Residential expansion
Uses	Dormitory
New GSF	25,000
Height	40'
Setback	min. 30' from adjacent rear "R" property line

### RENOVATIONS

Adaptive reuse projects focus on improvements within the existing building footprint, strategic limited additions to enhance indoor/outdoor connections, and adjacent site work. Existing building setbacks and heights remain.

Building Name	Existing Use	Proposed Use
N Anderson Dining Hall	Food Sales	Food Sales
A Athletic and Fitness Center	Recreation, Indoor	Recreation, Indoor
G Beatty Hall	Office	Dormitory
F Braun Falk Coolidge Hall	Classroom	Classroom
L Chatham Apartments	Multi-Unit Residential	Dormitory
M Chung Apartments	Multi-Unit Residential	Dormitory
K Hicks Estate	Multi-Unit Residential	Dormitory
E Jennie King Mellon Library	Library	Library
I Linzer Apartments	Multi-Unit Residential	Dormitory
J Pelletreau Apartments	Multi-Unit Residential	Dormitory
H Thomson House	Residential	Office

### 4.1.1 Shadyside Campus showing 10-year Development Envelope



## 4.2 Implementation Plan

The Institutional Master Plan considers the steps required to implement proposed campus development projects that align with Chatham’s strategic goals and projected enrollment. The IMP does not prescribe the time frame for when projects are to be started or completed. Rather, the Plan describes the potential development improvements to meet the current and future needs of the University.

The proposed development projects described in the IMP document fulfill a dual role of interior and public realm improvements that connect students and public spaces.

### NEAR TERM

- » **Thomson House** Renovating a historic home for University offices and an alumni center.
- » **Beatty House** Return a historic home—currently used as offices—to residential use as student housing.
- » **Fifth Avenue Residential** Convert apartments to dormitories.
- » **Anderson Dining Hall** Interior renovation to existing dining hall with exterior modifications to create interior / exterior relationship and increased transparency

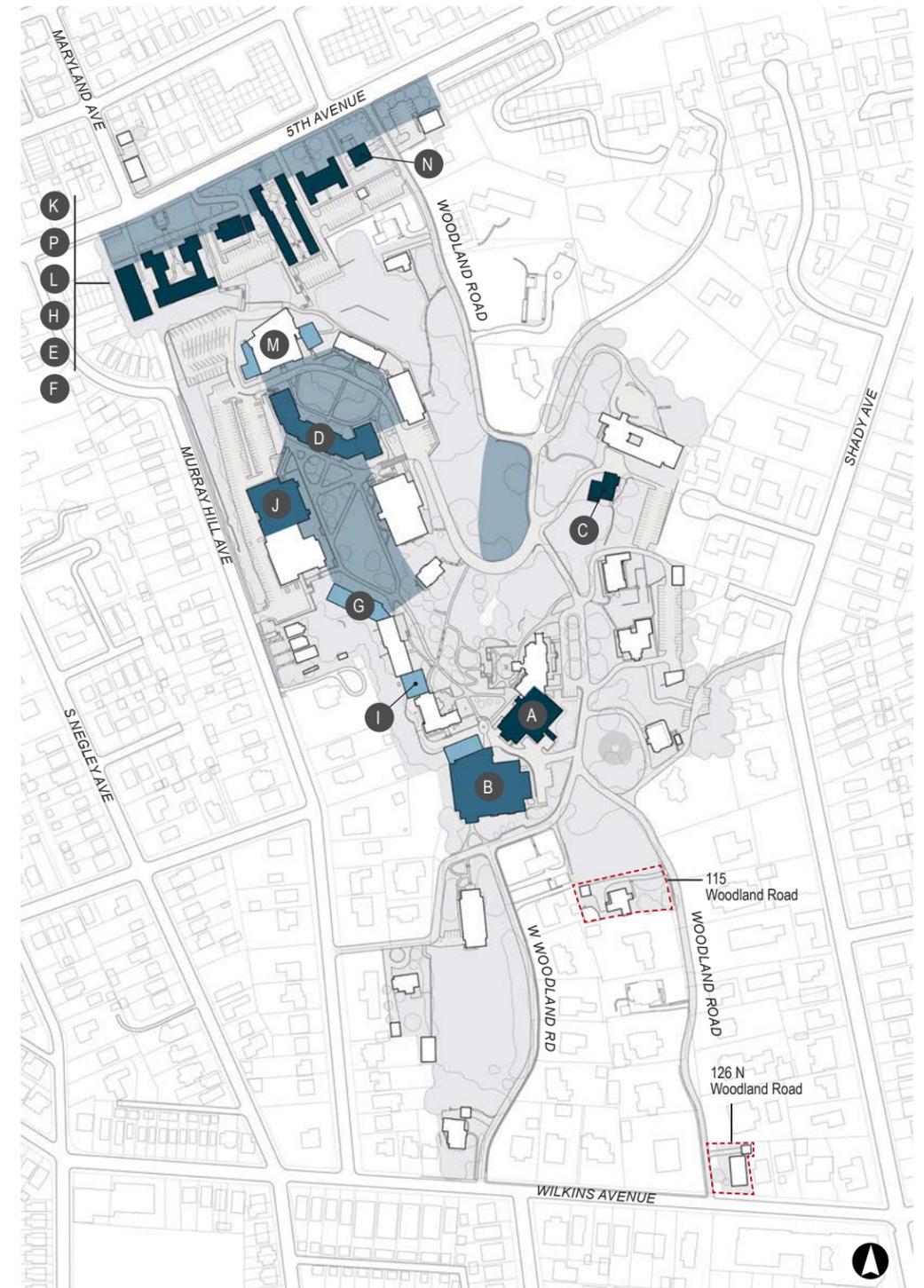
### MEDIUM TERM

In the medium term, projects are focused on strengthening the central campus open spaces and improvements to the Fifth Avenue streetscape. Recommended projects will be pursued based on funding availability.

#### 4.2.1 Building Identification

Marker	Building Name	Marker	Building Name
A	Anderson Dining Hall	I	In-Fill Connector
B	Athletic and Fitness Center	J	Jennie King Mellon Library
C	Beatty Hall	K	Linzer Apartments
D	Braun Falk Coolidge Hall	L	Pelletreau Apartments
E	Chatham Apartments	M	Science Complex
F	Chung Apartments	N	Thomson House
G	Dilworth Hall		
H	Hicks Estate		

#### 4.2.2 Implementation strategy for proposed campus development projects



### 4.3 Urban Design Guidelines

#### CAMPUS CHARACTER DISTRICTS

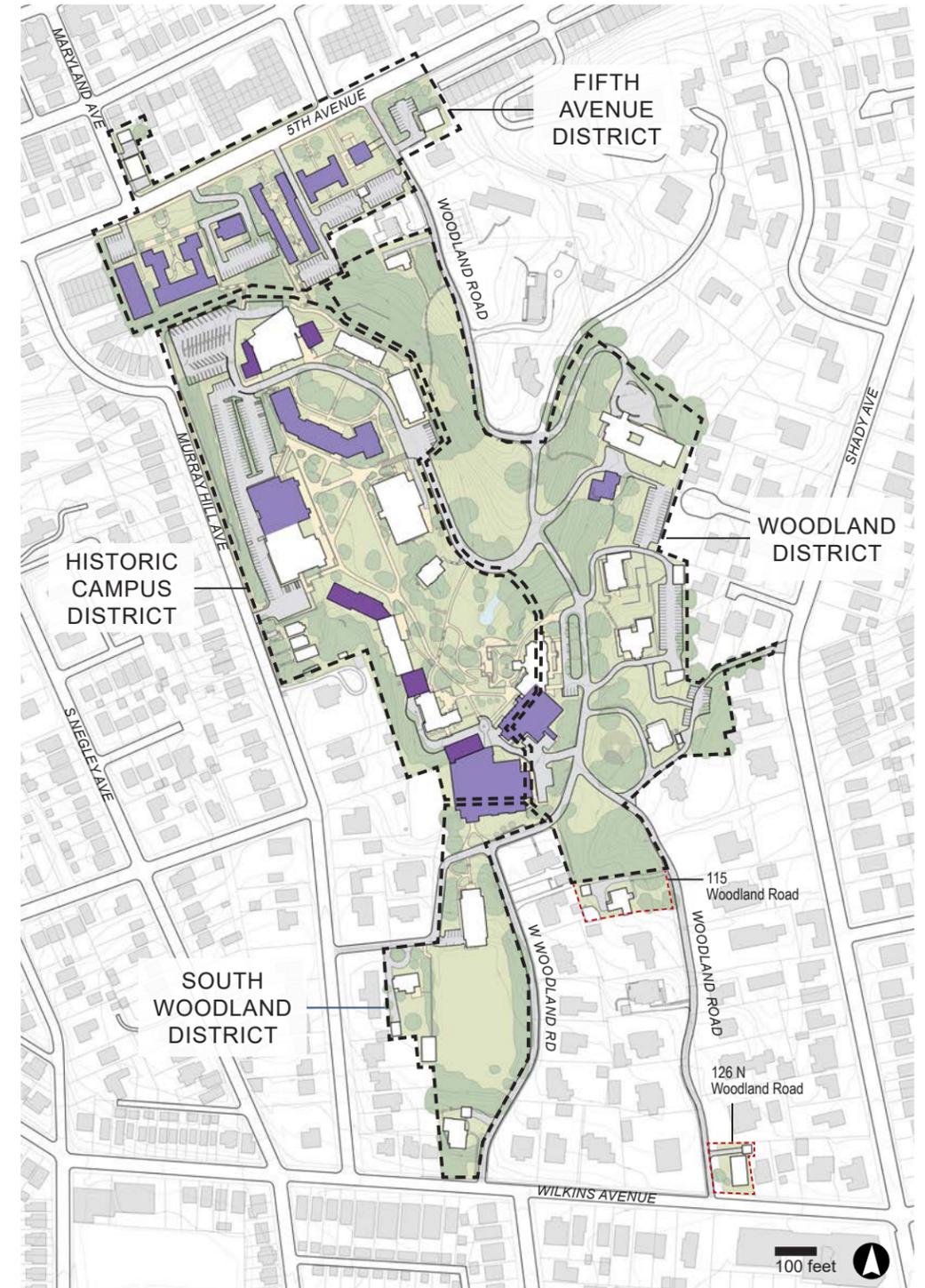
Character Districts focus on the physical campus characteristics covering a range of planning and design elements, such as massing and materials, architectural language, building setbacks, and building heights. Character Districts are also considered in collaboration with Open Space guidelines, strengthening and activating the connections between buildings and landscapes.

The areas between Character Districts are not considered to be hard edges, but opportunities to connect the campus through common building and landscape elements. The Districts also support the stewardship of the Shadyside Campus by establishing guidelines for appropriate development massing and materials, building heights, and view corridors, which are further illustrated in Chapter 7.

The topography and building relationships of the Shadyside Campus define the following Character Districts:

- » **Fifth Avenue District** is primarily residential and serves as the primary gateway of the campus by defining the northern edge of the campus facing Fifth Avenue, and the primary campus entrance is at Woodland Road. Steep grading at the rear of the district separates it from the upper campus, but two staircases located at the rear of the Hicks Estate and Pelletreau Apartments connect Fifth Avenue to the Historic Campus District.
- » **Historic Campus Character District** forms the academic heart of campus. Two quadrangles are defined by historic academic buildings. The southern portion of the District is anchored by the historic Mellon Estate and the “graduation green” with the pond as a focal point of the open space.
- » **Woodland District** retains the bucolic character of Woodland Road’s collection of distinguished estate houses and landscapes. A number of historic homes have been converted to dormitories or campus administration offices. The District includes the picturesque Chapel Hill and Jessica’s Labyrinth. A pedestrian path connects the campus to Shady Avenue.
- » **South Woodland District** consists mostly of residential and athletic field uses and connects the campus to Wilkins Avenue. The wooded perimeter of the Chatham properties provides a buffer to the adjacent residential neighborhood.

MAP 4.3.1 Shadyside Campus Character Districts with 10-year Development Envelope



The Shadyside Campus Districts are defined by topography and building relationships.

## URBAN DESIGN PRINCIPLES

The following principles describe an overall value framework of how new development or building renovation engages and connects with the campus.

- » **Connect People and Places** Create connected and accessible spaces defined by buildings and landscapes that support student activity.
- » **Enrich Learning and Discovery** Create spaces and places that promote and foster academic discovery.
- » **Embrace Campus Stewardship** Preserve and respect the rich campus history while creating contemporary and accessible environments focused on serving future generations.
- » **Promote Sustainability** Support the planning and implementation of a sustainable urban campus.
- » **Enhanced Open Space** Design campus open spaces as meaningful connections between Character Districts and ecological systems.



View from the Old Quad looking north toward Shadyside

## GENERAL DESIGN GUIDELINES

The intent of the Design Guidelines is to support a high quality environment consistent with the mission and values of Chatham University. The Guidelines provide a toolkit to create a cohesive campus character by focusing on Placemaking, Setbacks, Massing and Height, Materials, Accessibility, and Parking.

The guidelines establish design goals and objectives for development based on the unique context of each Character District. New development should respect context and open space relationships, yet be of their time in form and materials.

The following pages further define the Guidelines for each Character District.

**Placemaking** The Shadyside campus features many quality open spaces that are defined by buildings and topography. New development will contribute to this tradition through ground floor transparency, identifiable entrances facing both streets and open spaces, and massing that reinforces view corridors and adjacent open spaces.

**Setbacks** The majority of campus buildings define quadrangles or wooded landscape areas. Buildings facing internal public streets and perimeter streets will be contextual to existing adjacent residential structures.

**Massing and Height** New buildings and expansions will be compatible with the existing massing and height of adjacent buildings located within the District where the proposed development occurs. Due to unique topographical site characteristics, building height may be higher than adjacent buildings when appropriate to bridge between campus districts.

**Materials** Exterior building envelopes shall use highly durable materials that are contextually sensitive to the District while of their time. Refer to District specific Design Guidelines for additional detail.

