

Carnegie Mellon University

Margaret Morrison St Neighborhood Commons



**Pre-Application Meeting
Department of City Planning**

16 March 2023

Bohlin
Cywinski
Jackson

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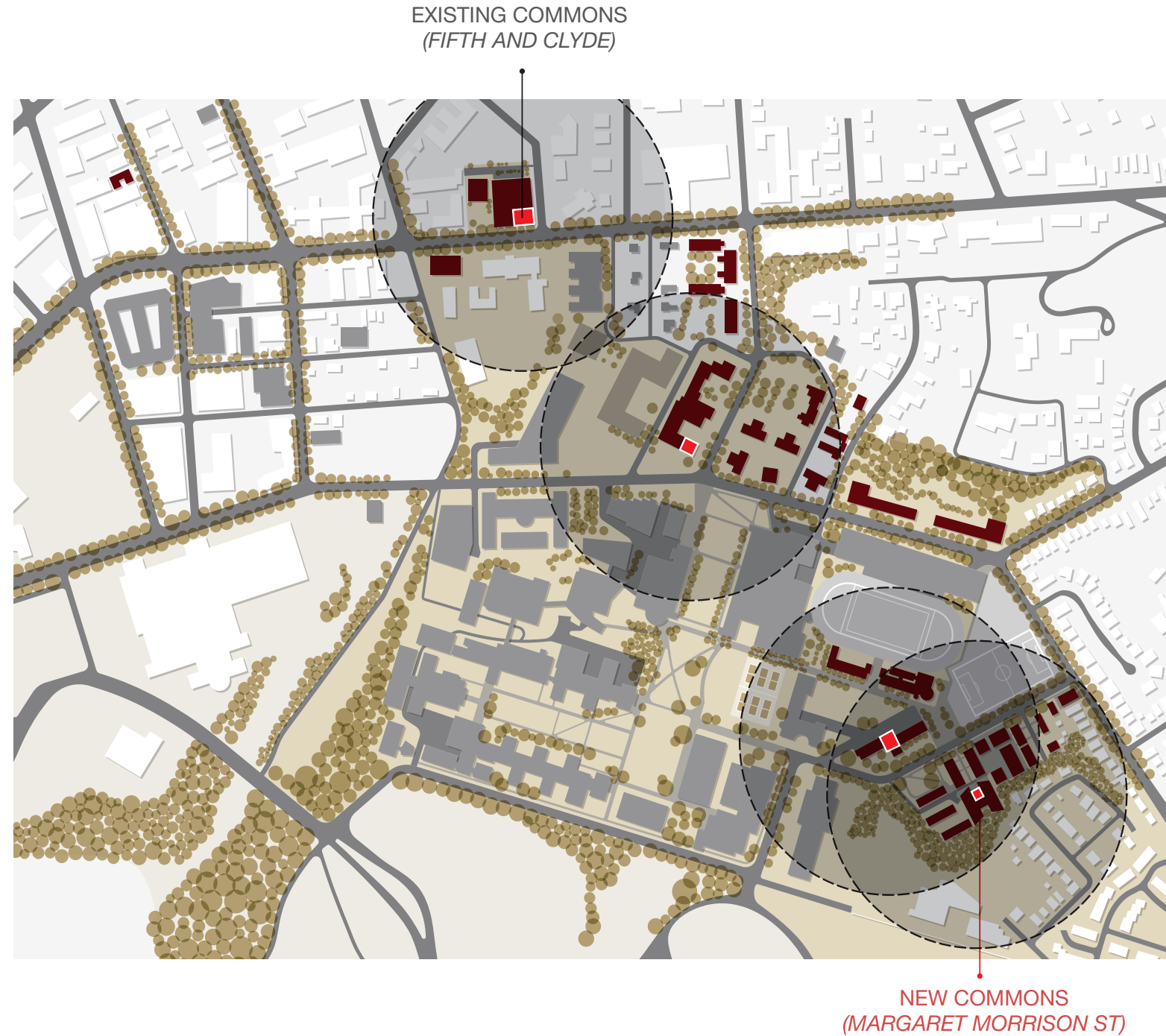
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Commons Master Plan

The Margaret Morrison St. Neighborhood Commons is proposed as the second in a sequence of student spaces that are planned to be inserted around campus.

The purpose of these Commons is to supplement neighborhood living areas with additional amenities that promote students wellbeing.


Located on the southeastern edge of campus, the new Commons will serve as a central hub for 'The Hill' dorm community.

