

**Forbes / Beeler Project**  
September 2019

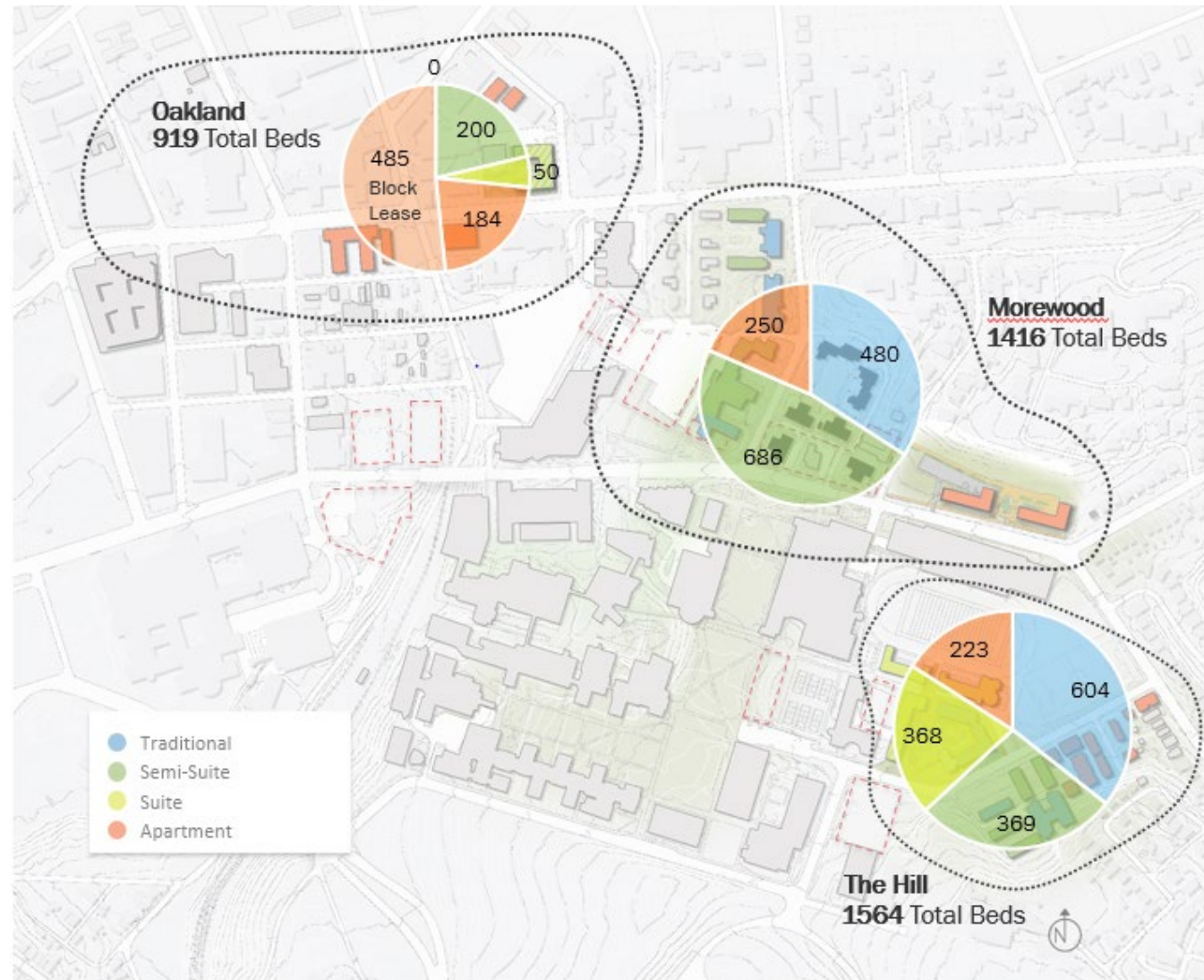
- 1 Introductions
- 2 Housing Master Plan
- 3 Forbes / Beeler project
- 4 Fifth Ave projects

# The Neighborhood Concept

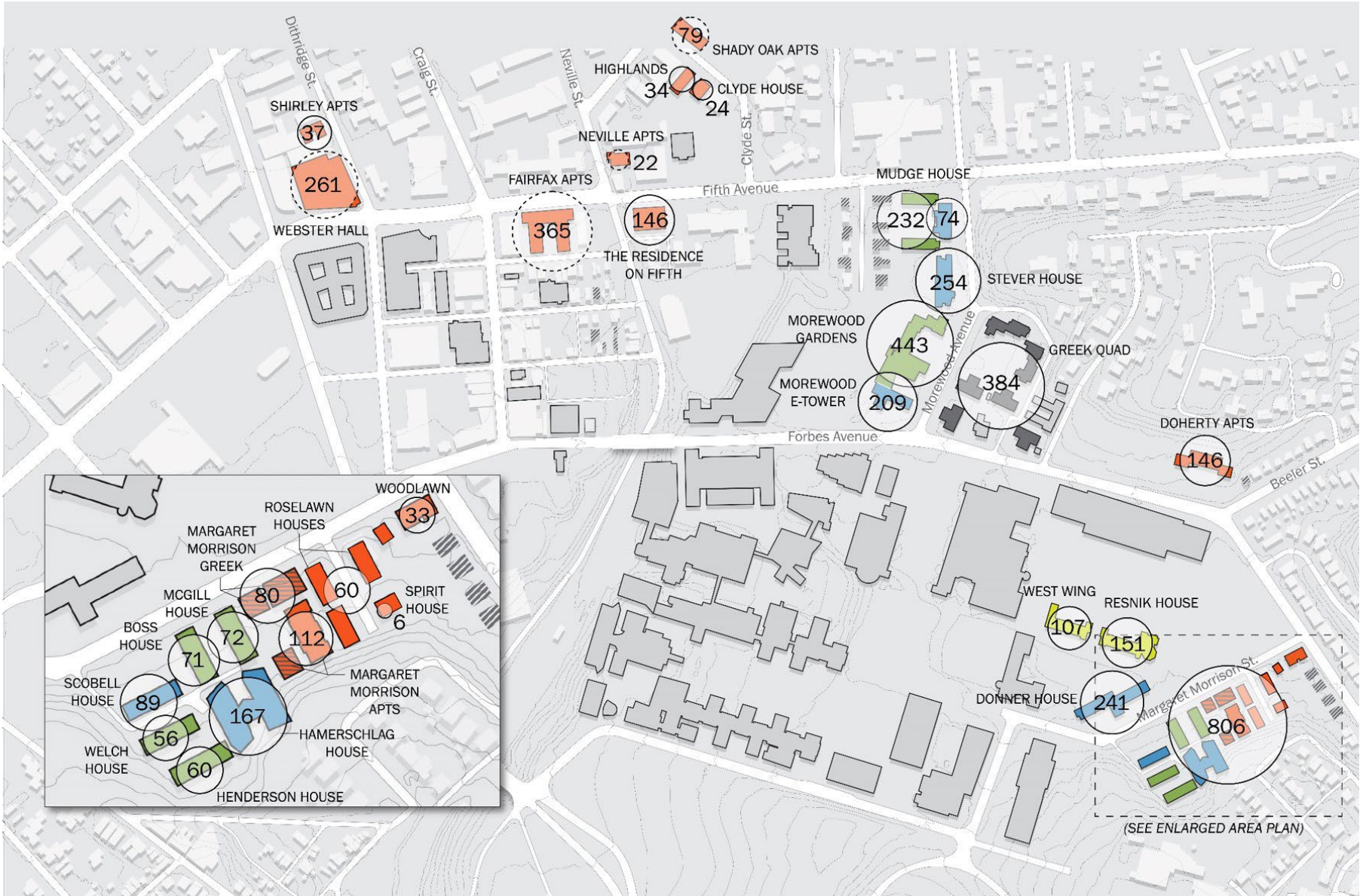
A residential experience that is unique to Carnegie Mellon