**Accessibility** New buildings, expansions, and renovations shall seek to provide access and accessibility in creative ways that address the campus topography.

**Screening** Proposed mechanical screening shall be contextually appropriate and advance a cohesive building design. Rooftop mechanical units shall be enclosed within penthouse structures.

**Parking** The quantity of parking spaces on campus will remain consistent within the 10-year development horizon of the IMP. Where applicable, relocated surface parking lots shall not be located to face on open spaces and public streets. Any new or relocated lots shall be landscaped when adjacent to open spaces, streets, and neighboring properties.

**FIFTH AVENUE CHARACTER DISTRICT**

The Fifth Avenue District remains primarily residential in character. Current buildings will be converted to dormitories to meet growth in student housing. The District will be defined by an enhanced front yard landscape, and the Thomson House will serve as a campus gateway. Exterior alterations to Howe-Childs Gatehouse is subject to Historic Review Commission approval.

**DESIGN GUIDELINES**

**Placemaking** The Fifth Avenue District brings the pastoral landscape character of campus to the primary campus street frontage. A continuous planting strip between Fifth Avenue and the sidewalk will provide a buffer between vehicular traffic and pedestrians, and a continuous connection between buildings will provide a campus feel.

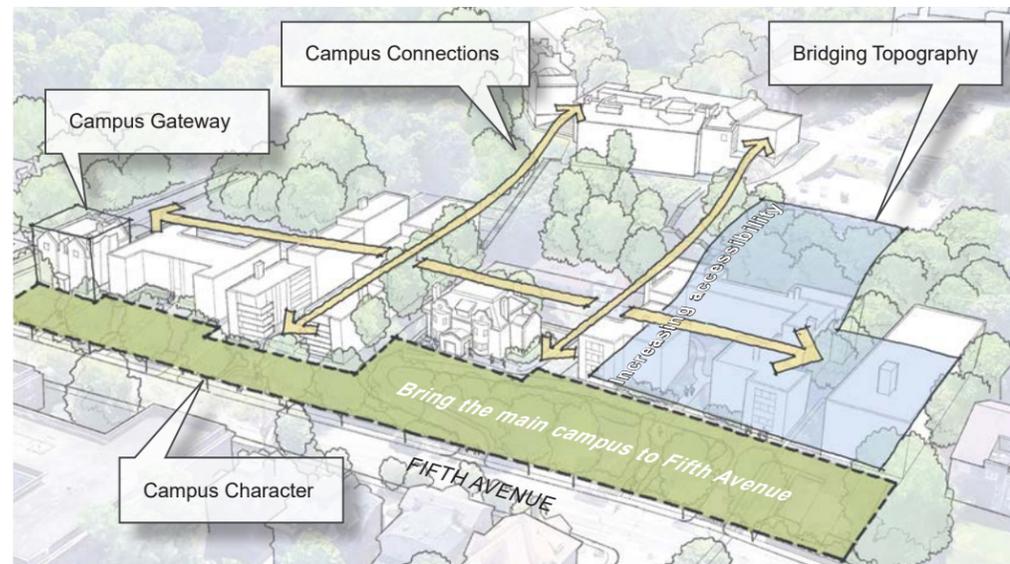
**Massing and Height** New development facing Fifth Avenue should respect the existing contextual massing found in the District. New development building height may vary as massing steps up the hill toward the main campus, contextually relating to existing buildings facing Fifth Avenue as well as existing main campus building heights.

**Setbacks** Buildings facing Fifth Avenue will align with the front setbacks of the underlying zoning code.

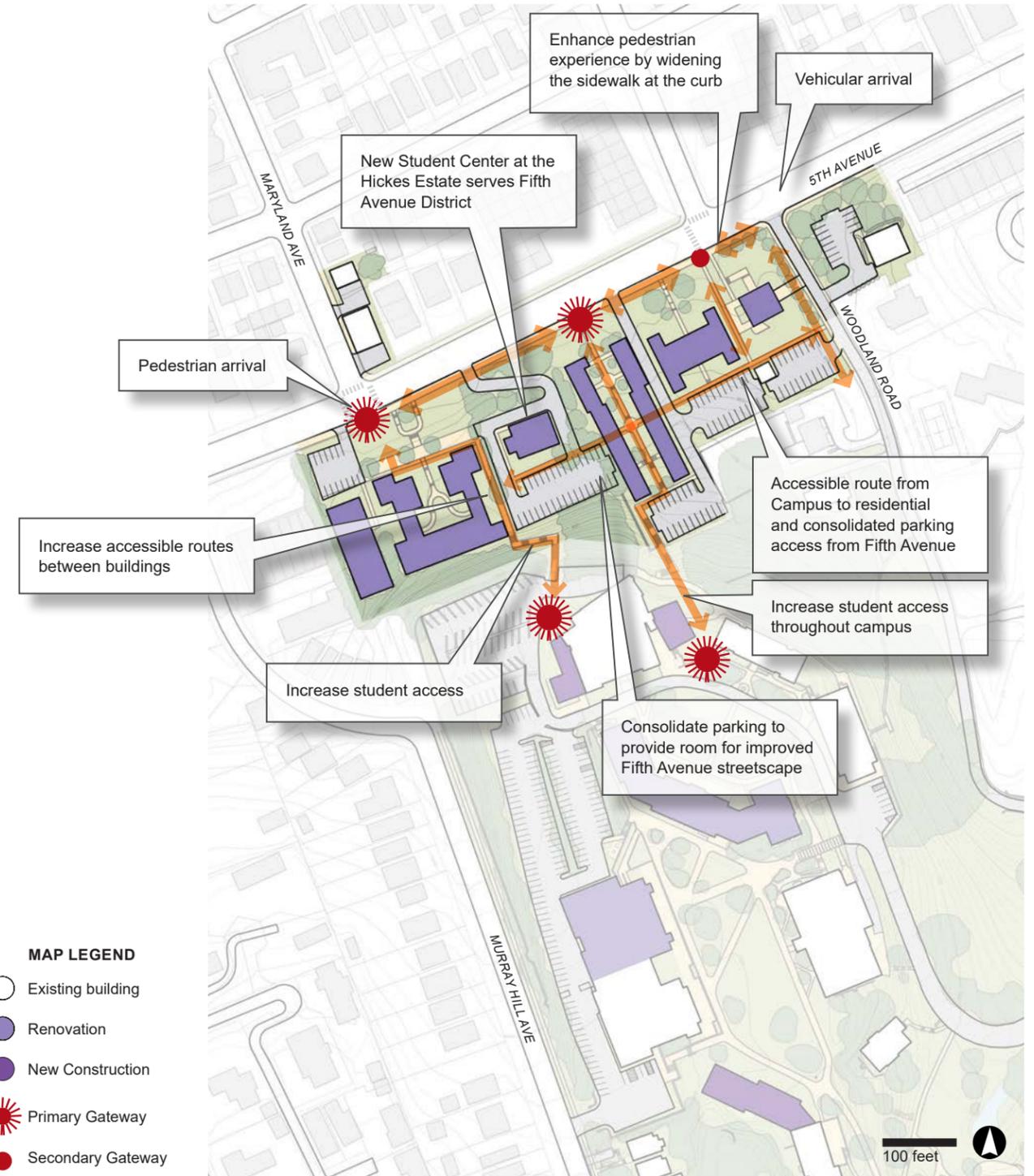
**Materials** New residential development facing Fifth Avenue should relate to and be compatible with materials of existing Fifth Avenue buildings. New non-residential development may incorporate contemporary materials. New development closer to the main campus shall be compatible with adjacent campus buildings.

**Parking** Surface parking should be relocated to the rear of buildings to reduce curb cuts on Fifth Avenue.

**4.3.2 Fifth Avenue District diagram framework**



**4.3.3 Site Plan showing the Fifth Avenue Character District Urban Design Diagram and 10-year Development Envelope**



4.3.4 Fifth Avenue looking toward main campus



© DEPICTION, LLC

4.3.5 Existing Fifth Avenue sidewalk view looking toward Hicks Estate and Maryland Avenue



4.3.6 Proposed Fifth Avenue sidewalk view looking toward Hicks Estate and Maryland Avenue



**HISTORIC CAMPUS DISTRICT**

The academic heart of campus is characterized by open spaces and wooded landscapes defined by buildings. The Historic Campus District open spaces will be further defined and strengthened through selective building additions and ground floor renovations to increase transparency.

Residences located in the Murray Hill Avenue Historic District are subject to Historic Review Commission approval.

**DESIGN GUIDELINES**

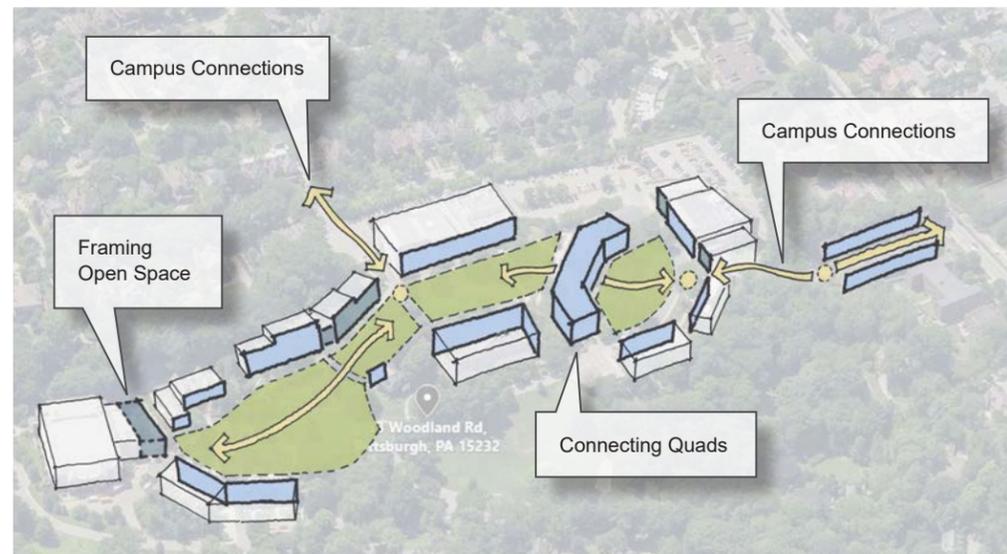
**Placemaking** The Quads and wooded landscapes provide an important identity to the character of Chatham. New development at Buhl Hall, Dilworth Hall, and the AFC will define new gateways and student connections across campus. Ground floor renovations at Falk Hall will connect the Old and New Quads.

**Massing and Height** New development will be contextual in massing and height to adjacent buildings. If applicable, stepbacks may be incorporated if contextually appropriate.

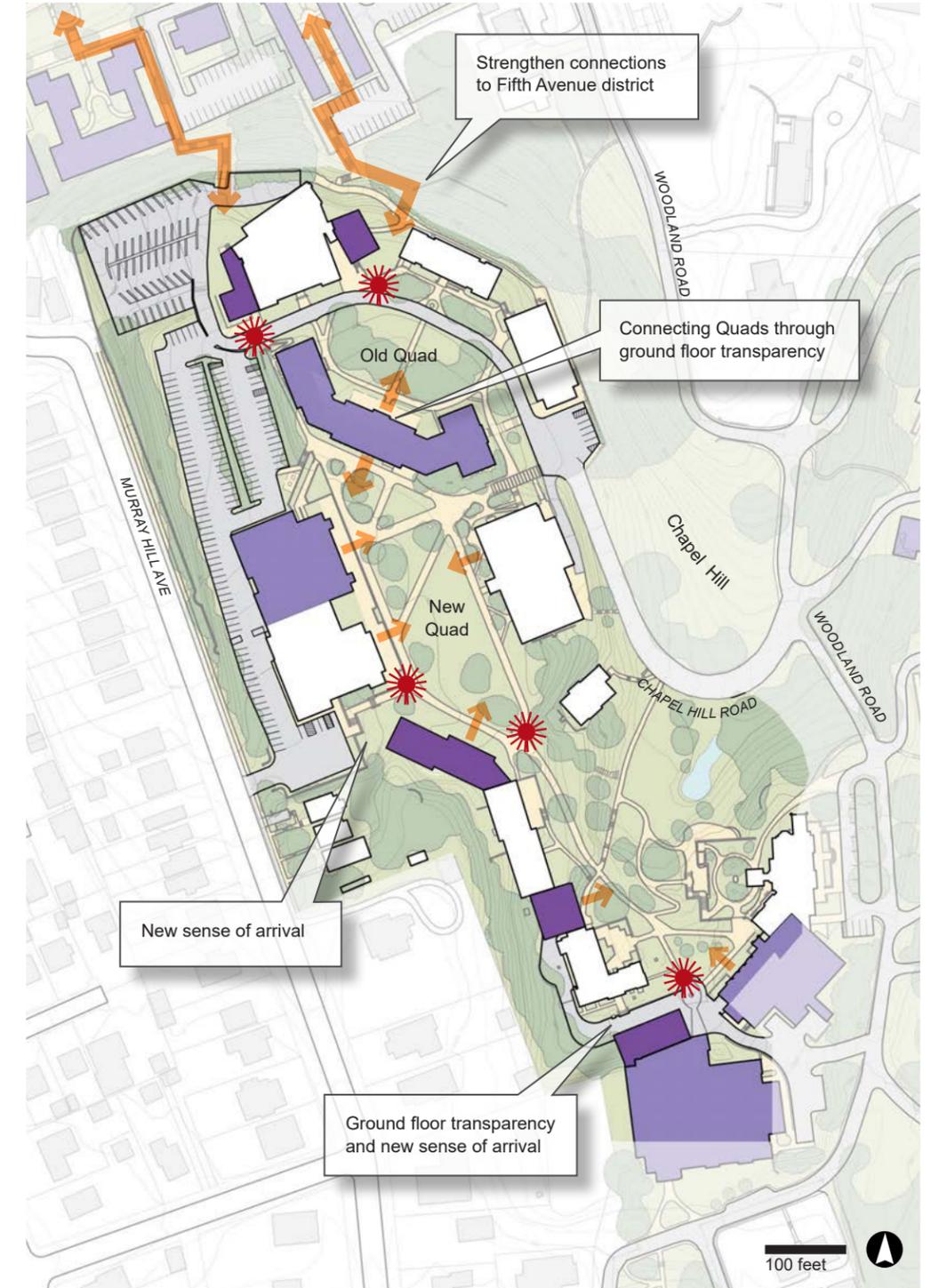
**Setbacks** Buildings located in this District do not front on public streets. New development will contextually align with adjacent buildings to define open space and view corridors and will be subject to setbacks defined by Residential Compatibility Standards.

