

Development Activities Meeting (DAM) Minutes: December 13, 2021

The Porch at Schenley: Structure Improvements and Greenhouse Addition

Presenting: Craig Collins – AXIS Architecture, Andrew Dunmire – VP of Design and Construction, Eat N' Park Hospitality Group

Craig Collins briefed meeting attendees on the development plan for The Porch at Schenley. The site seeks to develop its existing patio space to add a covered roof structure, steel beams, and vertical roller shades to its already existing patio space. They also plan to install a small greenhouse structure near the restaurant.

Collins emphasized that the patio roof project will not expand the patio boundaries but instead cover the patio with an awning frame.

The second portion of the project, featuring the installation of a small 8' x 24' greenhouse structure, is proposed along Schenley Drive between the restaurant and the small amphitheater to its right. The intention is that herbs and vegetables can grow there in addition to their existing rooftop garden to increase their capacity to grow fresh produce for restaurant patrons.

Collins showed renderings of both proposed projects, including detailed measurements of postings and footings of the new roof structure and greenhouse structure.

Andrew Dunmire explained the project's significance, emphasizing that the roof structure will allow for consistent good outdoor dining experiences regardless of inclement weather conditions. The greenhouse will help enhance the dining experience and support foods.

Q: Do the servers have a way to get outside without getting wet?

A: Yes. There is a side door they can use and travel from there to the front of the building.

Q: Will the patio for warm weather only, or will it be heated in the winter?

A: We'll temper the space to extend the season, but it won't be fully heated, so not year-round

Q: What is the variance you're seeking with the zoning board?

A: They haven't informed us of why we need one yet.

Q: Will there be tables that accommodate for wheelchairs in the covered patio area

A: Yes. It currently already is ADA accessible, and there will still be a certain percentage of handicap accessibility moving forward.

Development Activities Meeting (DAM) Minutes: December 13, 2021

Carnegie Mellon University: 2022 Institutional Master Plan Endpoint Update

Presenting: Bob Reppe – Senior Director of Planning and Design, Jen Beck – Project Manager

CMU is nearing the end of the draft period for its institutional master plan (IMP) development. Bob Reppe discussed the timeline of the IMP, clarifying how it's evolved over the last year and a half. He outlined the key principles that informed the IMP: design, experience, mobility, context, and opportunity.

The significant areas within the IMP include three main areas of campus: Craig St, North Campus, and the Historic Core. The priorities of each development site intend to add density to campus, add academic sites, support the urban framework of the Craig Street area, connect Schenley Park to campus, and improve the Frew, Tech, and M. Morrison Corridor.

The Historic Core

This portion of the IMP has nine developments within it. Reppe highlighted the new Facilities Operations Center in the hallow. The plan also includes re-designing Donner Hall, expanding the Hamburg/Smith Building, and renovating Warner Hall.

North Campus

This site includes six developments, including the expansion of Tepper Quad, the addition of mixed-use areas, a residence hall, and a student support office.

South Craig Area

This site includes five infill developments, including a new science academic building and renovations to the Entry Sequence of Mellon Institute.

Important values of the IMP include the systematic ways CMU wants to think about mobility. Key takeaways on mobility haven't changed since the last DAM. The IMP prioritizes, in descending order, walking, biking, transit, high occupancy vehicles, and single-occupancy vehicles, with no new net parking established over the next ten years. The IMP also prioritizes increased connectivity of the bike network and bike network improvements, and enhancing their public transit strategy.

Jen Beck discussed the sustainability goals of the IMP, which had not changed from the previous presentation. Key initiatives of CMUs sustainability in the IMP include continuing to reduce and minimize energy consumption, continue integrating energy, water, IAQ, site design, and sustainable material use into every new campus building project, mitigating storm water problems, and replacing 110% of any trees removed from campus.

Beck also articulated the IMP's neighborhood enhancement strategy, explaining each of its tenants, which had not changed since the initial presentation.

Beck wrapped the presentation up by discussing the community engagement and outreach process for the IMP, hoping to finalize their draft to City Planning by the end of December. The timeline of the approval process from Planning Commission anticipates approval from them and City Council in the spring of 2022.

Comments, Questions, and Concerns

Q: Replacement of total caliper means that a mature 3" caliper tree could be replaced with three 1" caliper trees. The canopy is nonlinear relative to caliper. It seems like this allows the reduction of net tree canopy. Is this the right target?

A: The city code currently says to replace trees off of total caliper. I recognize that it's non-linear, but with that, we still are planning for 110%. If we're thinking in terms of this 20 or 30 year document, one 3" tree coming down and being replaced by three 1" trees 10 years from now will have a net positive effect on the tree canopy. We don't disagree, but we also know that we need to match what code says.

Q: Are you replacing the entire Donner building?

A: That's the idea. There are no concrete plans yet, but I think the idea is that we would take the building down in one or two phases at that site. We like that site though because it's more internal on campus as compared to external.

For more information regarding this project, including minutes from CMU's last DAM, visit bit.ly/cmuintp2022.