## 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

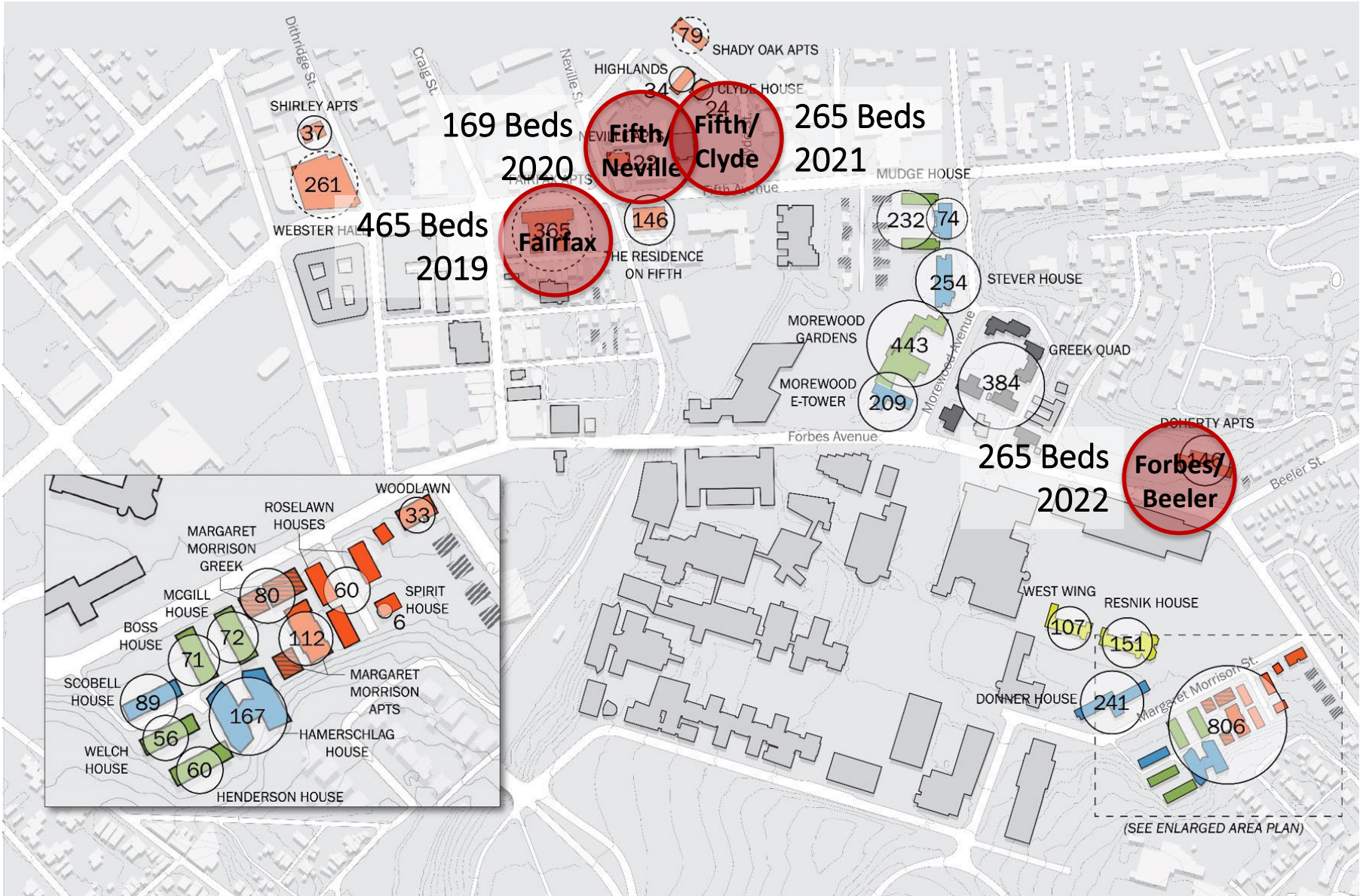


# Current Housing Inventory



(SEE ENLARGED AREA PLAN)

# Housing Master Plan – Initial Projects



## 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  
 Rear: no more than 25 ft from North Campus Drive  
*Note: Residential Compatibility Standards apply*