**Materials** Due to the variety of architectural styles found in this District, masonry and glass should be the primary materials employed with more modern materials used as distinctive architectural features. New buildings and additions should be designed to be of their time.

**4.3.7 Historic Campus District diagram framework**



**4.3.8 Site Plan showing the Historic Campus District Urban Design Diagram and 10-year Development Envelope**

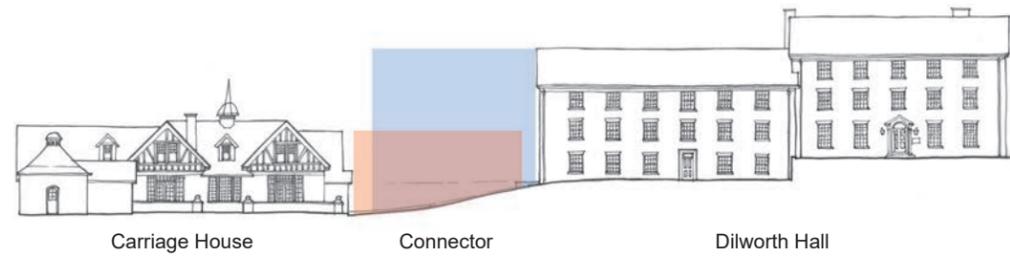


- MAP LEGEND**
- Existing building
  - Renovation
  - New Construction
  - ☀ Primary Gateway
  - Secondary Gateway

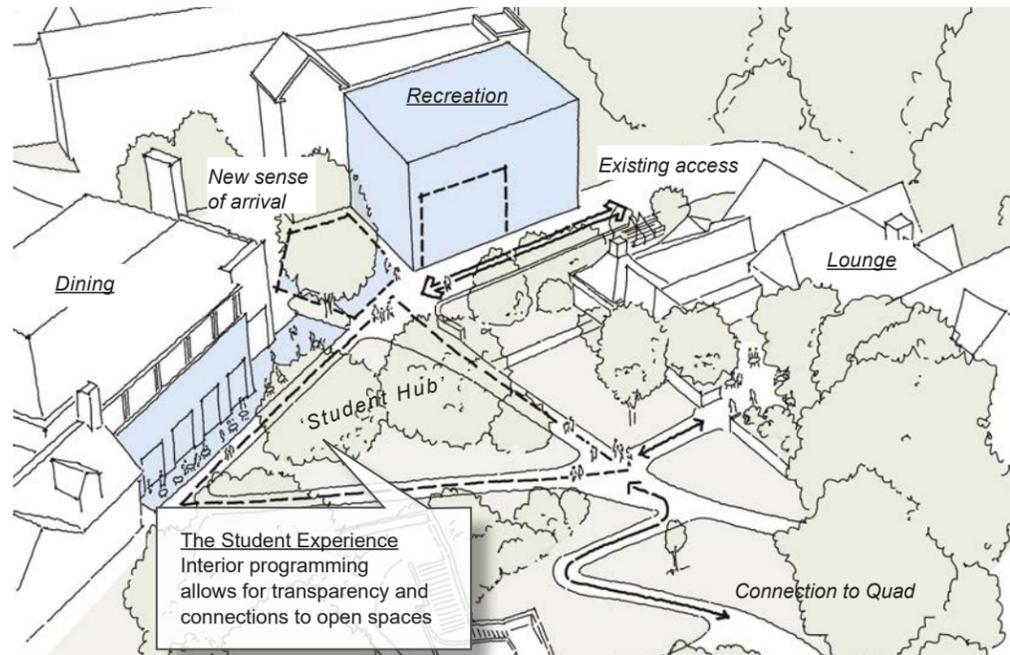
**HISTORIC CAMPUS DEVELOPMENT SKETCHES**

Meaningful building expansions are proposed to frame and strengthen existing campus connections, open spaces and view corridors. Expansion of the AFC (bottom image) increase athletic courts and strengthens connections to surrounding student life amenities and campus open space. Positioned to take advantage of existing interior circulation, the expansion of Buhl Hall (top right image) increases lab capacity and strengthens student connections to the residential buildings along Fifth Avenue. The expansion of Dilworth Hall (bottom right image) defines a new campus gateway and increases student activity and residential capacity at the center of campus. The infill connector (image below) provides accessibility connections between the New Quad and Mellon Green.

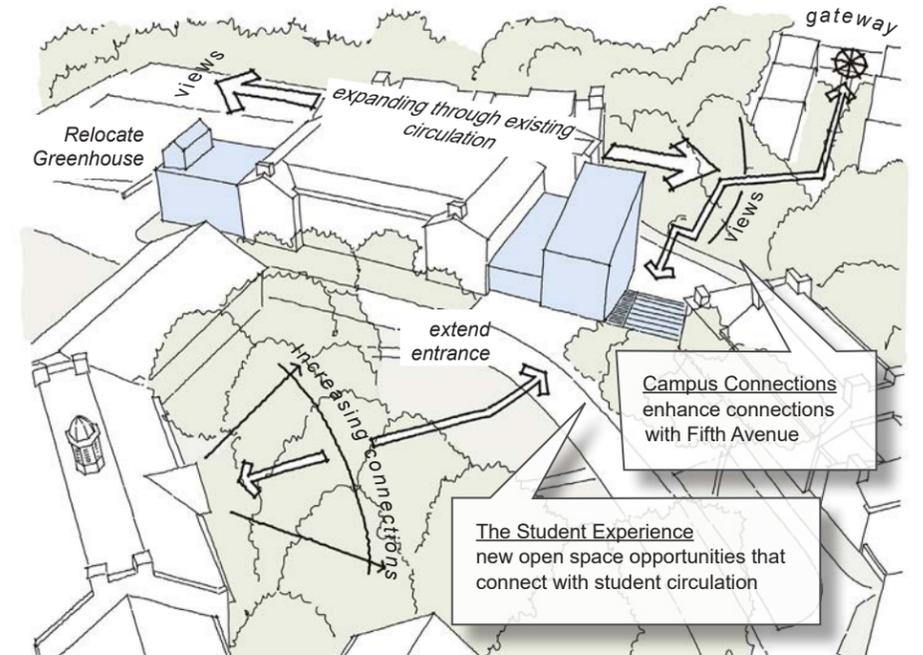
4.3.9 "Infill Connector" sketch



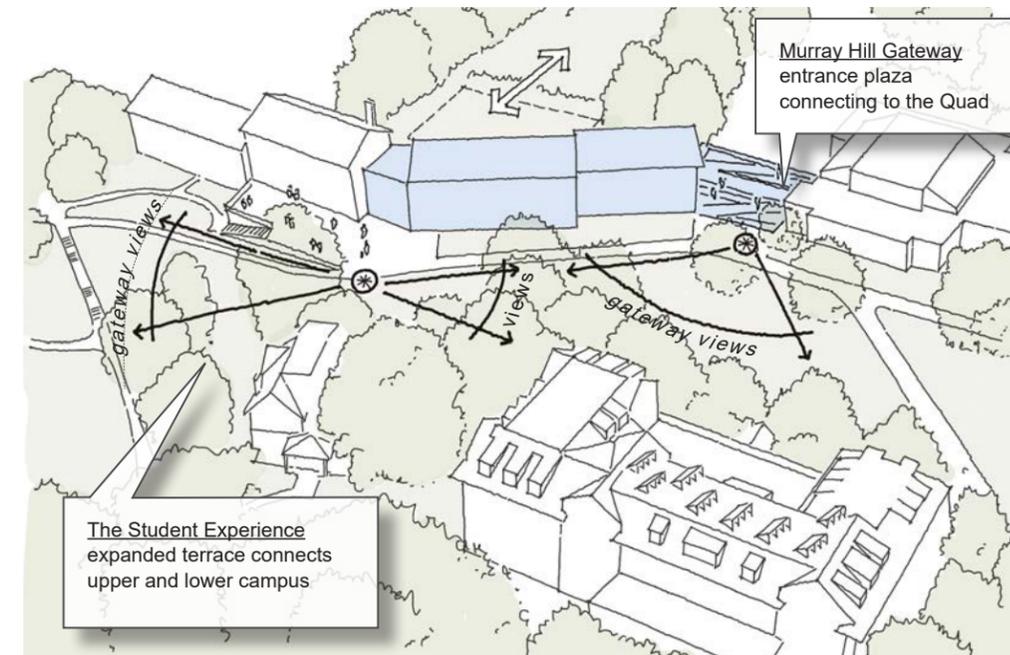
4.3.10 "Amplify Athletics" sketch



4.3.11 "Bookending Buhl" sketch



4.3.12 "Doubling Dilworth" sketch



**WOODLAND CHARACTER DISTRICT**

The historical Woodland Road residential character of the Woodland District will be maintained as a collection of distinguished estate houses and landscapes that contain residential and campus office uses. A pedestrian path connects the campus to Shady Avenue. No new building construction or additions are proposed in this District. Offices in Beatty House may be converted back to a residential use to meet a needed growth in student housing.

**DESIGN GUIDELINES**

**Placemaking** The pastoral rolling open spaces of the unique residential estate history provide an important identity to the character of Chatham’s arboretum-campus.

**Massing and Height** Current massing and height will be maintained.

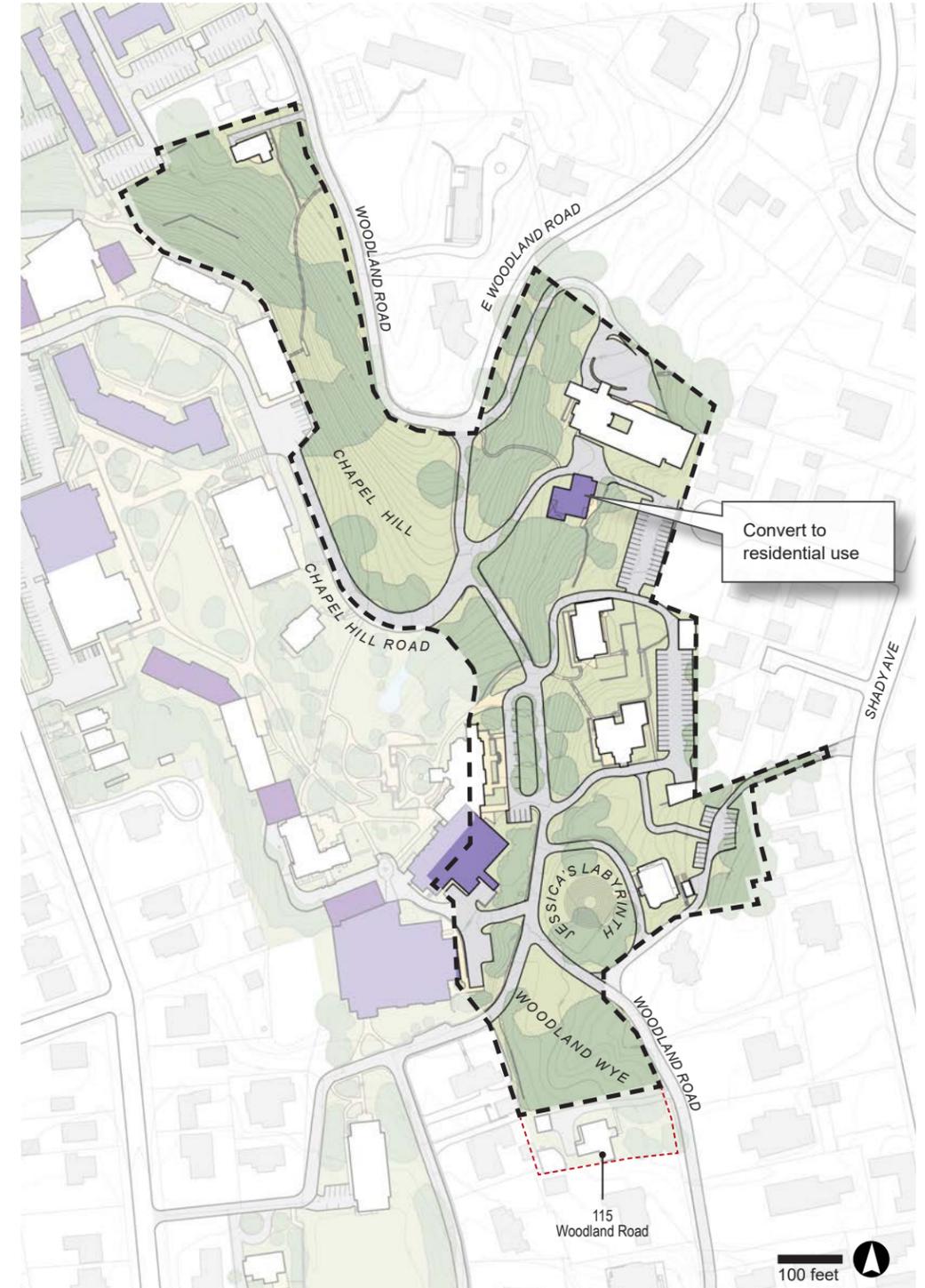
**Setbacks** Current setbacks will be maintained.

**Materials** Current materials will be maintained.



Laughlin House

**4.3.13 Site Plan showing the Woodland Character District Urban Design Diagram and 10-year Development Envelope**



**SOUTH WOODLAND CHARACTER DISTRICT**

The South Woodland District consists mostly of residential and athletic field uses and connects the campus to Wilkins Avenue. The rural character provides a buffer to the adjacent residential neighborhood.

No new buildings or additions, only interior renovations, are planned.

