1 Introductions
2 Housing Master Plan
3 Forbes / Beeler project
4 Fifth Ave projects
A residential experience that is unique to Carnegie Mellon

Vision

- Three neighborhoods that offer a mix of unit types to provide age-appropriate unit typology
- A neighborhood hub in each area
- Students could choose to live in the same neighborhood for multiple years and identify with the neighborhood community
Current Housing Inventory
Housing Master Plan – Initial Projects

- 169 Beds
  - Fifth/ Neville
  - 2020

- 265 Beds
  - Fifth/ Clyde
  - 2021

- 265 Beds
  - Fairfax
  - 2019

- 465 Beds
  - Forbes/ Beeler
  - 2022

- 265 Beds
  - Forbes/ Beeler
  - 2022
3.5 10-YEAR DEVELOPMENT ENVELOPE BY PRECINCT

3.5.6 Morewood

16. Capstone Building
DESCRIPTION: New building facing the Cut, up to 150 surface and structured parking spaces
USES: Administrative, research, support, parking
SQUARE FEET: 200,000 gsf
HEIGHT: 8 stories (120 ft)
SETBACK: North: 20 ft from existing buildings
South: 10 ft from property line
East: 10 ft from North Loop Dr
West: 10 ft from property line
Note: projections may be built in south setback up to 40% of façade

17. Relocation of Greek House
DESCRIPTION: New fraternity/sorority building
USES: Residential
SQUARE FEET: 25,000 gsf
HEIGHT: 4 stories (45 ft)
SETBACK: North and South: align to existing building to west
East: 40 ft from Devon Road
West: 40 ft from adjacent building
Note: Residential Compatibility Standards apply

18. Garage Relocations
DESCRIPTION: Relocation of existing garage spaces
USES: Parking and support space
SQUARE FEET: 10,000 gsf (up to 20 garage units of 500 gsf each)
HEIGHT: 1 story (15 ft)
SETBACK: Front: aligned to North Campus Drive
Note: Residential Compatibility Standards apply

19. Doherty Apartments Site
DESCRIPTION: Up to 3 new buildings and up to 100 additional surface parking spaces
USES: Residential, academic, research and support space, surface parking
SQUARE FEET: 170,000 gsf (in 3 buildings)
HEIGHT: 4 stories (50 ft) on Forbes; 2 stories (25 ft) on uphill side
SETBACK: North: 45 ft from adjacent properties
South: 15 ft from property line
East, West: 40 ft from adjacent properties
Note: Residential Compatibility Standards apply

20. Morewood Gardens Addition
DESCRIPTION: Addition to Morewood Gardens & Tower for Student Support
USES: Residential, academic, student support space and dining
SQUARE FEET: 80,000 gsf
HEIGHT: 3 stories (50 ft) from Forbes = 1 story below ground
SETBACK: North: adjacent to existing building
South: 15 ft from Forbes Ave
East and West: align with existing building
Excerpt from 2012 Institutional Master Plan:

19. Doherty Apartments Site

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View into the Plaza
View into the Plaza
View from Penton Rd
View from Penton Rd (without trees)
Third Floor Plan

- Student Experience Space
- Building Amenities
- Shared Residential
Fourth Floor Plan

- Student Experience Space
- Building Amenities
- Shared Residential
Market Space precedents
Proposed Residence

PROPERTY BOUNDARY

ZONING BOUNDARY

Existing Forest

Parking (20 spots)

Dumpster & Generator

Proposed Building

Pull-off

Forbes Ave

East Campus Garage

Devon Road

Beeler Street
Proposed Schedule

Schedule

Permitting
- Zoning Review
  October 2019
- CDAP (Design Review)
  November 2019
- Planning Commission
  December 2019 – January 2020

Construction
- Demolition of Existing Building
  Spring 2020
- Foundations
  Summer – Fall 2020
- Superstructure & Enclosure
  Winter – Summer 2021
- Interior Work
  Fall 2021 – Spring 2022
- Final Fit-out & Site Work
  Summer 2022
- Occupancy
  August 2022
Schedule

Permitting
- Site Plan Review  Jul 2019
- PLI review  Aug 2019

Construction
- Asbestos Abatement  Summer 2019
- Construction Start  Fall 2019
- Substantial Completion  Jun 2020
- Occupancy  July 2020
Fifth / Clyde Residence Hall
Schedule

Permitting
- Zoning approved Jul 2019
- CDAP (Design Review) Aug 2019
- Planning Commission Sep 2019

Construction
- Foundations Fall 2019 – Spring 2020
- Superstructure & Enclosure Summer 2020
- Interior Work Fall 2020 – Spring 2021
- Final Fit-out & Site Work Summer 2021
- Occupancy August 2021