#### 19. Doherty Apartments Site

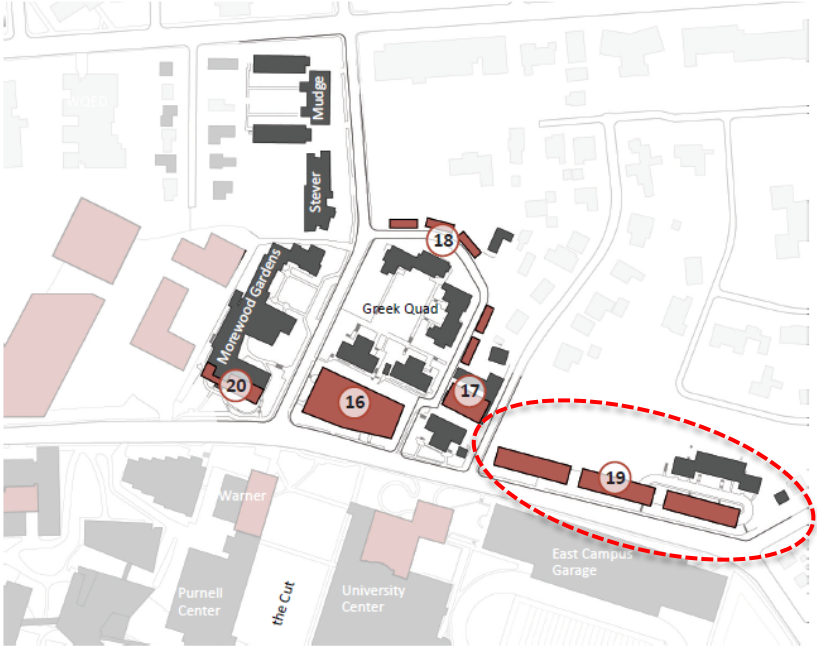
DESCRIPTION Up to 3 new buildings and up to 100 additional surface parking spaces  
 USES Residential, academic, research and support space, surface parking  
 SQUARE FEET 120,000 gsf (in 3 buildings)  
 HEIGHT 4 stories (60 ft) on Forbes; 2 stories (25 ft) on uphill side  
 SETBACK North: 45 ft from 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 E 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

## 3.5 10-YEAR DEVELOPMENT ENVELOPE BY PRECINCT

### 3.5.6 Morewood



#### Morewood Projects

- 16 Capstone Building
  - 17 Relocation of Greek Housing
  - 18 Garage Relocations
  - 19 Doherty Apartments
  - 20 Morewood Gardens Addition
- New Developments
  - CMU Buildings

# Doherty Apartments Site



# Existing Conditions

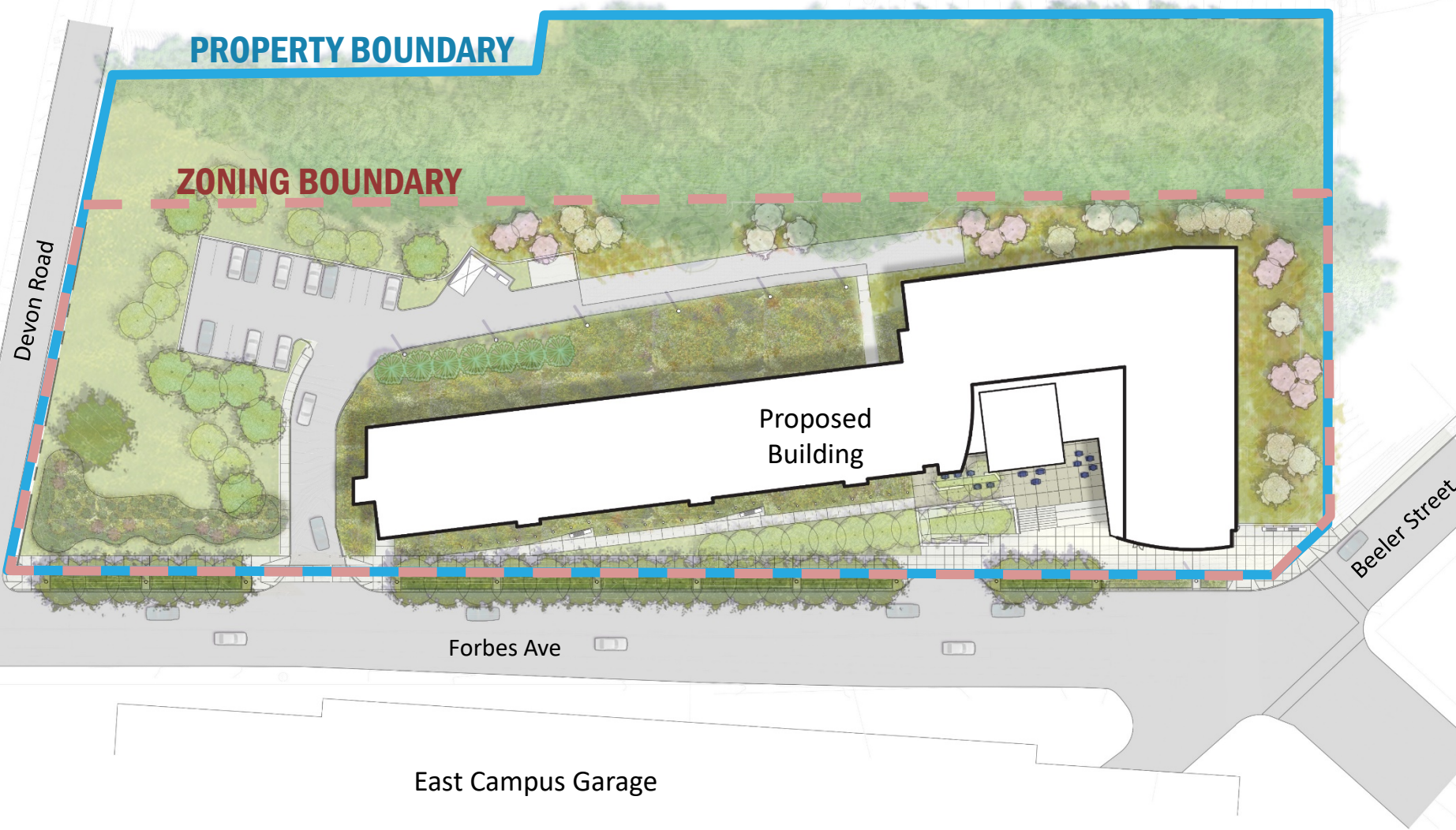
## Site Diagrams

- Developable Site area
- CMU ownership
- Potential green public spaces
- Building height restrictions
- Street elevation
- Extension of improved streetscape
- Priority Building presence at street edge