**DESIGN GUIDELINES**

**Placemaking** Maintain existing campus character.

**Massing and Height** Current massing and height will be maintained. The AFC represents the precedent strategy for future development, where buildings within the districts represent a residential character and then transition in scale in an adjacent district.

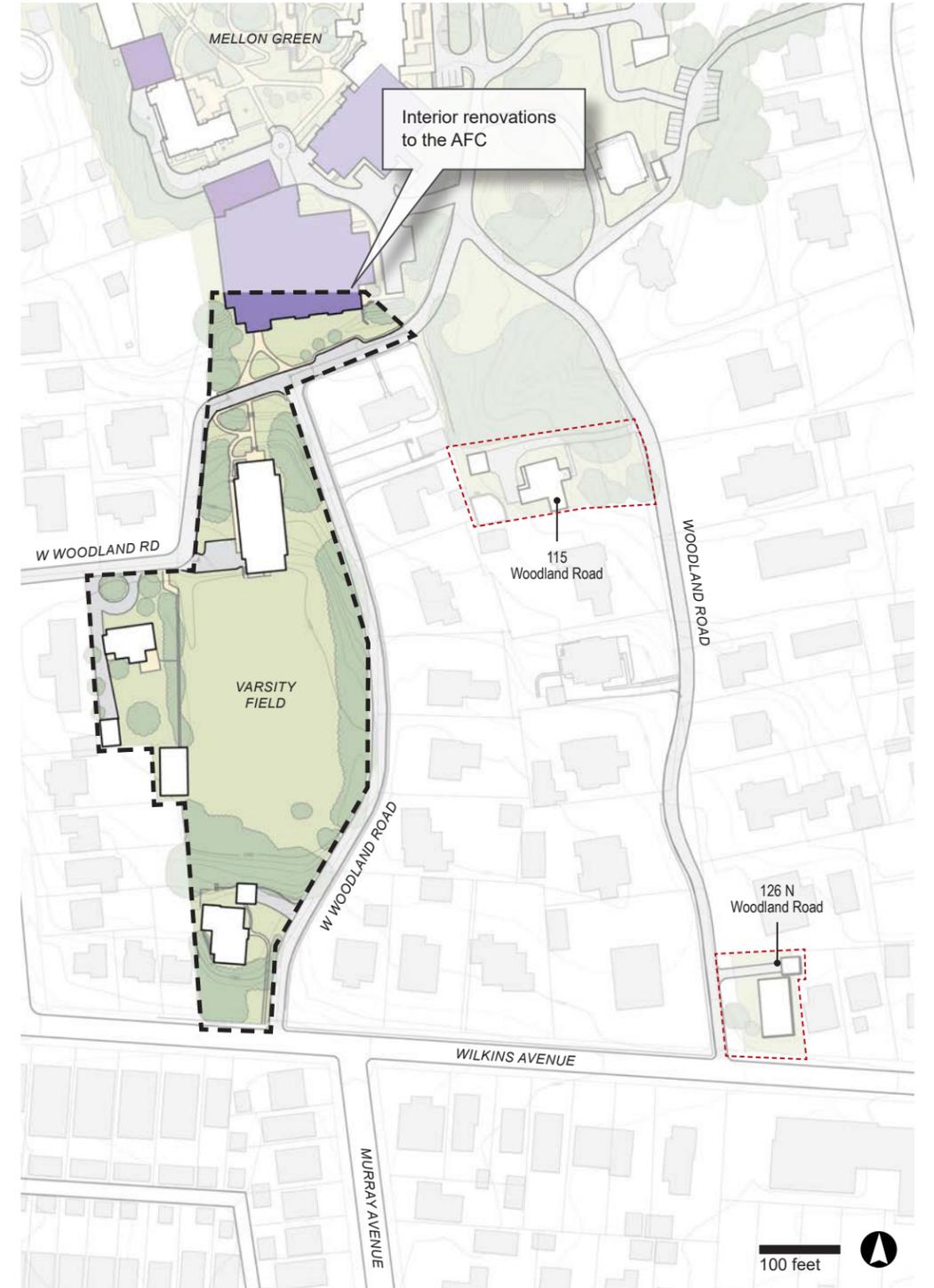
**Setbacks** Current setbacks will be maintained.

**Materials** Current materials will be maintained.



Aerial view looking south towards Wilkins Avenue and Squirrel Hill. The Athletic and Fitness Center is located in the lower left foreground.

**4.3.14 Site Plan showing the South Woodland Character District Urban Design Diagram and 10-year Development Envelope**



## 5. Long-Term Vision

Chatham University's long term vision for the Shadyside Campus identifies three potential building sites should there be a need for additional institutional growth. The programming for these sites is unknown but each has the capacity for a mixture of uses to take advantage of their respective locations on campus.

### 5.1 25-Year Development Sites

#### JENNIE KING MELLON LIBRARY SITE

The expansion of the existing library could build upon the gathering and conference spaces located within the library and the adjacent Eddy Theatre. This site has direct access to parking and loading on the lower level while also providing ground floor programming space on level with the quad. A building on this site would have excellent views.

#### WOODLAND HALL SOUTH SITE

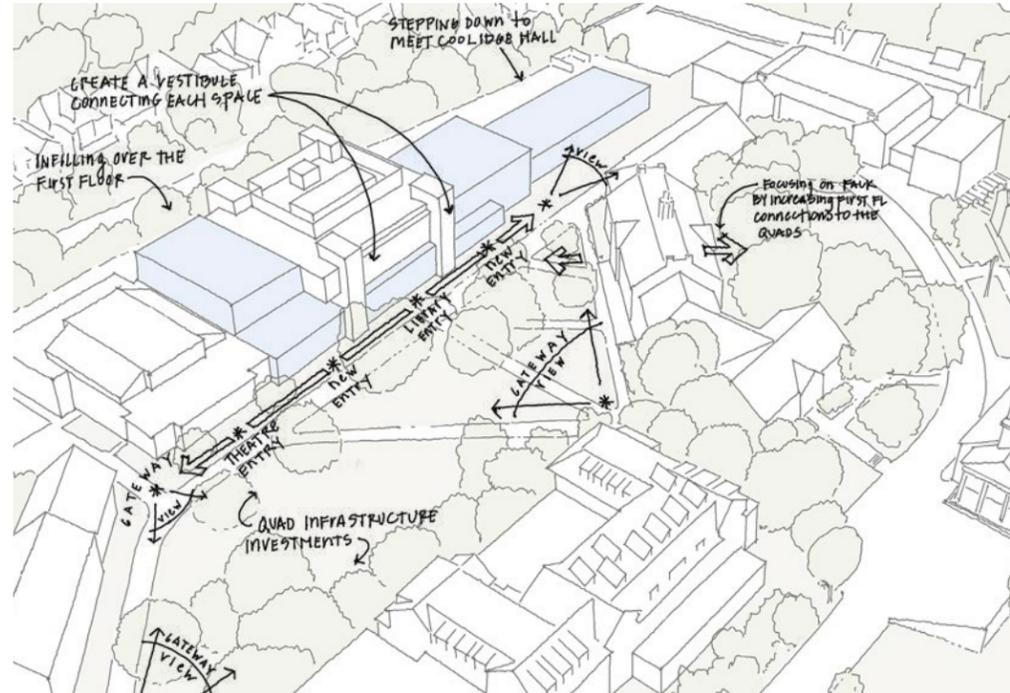
A new building to the south end of Woodland Hall would offer unique opportunities based on its central campus location and the topography of the site. A mixed-use building in this area could house a student center, classrooms, offices, and a dormitory and activate the center of the campus. Situated on a sloped site, a new building in this location will bridge the topography.

#### FIFTH AVENUE SITE

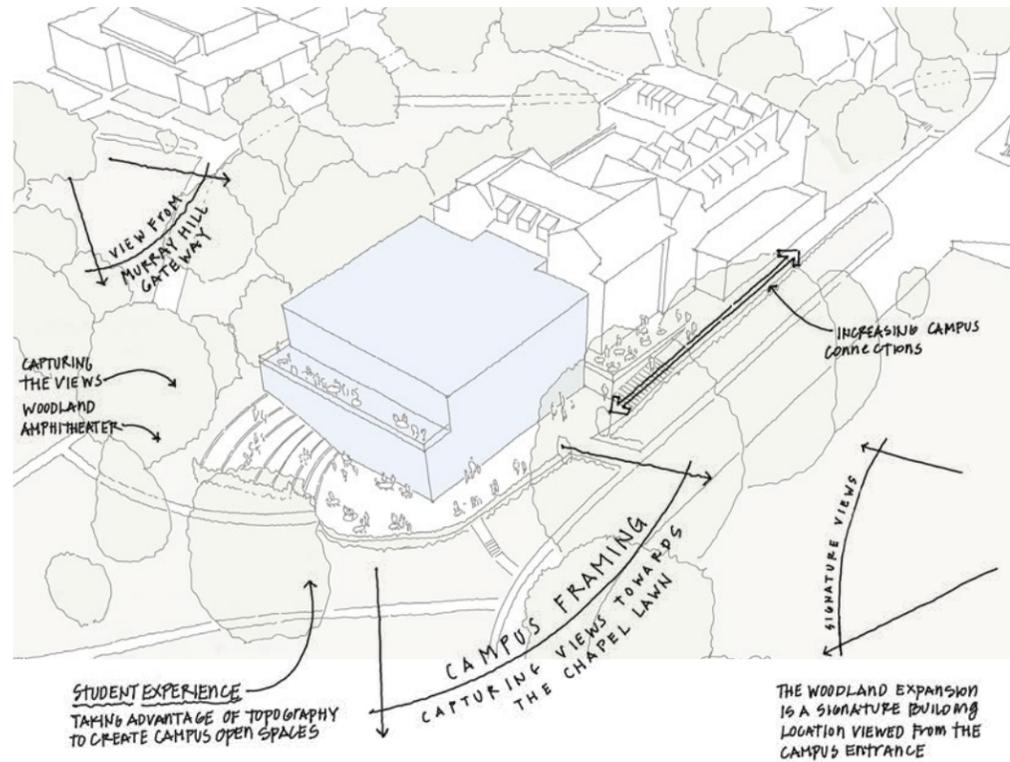
A new building located in the western portion of the Fifth Avenue District could create a new presence for the University. A mixed-use building on this site could include residential, academic programming, and student center-related activities. Structured parking could be accessed by a new drive aligned with Maryland Avenue including full traffic signal upgrades. A new building in this location allows for a vertical connection between the Fifth Avenue and Historic Campus Districts, which is separated by steep topography.



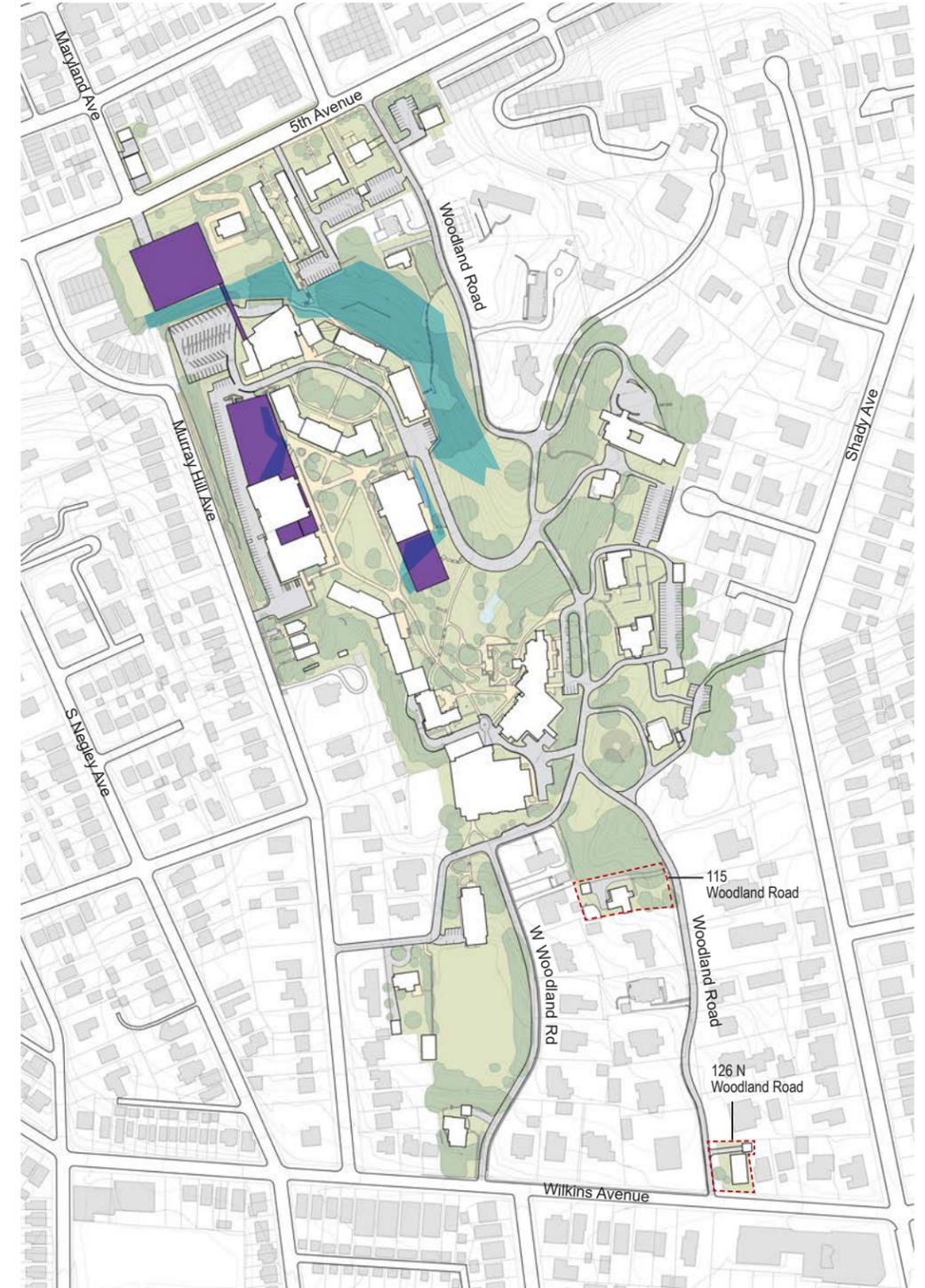
5.1.1 Jennie King Mellon Library sketch



5.1.2 Woodland Hall South sketch



5.1.3 Proposed 25-Year Development Sites



Development in areas with slopes greater than 25% maybe subject to Environmental Performance Standards of Chapter 915.

## 6. Mobility Plan

### 6.1 Existing Conditions

As an urban campus, Chatham University is served by public transit, a regional connector and local arterial road network, walkable neighborhoods, and growing bike infrastructure. With many access opportunities, Chatham University has focused on enhancing the pedestrian experience and preserving the natural character of their arboretum campus. Limited campus parking is available in discrete locations and shuttle service is provided between Chatham's campus locations.

Chatham University is situated on a hillside and the natural topography poses challenges for connectivity and accessibility across campus. Steep slopes with nearly 90 feet of elevation change separate the Fifth Avenue and Historic Campus Districts, where students navigate the slope with exterior stairs. Furthermore, topography between campus Districts limits the use of alternative transportation, such as bicycles, in navigating across campus.

With Chatham's focus on sustainability, numerous initiatives have been established to promote alternative transportation and reduce vehicle trips to campus.

#### **CIRCULATION NETWORK**

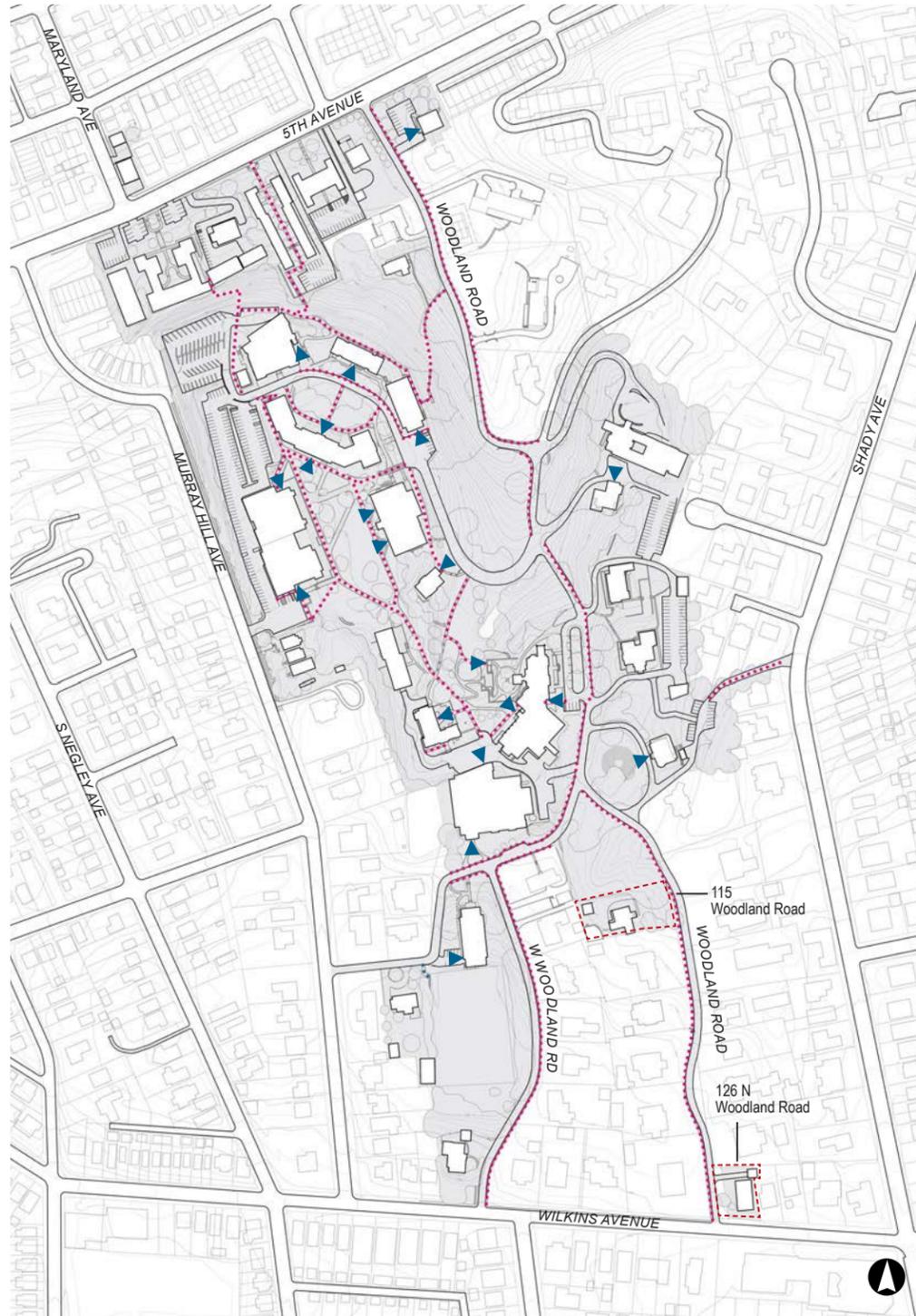
Woodland Road, a private street, connects Fifth Avenue to Wilkins Avenue as the primary vehicular access route through campus. Additional secondary entrances are located along Wilkins and Murray Hill Avenues. The campus is well-served by Port Authority routes on Fifth, Shady, and Wilkins Avenues, providing access to regional shopping centers, downtown Pittsburgh, and the Pittsburgh International Airport.

Chatham University has an agreement with neighboring property owners that established conditions and restrictions for traffic and parking access at the Murray Hill Avenue, West Woodland Road, and Woodland Road entrances.

The Shadyside campus has an existing network of pedestrian paths that connect campus Districts and open spaces. Chatham University has invested in accessibility improvements to provide access throughout campus including a series of sidewalks, ramps, wheelchair lifts, and shuttle stops to navigate between steep topography and building entrances.

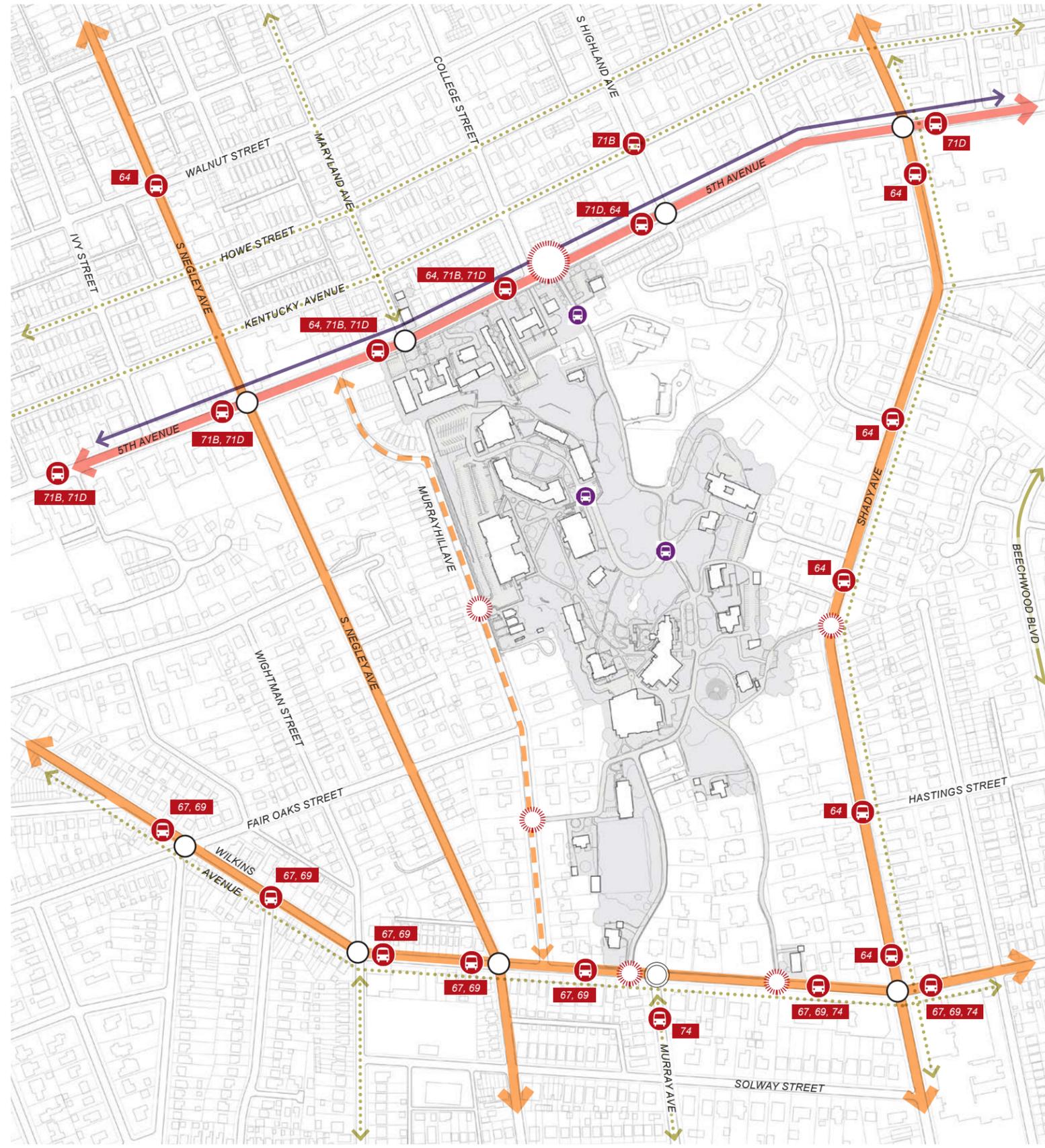


6.1.1 Shadyside Campus showing existing pedestrian circulation



- MAP 6.1.1 LEGEND (THIS PAGE)**
- Existing Path
  - ▲ Existing Accessible Entry
  - - - University-owned property not included in IMP / EMI
- MAP 6.1.2 LEGEND (RIGHT)**
- Major Arterial
  - Avenue
  - Bike Sharrow
  - Bike Lane
  - Traffic Signal
  - ⊙ Campus Gateway
  - Crosswalk
  - 🚌 Bus Stop
  - 🚏 Shuttle Stop
  - Shuttle Route

6.1.2 Existing Circulation Network map showing vehicle, bus, shuttle, bike routes and gateways



## 6.2 Mobility Goals

The 10-Year Development Plan and Long-Term Vision propose recommendations for mobility improvements across multiple modes to align with the University's goals for sustainability and a focus on maintaining the character of the arboretum campus. The Institutional Master Planning process identified the following mobility goals:

- » Improve safety at Campus Gateways
- » Enhance pedestrian connections on campus with a focus on Fifth Avenue
- » Improve accessibility across campus in conjunction with new building projects
- » Reduce the demand for parking on campus through transportation demand management strategies.



Proposed pedestrian improvements within the Fifth Avenue District seek to enhance student connections through buildings, across the site, and to upper campus. **TOP** Fifth Avenue at Maryland Avenue before. **BOTTOM** Fifth Avenue at Maryland Avenue after. Where possible, parking is relocated to rear of buildings.

## 6.3 Findings and Recommendations

The Transportation Impact Study (TIS) included a Transportation Survey of students and employees to understand how people arrive to campus. The Survey was developed by Chatham University and Trans Associates and approved by the City of Pittsburgh Department of Mobility and Infrastructure.

Survey responses included 223 employees, representing a 36% response rate; 174 undergraduate students, representing a 16% response rate; and 120 graduate students, representing a 16% response rate. A summary of the findings of the Survey indicate that a low percentage of undergraduate students (31.8%) drive to campus and that the majority of the parking demand is from employees (69.5%) and graduate students (74.1%). The transportation mode split of employees who responded is as follows:

- » 69.5% drive to campus
- » 2.2% are driven by others
- » 5.4% use transit
- » 9.9% walk
- » 1.8% bike
- » 0.0% carpool or vanpool
- » 11.2% use some other mode of transportation

The Survey provided additional feedback on barriers to alternative transportation that have informed the Transportation Demand Management Strategy. Full Survey results and details are available in the Transportation Impact Study.

Parking conditions were evaluated under existing 2018 conditions and projected 2029 conditions with 10-year Development components in place. The TIS finds that there is sufficient parking on campus to accommodate the projected growth in enrollment. During peak times parking management strategies supplemented by the use of valet will continue to operate in the Eddy Theater Lot to accommodate parking demand.

Based on the 10 year development projection, traffic signals included in the study will continue to function at a comparable level of service to present day conditions. Proposed signal timing optimization and mitigation measures at Maryland Avenue and Fifth Avenue and South Highland Avenue and Fifth Avenue, as detailed in Section 1.2.5 of the TIS, are projected to operate with levels of service C or better during both peak hours.

Queuing Analysis performed at the study intersections indicated that under 2029 conditions, no queues are projected to obstruct any of the study intersections. Study intersections are shown on Map 6.3.1. Crash Analysis reviewed five years of data and indicated two pedestrian incidents at Fifth Avenue and Maryland Avenue and two pedestrian incidents at Fifth Avenue and South Highland Avenue. The study recommends intersection improvements that enhance pedestrian safety.