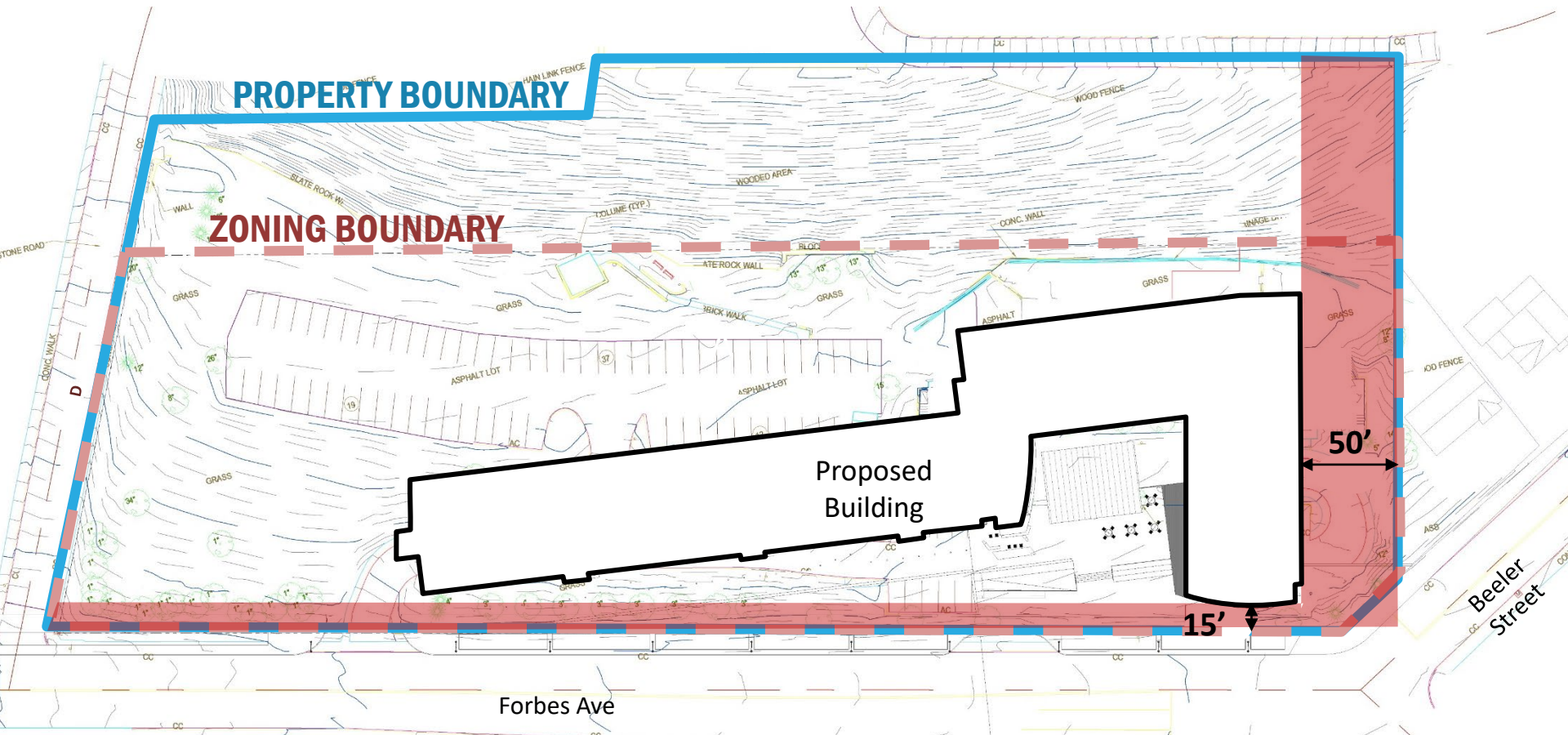




# Proposed Residence



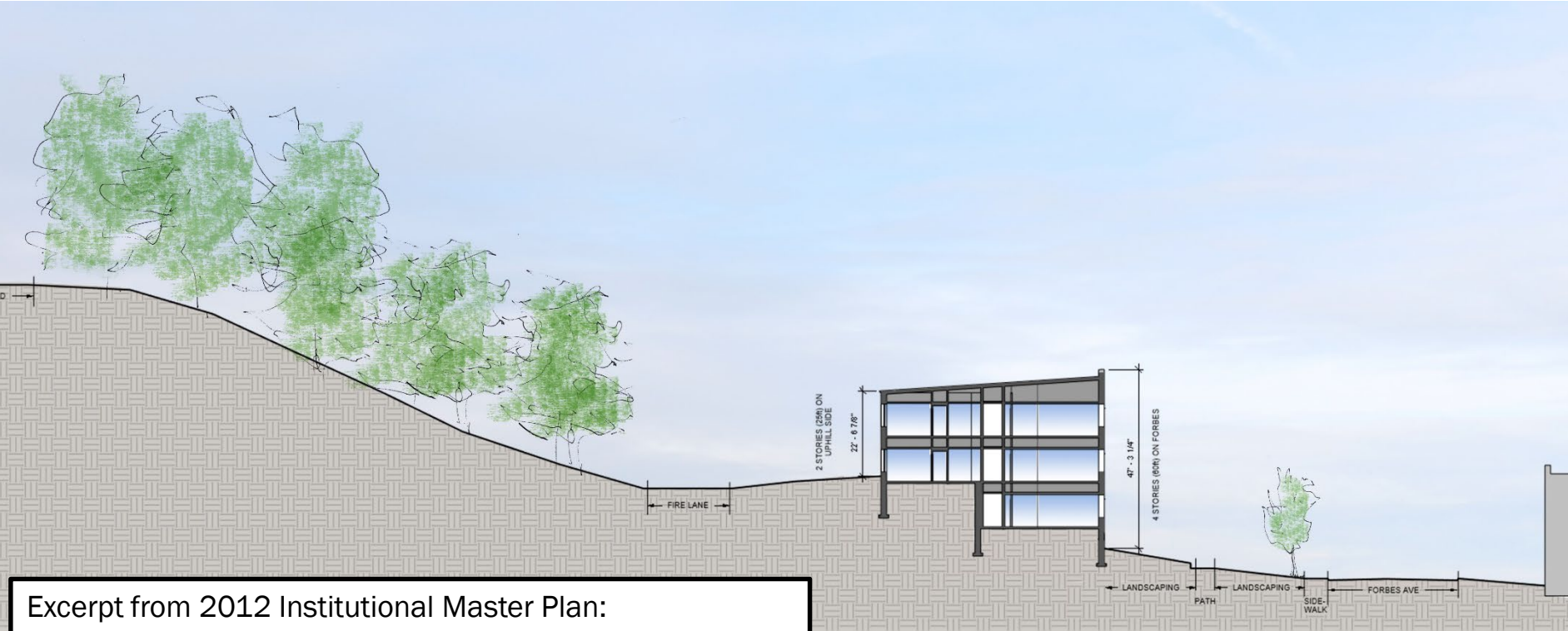
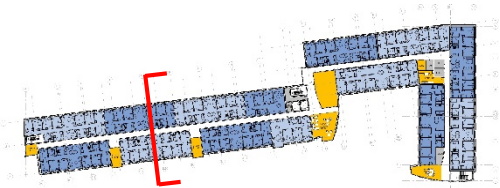
# Setbacks in 2012 IMP