**PROPOSED MOBILITY STRATEGIES**

The IMP and Transportation Impact Study identified the following strategies and recommendations:

**ENHANCE SAFETY OF CAMPUS GATEWAYS**

- » Provide an improved mid-block crossing at the Wilkins Avenue and Murray Avenue intersection with a raised curb extension and flashing pedestrian signals
- » Upgrade pedestrian signals and crosswalks on Fifth Avenue at Maryland Avenue and South Highland Avenue.
- » Install thermoplastic “piano key” pedestrian crosswalks at intersections within the study area

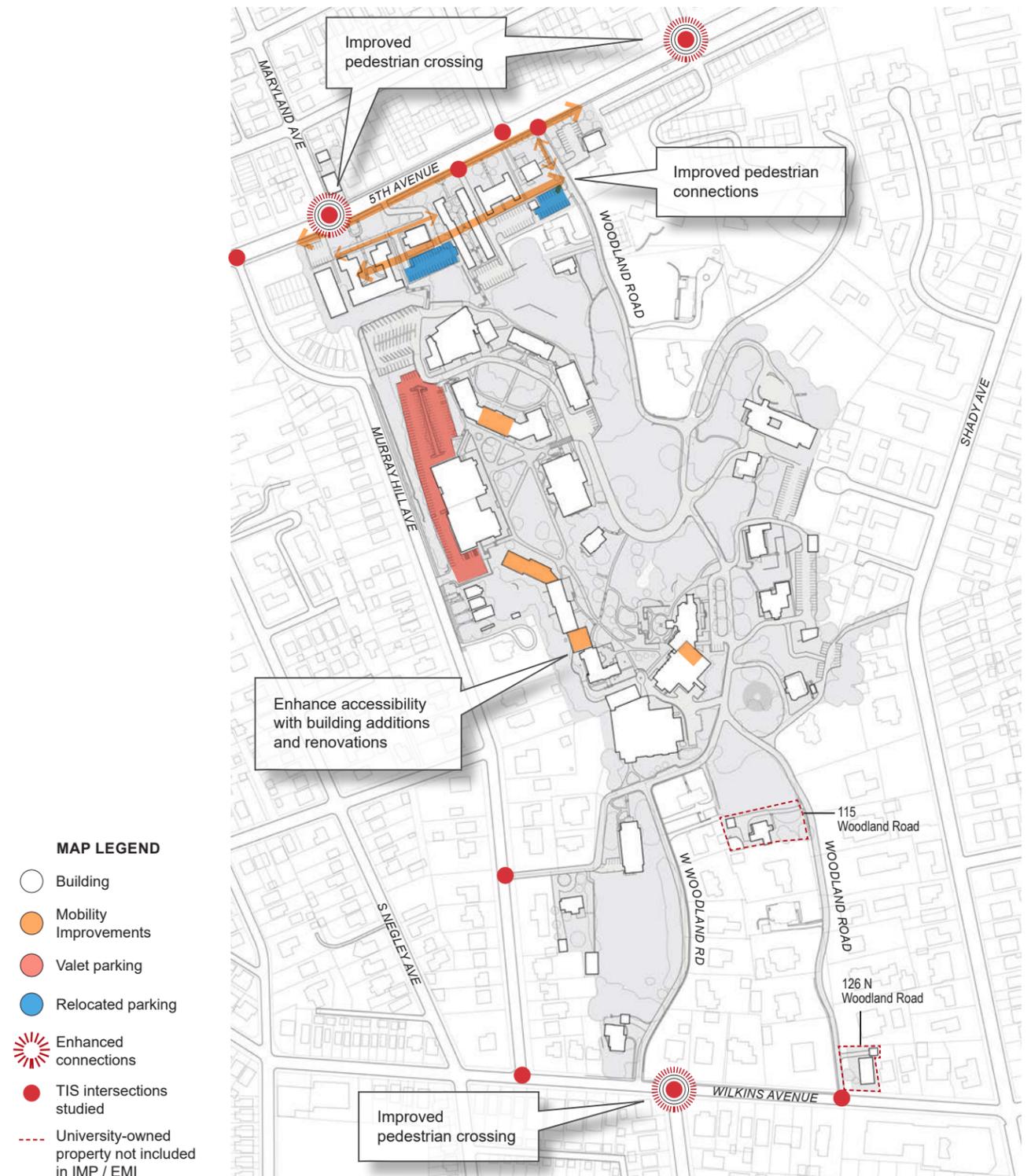
**ENHANCE PEDESTRIAN CONNECTIONS**

- » Enhance pedestrian and accessible connections between campus Districts, particular along Fifth Avenue
- » Remove parking in front of Chatham Apartments to improve the pedestrian streetscape and reduced vehicular curb cuts along Fifth Avenue
- » Improve pedestrian and accessible connections between Fifth Avenue apartment buildings and Woodland Road
- » As new building projects are pursued, enhance the accessibility on campus using building elevators to navigate the topography and bridge campus districts.

**REDUCE VEHICULAR TRAFFIC ON CAMPUS**

- » Supplement existing transportation demand management strategies with additional activities. Refer to Appendix for matrix of TDM options
- » Evaluate and implement class scheduling adjustments with the Registrar to decrease parking demand during peak times
- » Implement valet parking as needed in the Library lot at peak demand times

**6.3.1 Proposed Ten-Year Development Mobility Strategies**



# 7. Infrastructure Plan

## 7.1 Environmental and Sustainability Goals

### COMMITMENT TO SUSTAINABILITY

Since its founding in 1869, Chatham University has embraced the environment as part of its mission. Situated on a wooded hillside overlooking Pittsburgh's neighborhoods, the then-Pennsylvania Female College was often called an "oasis" far from the soot and pollution of the City's industrial past. Sixty years after its founding, Chatham would grant a degree in biology to the environmentalist Rachel Carson, who would later alert the public to the dangers of pesticide overuse. Decades later, as climate change becomes a global threat, Chatham's focus on the environment and its dedication to honoring the legacy of Rachel Carson have informed its passionate involvement in the American College and University Presidents' Climate Commitment (ACUPCC).

Chatham University continues to demonstrate its leadership in advancing sustainability through the creation of the Falk School of Sustainability & Environment located at their Eden Hall Campus. Through their community outreach and degree programs the University teaches students to tackle real-world problems of sustainability.

The University uses its campuses as demonstration projects and testing grounds to advance sustainability goals using a range of metric systems, focusing on stewardship of existing built assets, and cultural practices that get to the heart of both small-scale and large-scale sustainability initiatives. Chatham University participates in the following metric systems and is committed to achieving the sustainability goals listed below:

- » **American College and University Presidents' Climate Commitment Challenge**  
Goal: Carbon neutrality by 2025
- » **Sustainability Tracking and Rating System (STARS)**  
Goals: Platinum rating
- » **Pittsburgh 2030 District Affiliate**
- » **Climate Reality Project**  
Goals: 100% clean, renewal electricity by 2030
- » Chatham has purchased renewable power directly or through RECS since 2002, and now purchases 90% of their total electricity usage from a Green-E Certified mix of renewable energy that is primarily wind power.



## 7.2 Environmental Protection

The Shadyside Campus encompasses the hillside that links Pittsburgh's Shadyside and Squirrel Hill neighborhoods. The campus is organized as a series of building plateaus defined by topography that includes areas with slopes greater than 25 percent. Developments in the Institutional Master Plan adjacent to these areas may be subject to the Environmental Performance Standards of Chapter 915, specifically, the Grading, Slope Revegetation, and Tree Protection and Replacement Standards. Furthermore, while the topography adds to the charm of the campus, the change in grade can pose challenges to accessibility throughout campus.

### ENVIRONMENTAL OVERLAY DISTRICTS OF CHAPTER 906

The Zoning Code of the City of Pittsburgh lists the environmental overlay districts. These districts are not applicable to the Shadyside Campus.

### CHATHAM ARBORETUM

Chatham Shadyside's Campus encompasses a 32-acre arboretum featuring 115 different varieties of tree species, including Japanese Flowering Crabapple, River Birch and Kentucky Coffee trees. In 2018, over \$75 dollars per student was spent on trees.

In collaboration with the Pittsburgh Shade Tree Commission and Tree Pittsburgh, 415 trees have been planted on campus since 2013. The University supports the City's goal of planting 100,000 trees over 12 years and actively manages the arboretum to combat on campus canopy loss due to storm damage and disease. In 2018, data provided by Tree Pittsburgh identified campus tree canopy at 47%, covering 18.48 acres of the 39 acre campus.

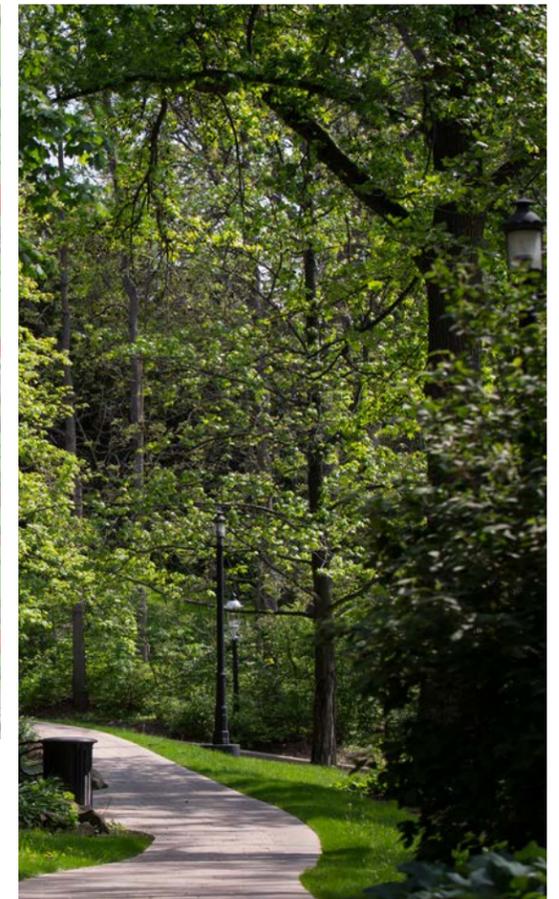
In 1998 Chatham joined the American Association of Botanical Gardens and Arboreta (AABGA, now know as the American Public Garden Association, APGA) and has been awarded Tree Campus USA recognition for sustainable campus forestry. The following standards are required for Tree Campus USA recognition:

- » Campus Tree Advisory Committee
- » Campus Tree Care Plan
- » Campus Tree Program

The *Chatham University Campus and Arboretum Tree Care Plan* was created to align with Tree Campus USA requirements and provides guidelines for new development activities. Tree canopy impact for projects developed within the Ten-Year Development Envelope will be considered and are subject to evaluation by the Tree Advisory Committee and *Arboretum Tree Care Plan*.



Tree canopy coverage provided by Tree Pittsburgh in 2018. Green represents tree canopy and red represents area of canopy loss.



Arboretum self-tour map with identified specimen trees.

## 7.3 Campus Sustainability Initiatives

Chatham promotes sustainability through its stewardship of the built environment, participation in ambitious sustainability programs, and its culture around everyday practices that can reduce resource consumption and waste generation.

As a signatory of the American College and University Climate Commitment, Chatham has pledged to work toward carbon neutrality. Through a committee composed of faculty, staff, and students, a baseline greenhouse gas emissions inventory was completed in 2007 and in the following year, a Climate Action Plan was created that outlines a goal of reaching carbon neutrality by 2025.

### CLIMATE ACTION PLAN

Prior to becoming a charter signatory of the President's Climate Commitment, Chatham and its Rachel Carson Institute moved the campus community toward more ecologically minded actions. Since 2002, the 40th anniversary of the publication of *Silent Spring*, the use of chemical herbicides and pesticides have been eliminated on campus. Initial Climate Action Plan efforts focused around reducing energy use and utility expenditure around the Quad.

### 2030

Pittsburgh's 2030 District encompasses Downtown, the North Shore, and Oakland. Located outside the current boundaries, Chatham joined the District as an Affiliate Partner in 2018. As a Partner, Chatham has committed to reporting energy use, water consumption, transportation emissions, and IAQ survey data on an annual basis.

### FOOD, WASTE, AND WATER USE

Chatham's commitment to community involvement in its food services includes purchasing 20 percent of food from local sources and coordinating a CSA program for the campus. Additional initiatives includes composting pre and post-consumer food, recycling used cooking oil, elimination of plastic water bottle sales, and implementation of reusable take out food containers.

### CLIMATE COMMITTEE

The mission of the Chatham University Campus Climate Commitment Committee is to reduce the University's carbon footprint and achieve sustainability in energy use as described in the Presidents' Climate Commitment with communication and involvement of the entire Chatham community.

The Committee will achieve this mission through cost-practical strategies and tactics based on the collection and analysis of empirical data and the implementation of emissions-reducing programs.

### CAMPUS ENERGY PLANNING

Chatham University has identified a series of initiatives and infrastructure improvements to consider as building renovations and campus improvement projects are pursued.

- » Based on the historic campus infrastructure, the utility service to individual buildings is based on geographic groupings. As renovations are pursued, utility services will be isolated so that usage to each building can be monitored independently.
- » The University has studied the transition to a cogeneration plant to provide combined heat and power to its facilities.
- » As apartment buildings along Fifth Avenue are renovated, the University will consider the installation of building-mounted solar thermal, based on the successful installations at the dormitories central to campus.
- » As historic buildings are renovated, improvements to the building shell will be considered including high-performance windows and insulation.



Solar thermal panels atop Woodland Hall

## 7.4 Green Buildings and Infrastructure

Chatham University has implemented several green infrastructure projects on campus. The University is in dialog with Alcosan and PWSA as they look for additional opportunities to address downstream issues. A historical pond has been restored to capture rainwater from the Mellon Green. The athletic field allows water to infiltrate and slowly releases it into the sewer system after a rain event. In 2010, rain barrel infrastructure installed outside of Rea House captures rooftop runoff for watering the surrounding garden, and in summer of 2011, a rain garden was installed behind Dilworth that contains certain species of plants that are capable of withstanding more saturation from water runoff.

### EXISTING GREEN INFRASTRUCTURE

- A Rachel Carson Memorial Garden** helps to reduce runoff towards Fifth Avenue
- B Rea House Rain Barrel** installation of rain barrel infrastructure to capture rooftop runoff and for watering the surrounding garden.
- C Permeable Paving** replaced parking lot asphalt paving.
- D Athletic Field** permits water infiltration, storage, and release after rain events.
- E Rain Garden** installed adjacent to Dilworth Hall to reduce runoff.

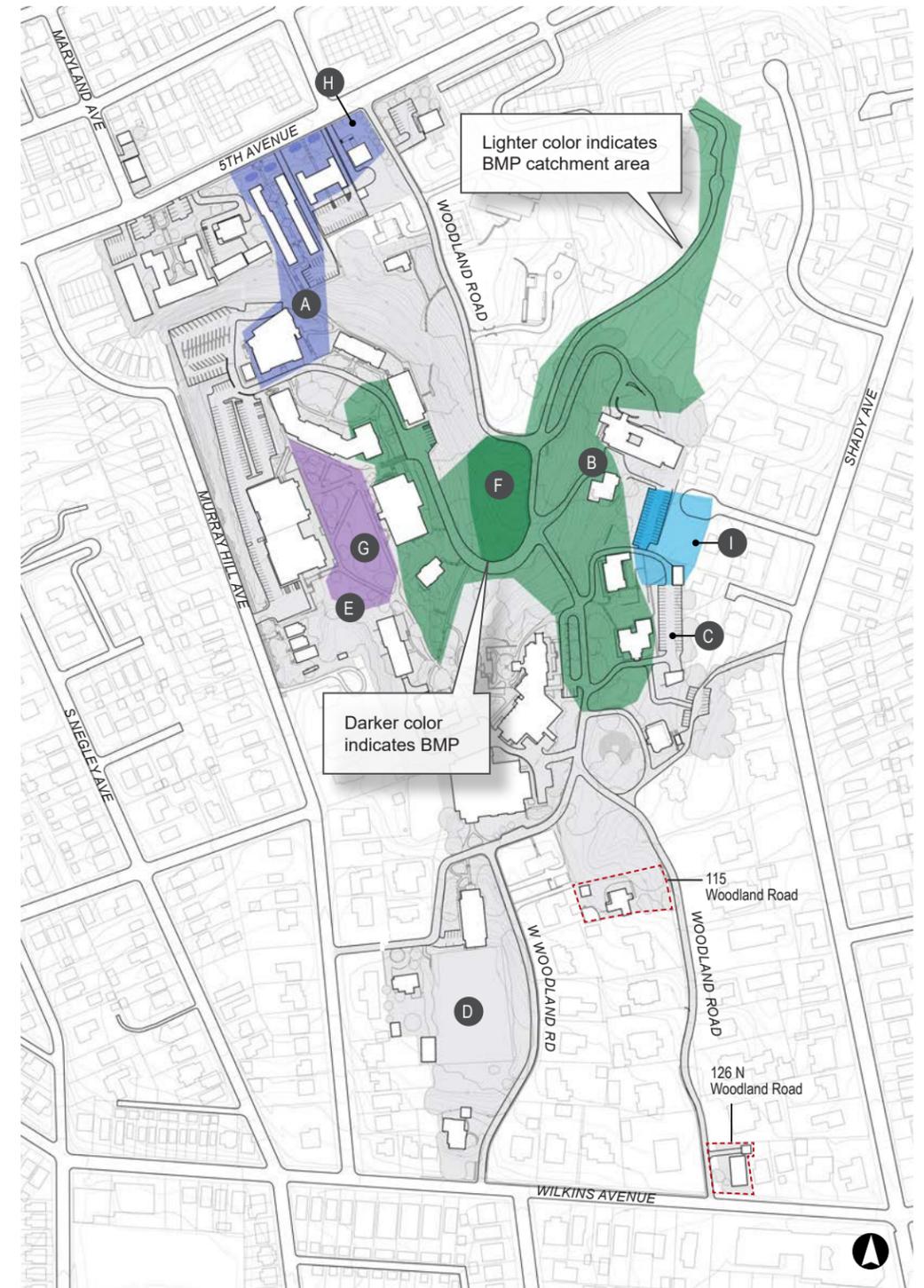
### POTENTIAL GREEN INFRASTRUCTURE

- F Chapel Hill.** Proposed BMP to include sub-catchment drain to terraced bio-retention wetland in central lawn area. Part of the PWSA/Alcosan GROW program.
- G Quad Reconstruction.** Existing area is composed of a shallow layer of soil over impermeable pavement. The goal is to remove the underlying impermeable surface and incorporate green infrastructure.
- H Fifth Avenue.** Proposed rain gardens and other BMP to address runoff from the hillside and from the Terrace Parking Lot.
- I Beatty House.** Opportunities for retrofitting parking lots with permeable paving and complementary rain gardens.



LEFT View of Chapel Hill from the Campbell Memorial Chapel

### 7.4.1 Existing green infrastructure and potential projects



**MAP LEGEND**  
 - - - University-owned property not included in IMP / EMI

## 7.5 Open Spaces

Chatham has a number of significant landscaped areas that establish the visual character of the University. The campus open space is a combination of formal academic quads, rolling pastoral lawns, and natural wooded steeply sloped areas.

### LANDSCAPE CHARACTER DISTRICTS

The topography and building relationships of the Shadyside campus define the following Character Districts:

- A Old Quad** Designed by the Olmsted Brothers in the post-WWII period, the Old Quad was reconfigured into a sloping lawn defined by academic buildings. The lawn contains pedestrian paths and mature specimen trees. A view corridor overlooking East End neighborhoods is created between Buhl Hall and James Laughlin Music Hall.
- B New Quad** A former parking lot, the New Quad was established in the 1970's campus expansion that included the Jennie King Mellon Library and Eddy Theatre. Similar to the Old Quad, it is defined on three sides by academic buildings and consists of lawn and specimen trees. To the south, it opens up to the historic Mellon Green.
- C Chapel Hill** The gracefully sloping lawn of Chapel Hill is a defining visual feature of Chatham.
- D Mellon Gardens** Designed as a component of the Olmsted Brothers landscape plan, the historic landscape and gardens comprise the former estate of Andrew W. Mellon.
- E Woodland Road** This historic road gently winds through campus. Bordered by mature specimen trees, Woodland Road offers views of Chapel Hill, Mellon Green, and the historic Woodland estate homes.
- F Fifth Avenue** The ten-year development plan proposes a significant setback that allows for a cohesive landscaped character that more closely aligns with the character found throughout the rest of campus.
- G Varsity Field** The former Gym Building (currently the Art & Design Center), Field House, and athletic field represent a historic period of post-WWII campus planning. The field establishes landscaped grade separation adjacent to West Woodland Road.
- H Woodland Wye** is an important natural open space that creates a buffer between Woodland Road neighbors and establishes the character of the bucolic experience for visitors to the University.

### 7.5.1 Existing Campus Open Spaces



**CAMPUS VISTAS AND VIEW CORRIDORS**

View corridors and vistas are strengthened when they are aligned and reinforced by an adjoining use, such as campus open space, pedestrians paths and connections, or framed by buildings or structures. In addition to the parameters outlined in the Urban Design Guidelines, future development and pedestrian connections should strengthen and reinforce campus vistas and view corridors.

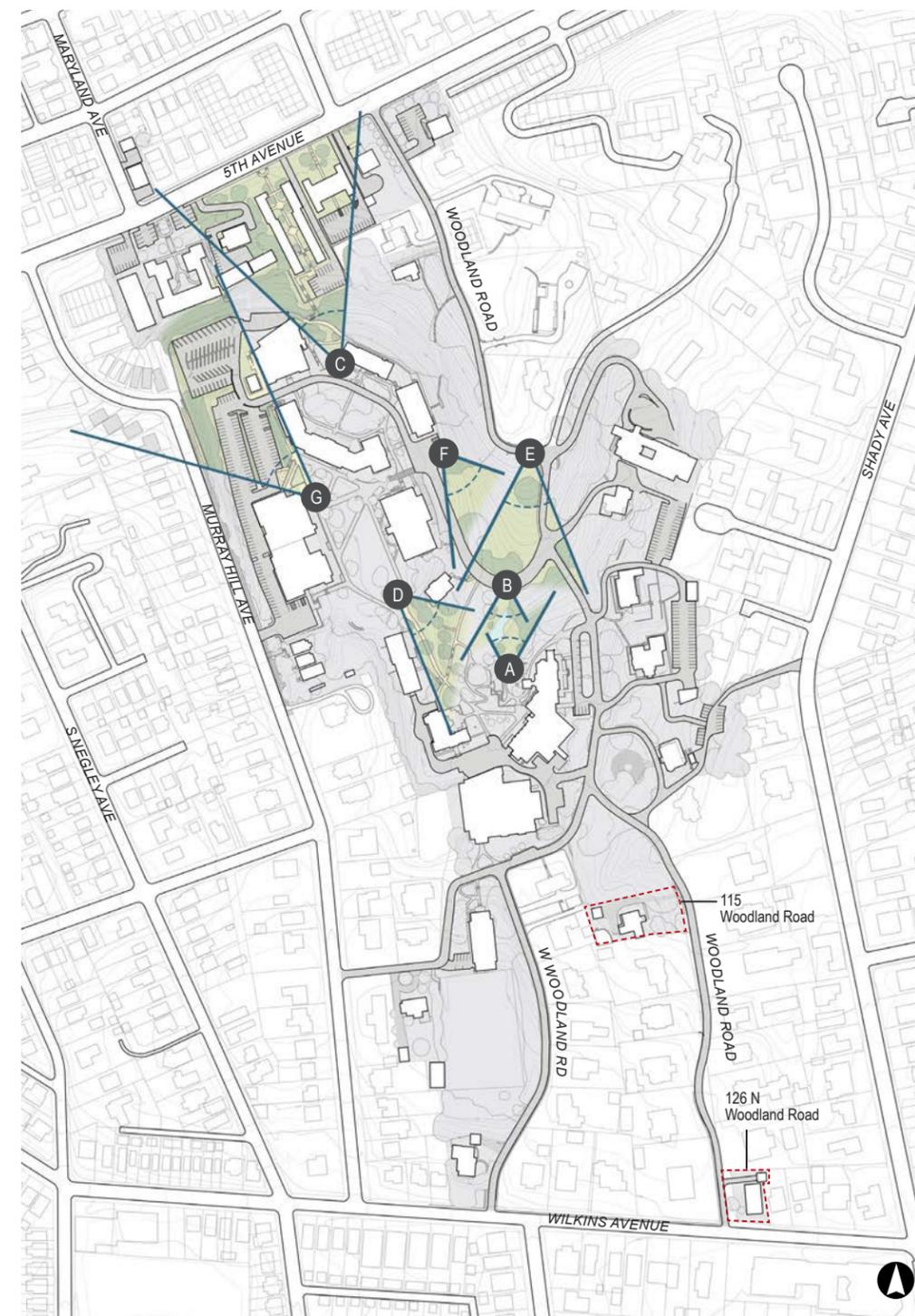
The following vistas and view corridors have been established::

- A Chapel Hill from Mellon Terrace
- B Mellon Hall from Mellon Gardens
- C East End Neighborhoods from Old Quad
- D Mellon Hall from Dilworth Hall
- E Mellon Hall and Gardens from Chapel Hill
- F Woodland Road and Chapel Hill from Campbell Memorial Chapel
- G East End from New Quad



View of Mellon Hall from Dilworth Hall

**7.5.2 Existing Campus Vistas**



**MAP LEGEND**  
 - - - University-owned property not included in IMP / EMI

## 8. Neighborhood Enhancement

The wooded slopes and landscaped areas of Chatham University provide a cloistered, park-like campus within the Squirrel Hill neighborhood. The Institutional Master Plan focuses on activating the center of campus, maintaining the current campus boundary while improving the character of its edges, and minimizing any potential impact of future building projects on surrounding neighbors.

To the north, Fifth Avenue provides a defined campus edge facing the Shadyside neighborhood. Proposed improvements to Fifth Avenue will enhance the character of the streetscape and improve the visual and experiential qualities of this campus border. To the east and west, residential streets are buffered by wooded landscape and well maintained historic homes converted to university uses. To the south, the University blends into the residential character of Woodland Road, with campus buildings decreasing in scale and intensity of use. The east and west borders will remain consistent in character.

### CHATHAM'S NEIGHBORHOOD PRESENCE

Chatham's 32-acre arboretum is a natural asset open to the public with both guided and self-guided walking tours available. The pastoral character of the campus and the well-maintained historic structures enhance the value of adjacent homes.

University students have in the past interned with neighboring community organizations and current volunteer initiatives include efforts focusing on supporting the broader Pittsburgh communities and neighborhoods of Wilkinsburg, Larimer, Homewood, and Perry Hilltop.

The University is in regular dialog with local community groups and City Council District offices to identify opportunities for collaboration that can support community projects and programs. Chatham hosts a variety of programs open to the public, ranging from lectures to summer camps that serve nearby working families. In addition, Chatham has four dedicated outreach centers focused around topics areas outlined below.

- » **Rachel Carson Institute** promotes the legacy of Rachel Carson through research, education, and outreach
- » **Chatham University Women's Institute** serves as an umbrella for the broad range of gender initiatives and centers and of excellence.
- » **Center for Women's Entrepreneurship** creates economic opportunities for women through entrepreneurial education, training, mentoring, and networking.
- » **Pennsylvania Center for Women and Politics** is a non-partisan center devotes to fostering women;s public leadership through education, empowerment, and action.



## 8.1 Neighborhood Engagement Strategy

Chatham University maintains an open dialogue with neighboring property owners, community organizations, and the student body. As building projects, concerns, or issues arise, the University will work with the applicable organizations to resolve concerns.

### COMMUNITY, RESIDENT, AND CAMPUS ORGANIZATIONS

The following community and residential organizations adjacent to Chatham University have been identified:

- » **Murray Hill Avenue Neighbors** represents the residents of Murray Hill Avenue.
- » **Shadyside Action Coalition (SAC)** is a non-profit community organization representing the neighborhood residents of Shadyside.
- » **Shady Avenue Neighbors** represents the residents of Shady Avenue.
- » **Squirrel Hill Urban Coalition (SHUC)** is a non-profit community organization representing the 14th Ward.
- » **Woodland Road Association (WRA)** represents the residents of Woodland Road. Chatham University is a WRA member.
- » **City of Pittsburgh Council District 8** represents the district in which the Shadyside campus resides.
- » **Chatham Student Government Executive Board (CSG)** is the official governing body for the undergraduate study body and provides leadership through policy development, programming, and working with student organizations and University administration.