**Excerpt from 2012 Institutional Master Plan:**

**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	120,000 gsf (in 3 buildings)
HEIGHT	4 stories (60 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



**Excerpt from 2012 Institutional Master Plan:**

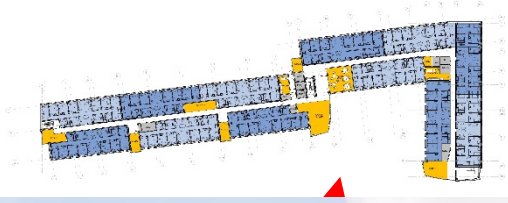
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USES	Residential, academic, research and support space, surface parking
SQUARE FEET	120,000 gsf (in 3 buildings)
HEIGHT	4 stories (60 ft) on Forbes; 2 stories (25 ft) on uphill side
SETBACK	North: 45 ft from adjacent properties South: 15 ft from property line East, West: 40 ft from adjacent properties

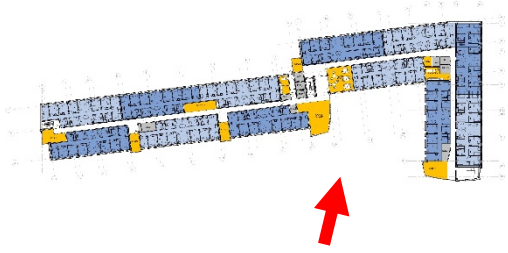
# Current View



# View into the Plaza



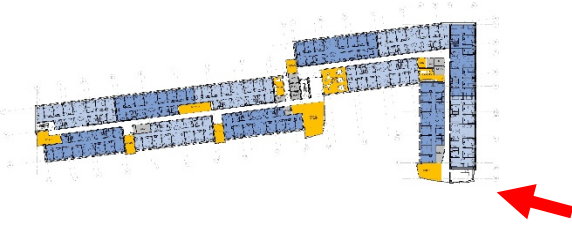
# View into the Plaza



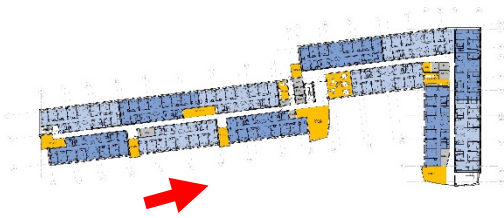
# Forbes/Beeler Residence



# View from Forbes and Beeler



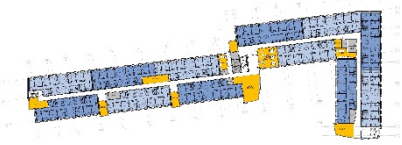




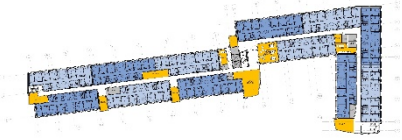
# View into the Plaza



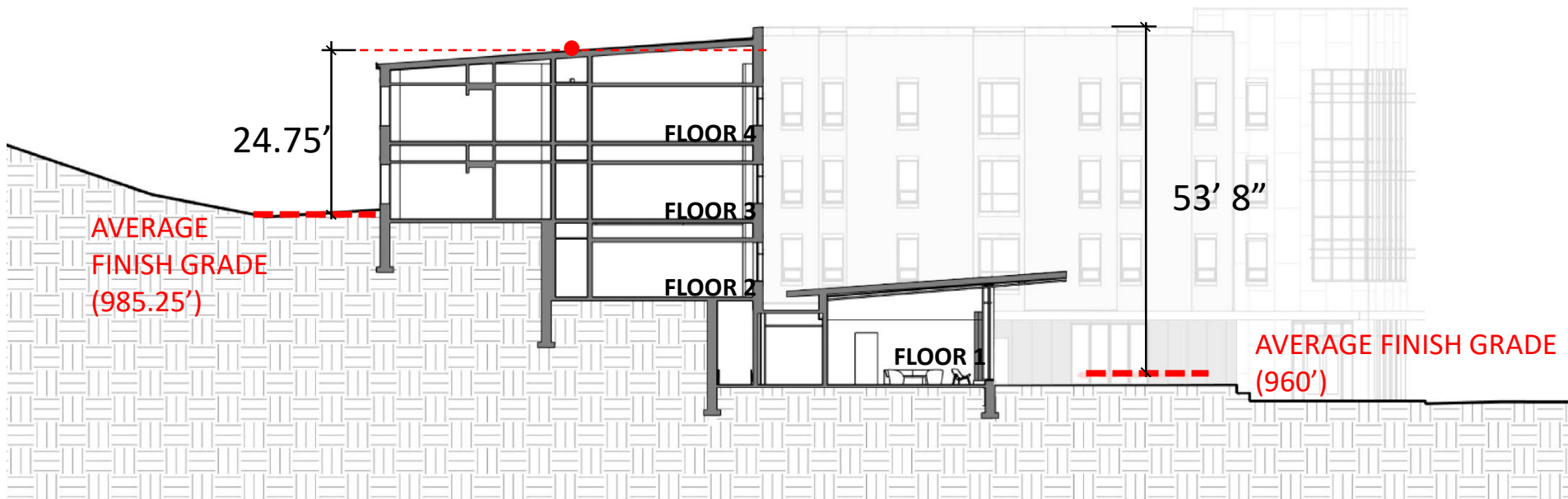
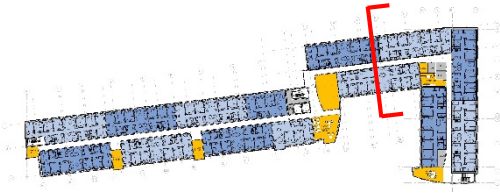
# View from Penton Rd



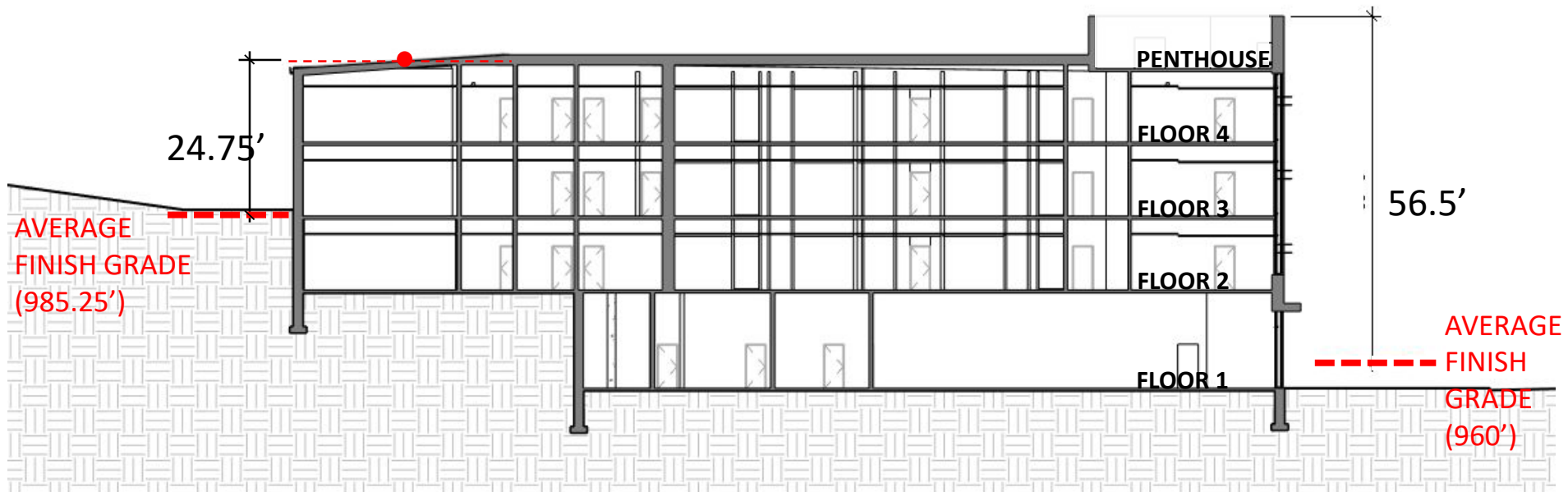
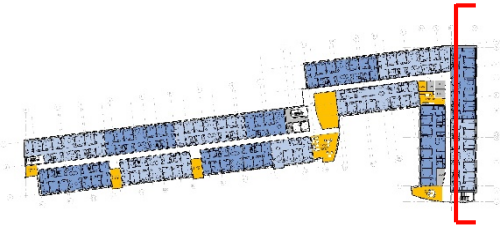
# View from Penton Rd (without trees)