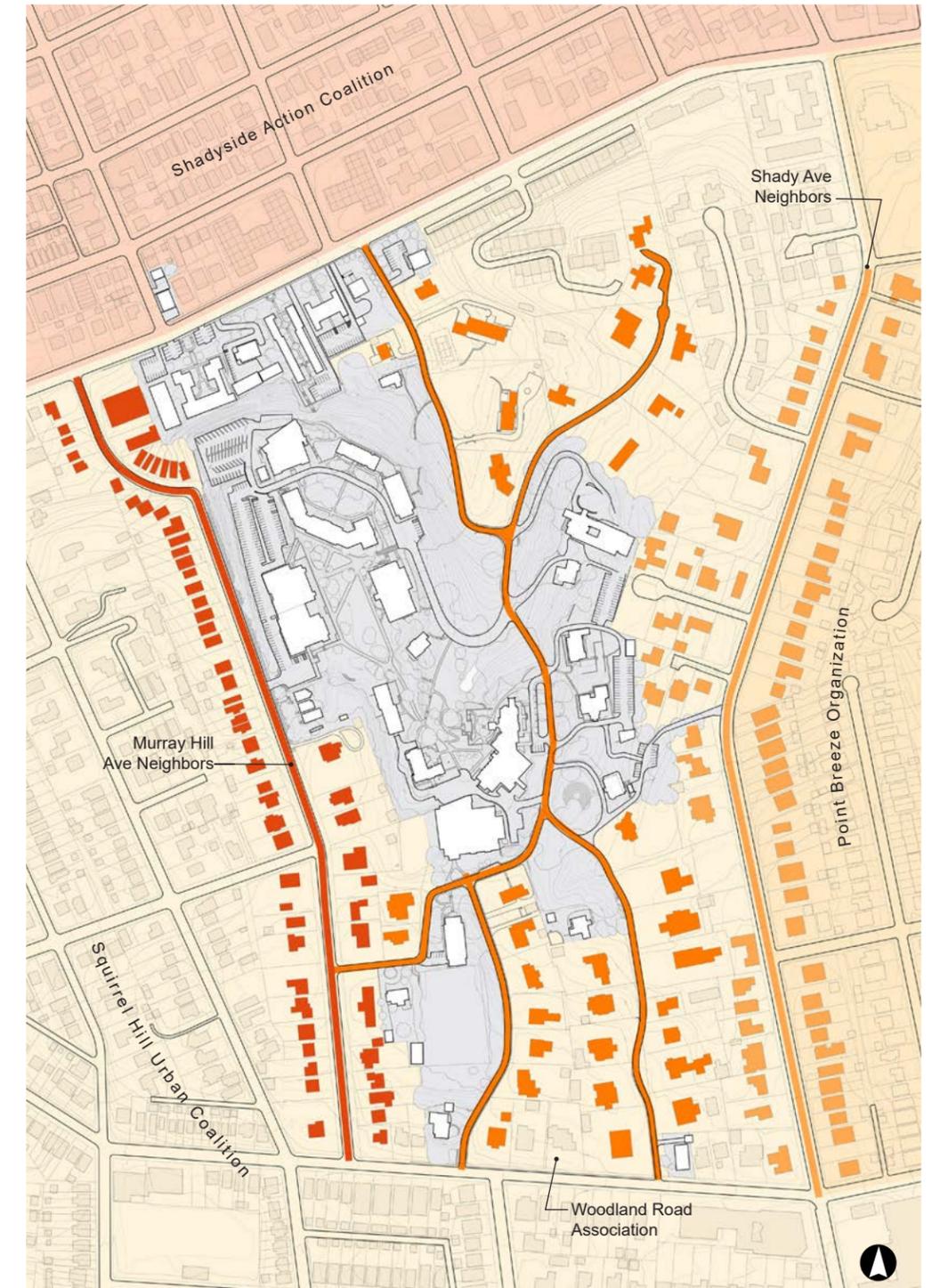
### NEIGHBORHOOD PROTECTION

The 10-Year Development and Long-Term Vision sections define University growth primarily within the Fifth Avenue and Historic Campus Districts through leveraging existing University assets.

This strategy for growth minimizes the impact to residential neighbors which abut the Woodland and South Woodland Districts. To further strengthen neighborhood protection, only residential and education uses shall be permitted in the University-owned buildings indicated on Map 8.1.2. Residential uses shall be limited to non-dormitory residential zoning use categories and Educational uses limited to classroom or office zoning category uses. Berry Hall will remain as an Educational use through the Ten-Year development duration of the IMP.

New development adjacent to residential neighbors subject to Residential Compatibility Standards will follow the Urban Design guidelines described in Chapter 4.

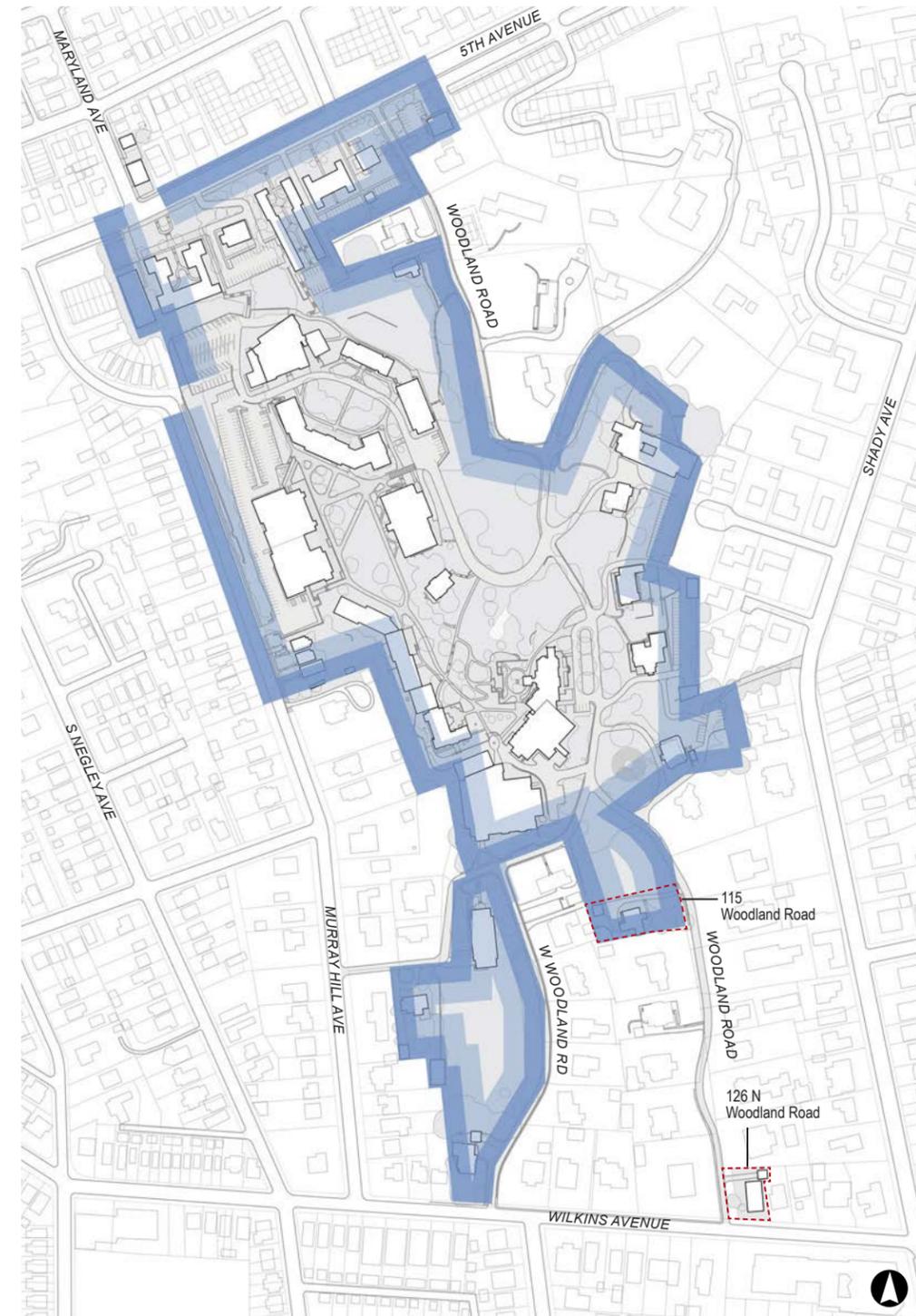
### 8.1.1 Community and resident organizations



**8.1.2 Buildings subject to neighborhood protection strategies. Zoning uses are limited to non-dormitory residential and educational uses as indicated per Map Legend.**



**8.1.3 Ten-Year Development Map showing Residential Compatibility Standard building height and setback requirements applicable to Chatham University.**



**Note:** Residential Compatibility Standards apply to University properties located in Residentially zoned districts.



# 9. Appendix

## 9.1 Master Plan Schedule

Fall 2016	Board Approval of Process
December 15, 2016	Pre-Application Meeting with Department of City Planning
February 2017	Faculty & staff meetings
September 2017	Board of Trustees
January 12, 2018	University Cabinet
February 8, 2018	Presentation to the Capacity Committee of the Board of Trustees
April 27, 2018	Brief with Department of City Planning
June 13, 2018	Brief with Department of Mobility and Infrastructure
July 12, 2018	Chatham Office of Sustainability
August 8, 2018	Councilperson Erika Strassburger briefing
September 6, 2018	Squirrel Hill Urban Coalition Built Environment Committee briefing
September 13, 2018	Shadyside Action Coalition & Squirrel Hill Urban Coalition membership meetings
December 19, 2018	Woodland Road Neighbors meeting
March 14, 2019	Student and Faculty meeting
March 15, 2019	Chatham launches IMP website with comment form
July 24, 2019	Woodland Road Neighbors meeting
September 12, 2019	Woodland Road Neighbors meeting
September 1, 2020	Squirrel Hill Urban Coalition / RCO Development Activities Meeting
Summer 2020	Submission of IMP and request for rezoning to the City

## 9.2 Building Inventory

BUILDING NAME	Address	Year Built	Use	Style	Stories	Height (ft)	GSF
929 Maryland Avenue	929 / 931 Maryland Avenue	1905	Residential	Residential Vernacular	3	40	2,228
1163 Murray Hill Avenue	1163 Murray Hill Avenue	1900	Residential	Residential Vernacular	3	35	3,617
1165 Murray Hill Avenue	1165 Murray Hill Avenue	1900	Residential	Residential Vernacular	3	30	3,617
1167 Murray Hill Avenue	1167 Murray Hill Avenue	1915	Residential	Residential Vernacular	3	30	4,349
126 N Woodland Road	126 N Woodland Road	1928	Residential	Residential Vernacular		35	
21 W Woodland Road	21 W Woodland Road	1918	Residential	Residential Vernacular	3	26	8,630
McSorley House	115 Woodland Road	1918	Residential	Residential Vernacular	--	27	----
Anderson Hall		1971	Food Sales	Pittsburgh Renaissance	2	35	31,864
Art and Design Center		1952	Classroom	Pittsburgh Renaissance	3	25	26,817
Athletic and Fitness Center		2003	Recreation, Indoor	Pittsburgh Renaissance	3	50	77,820
Beatty House	100 Woodland Road	1896	Office	Historic Revival	3	45	7,119
Berry Hall	106 Woodland Road	1895	Office	Historic Revival	3	40	10,707
Braun, Falk, & Coolidge Halls	1035	1953	Classroom	Historic Revival	3	50	47,417
Campbell Memorial Chapel	1032	1949	Public Assembly	Historic Revival	2	80	12,528
Carriage House		1908	Public Assembly	Historic Revival	2	25	8,964
Chatham Apartments	5800 5th Avenue		Multi-unit Residential	Pittsburgh Renaissance	4	50	46,016
Chung Apartments	5780 5th Avenue		Multi-unit Residential	Pittsburgh Renaissance	5	60	32,360
Dilworth Hall		1959	Dormitory	Historic Revival	3	40	20,366
Eddy Theatre	1145	1973	Public Assembly	Brutalist	1	40	12,505
Fickes Hall	98 Woodland Road	1907	Dormitory	Historic Revival	3	40	36,294
Field House		1952	Storage		2	20	5,958
Greenhouse		2000	Classroom		1	20	1,000
Haber Apartments	5801-5803 5th Avenue	c.1900	Multi-unit Residential	Pittsburgh Renaissance	3	50	6,140
Hicks Estate	5812 5th Avenue	c.1915	Multi-unit Residential	Historic Revival	3	45	23,314
Howe-Childs Gate-House	5918 5th Avenue	1867	Office	Historic Revival	3	45	6,337
James Laughlin Music Hall	1034	1931	Education / Public Assembly	Historic Revival	1	35	9,672
Jennie King Mellon Library	1145	1973	Education	Brutalist	3	75	44,946
Laughlin House	104 Woodland Road	1912	Dormitory	Tudor Revival	3	36	18,437
Lindsay House	1031 Chapel Hill Road	1910	Office	Historic Revival	3	31	2,346
Linzer Apartments	5836 5th Avenue		Multi-unit Residential	Pittsburgh Renaissance	4	35	20,707
Mellon Center		1908	Office	Historic Revival	3	40	29,726
Pelletreau Apartments	5826-5830 5th Avenue		Multi-unit Residential	Pittsburgh Renaissance	4	35	40,440
Raizman House	5736 W Woodland Road	1915	Residential	Historic Revival	3	30	7,429
Rea House	102 Woodland Road	1912	Dormitory	Historic Revival	3	35	12,930
Rea Garage		1912	Safety Services	Historic Revival	1	20	1,288
Science Complex	1036	1929	Classroom	Pittsburgh Renaissance	3	35	42,002
Spencer House	30 Woodland Road	1949	Residential	Residential Vernacular	1	21	1,971
Thomson House	5850 5th Avenue	1910	Residential	Historic Revival	3	40	11,108
Woodland Hall	1033 Chapel Hill Road	1909	Classroom / Dormitory	Historic Revival	4	45	58,123

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