# Section at Entry Plaza

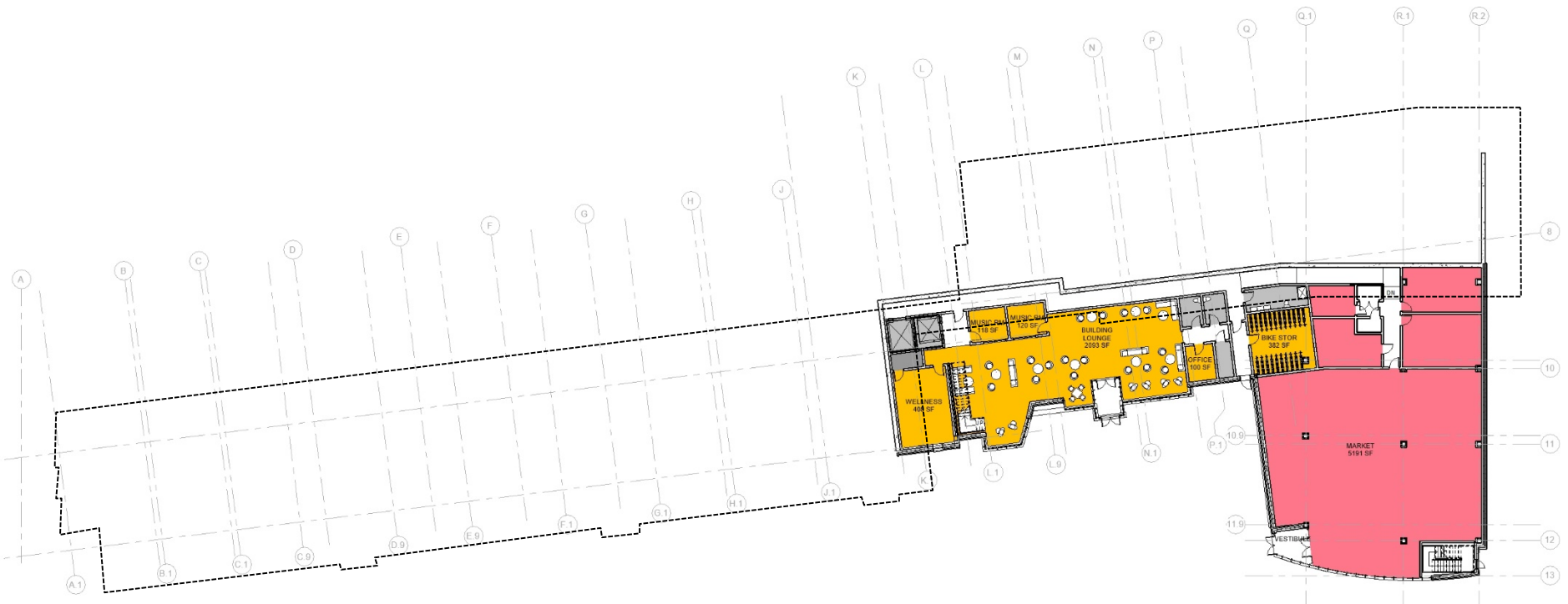


# Section at Beeler



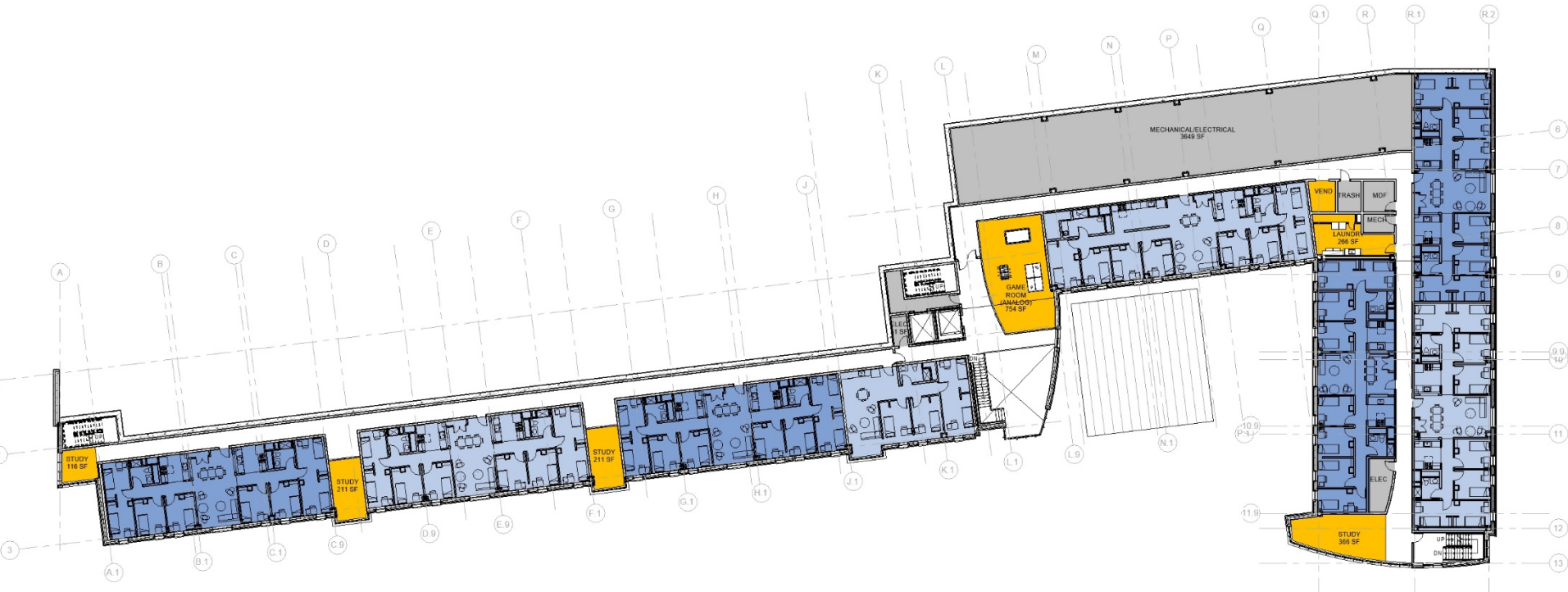
## First Floor Plan

- Student Experience Space
- Building Amenities
- Shared Residential



## Second Floor Plan

- Student Experience Space
- Building Amenities
- Shared Residential



## Third Floor Plan

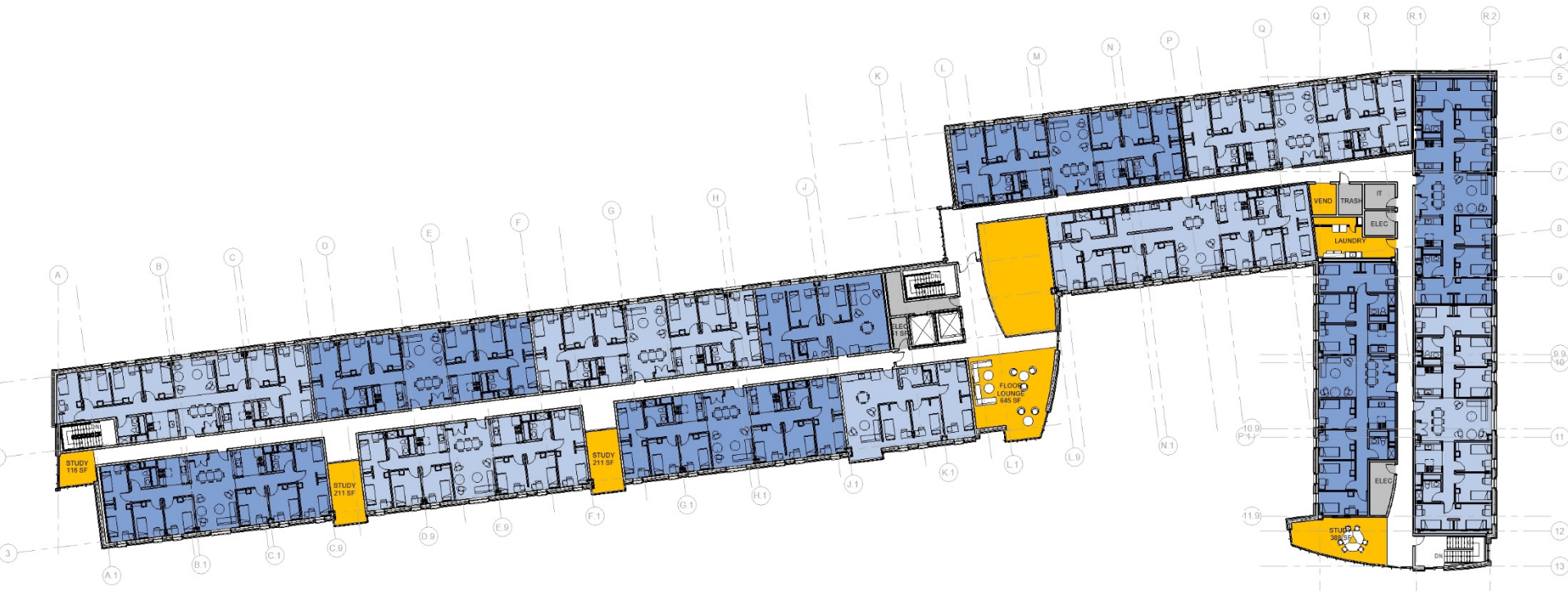
- Student Experience Space
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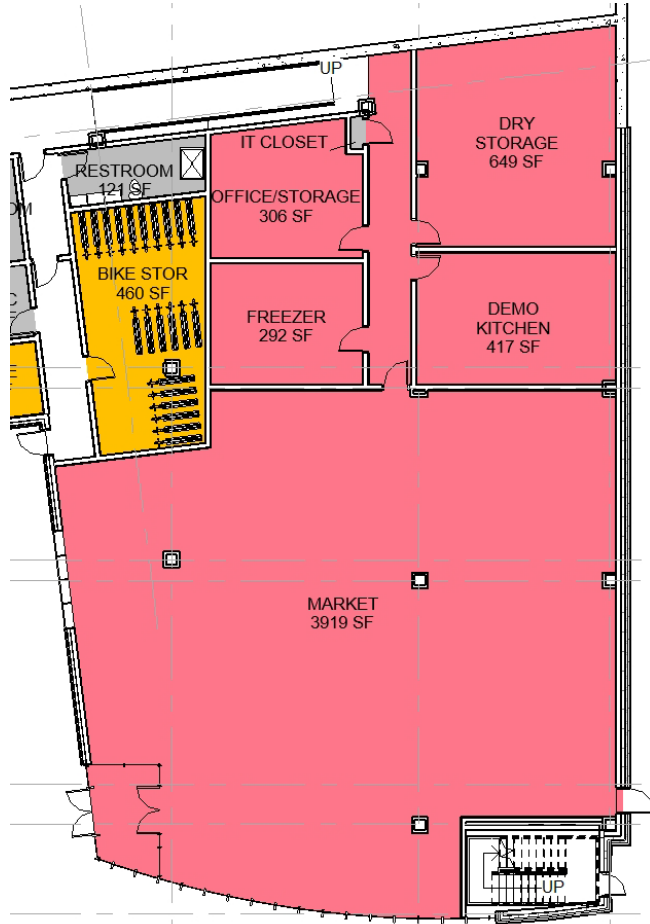


## Fourth Floor Plan

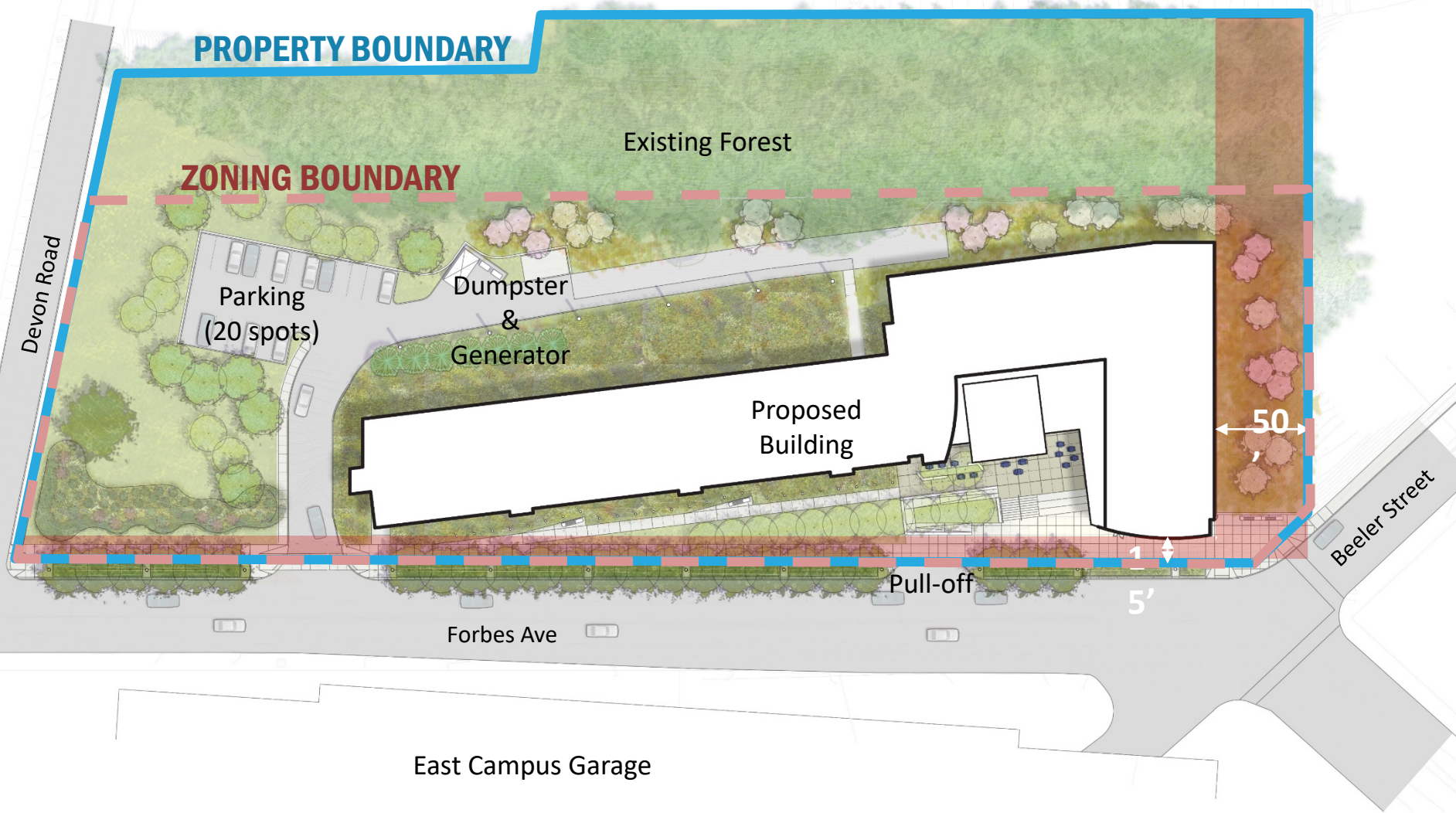
- Student Experience Space
- Building Amenities
- Shared Residential



# Market Space precedents



# Proposed Residence



## 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



# Fifth / Clyde Residence Hall





# Fifth / Clyde Residence



## 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