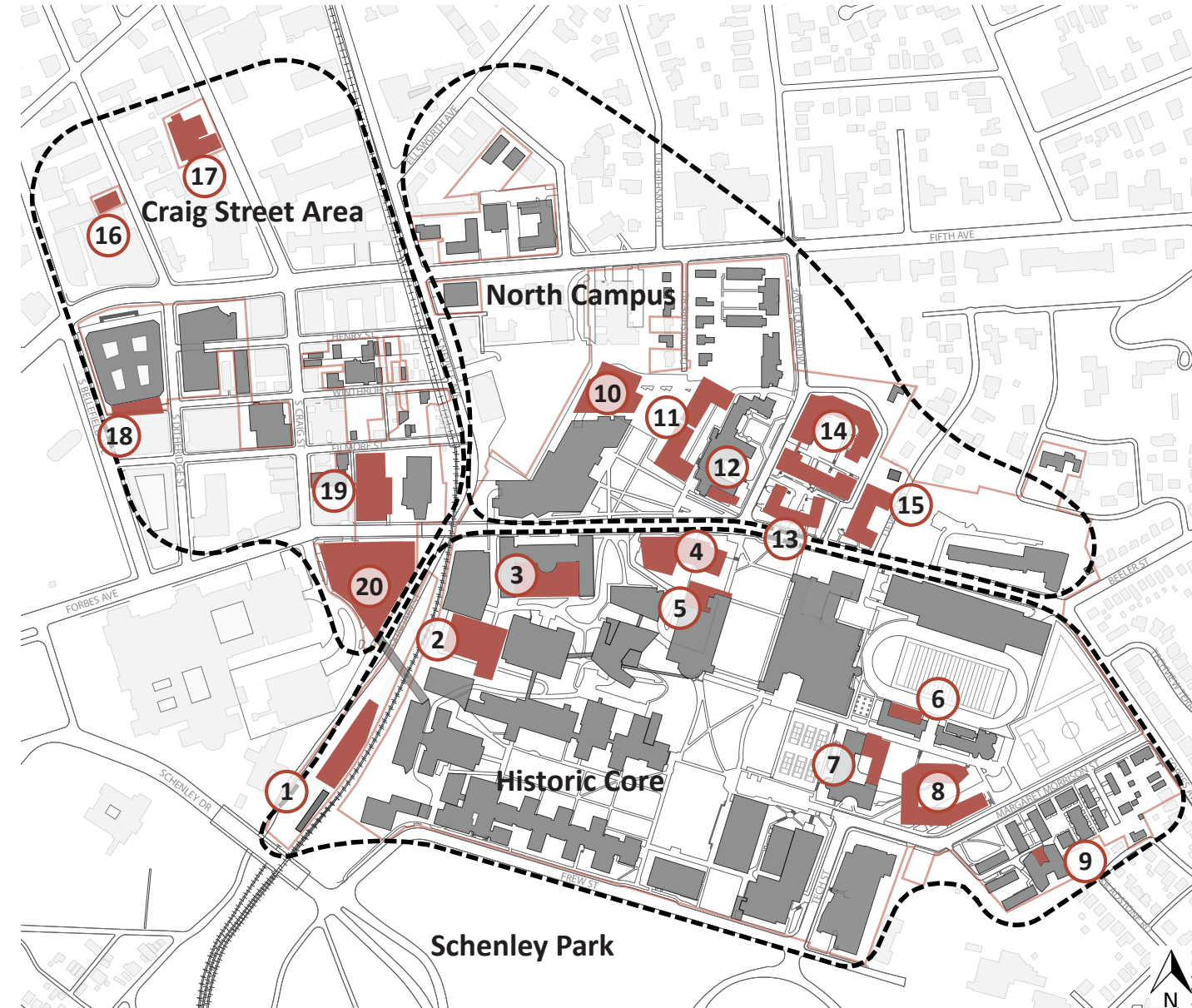


Master Plan | Districts

The following map demonstrates the 10-Year Development Plans for different sites and campus districts.

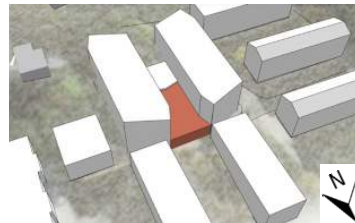
The new Commons would be located within the Historic Core - opportunities for expansion in this area focus on the reuse of existing buildings and the creation of new development sites by rethinking inefficient or older facilities.

	Carnegie Mellon University Property in 2022 IMP	9	Student Commons
	Carnegie Mellon University Existing Buildings	10	Academic Building
	Campus District Boundaries	11	Mixed Use Building
	Development Sites	12	Student Commons
1	Facilities Operations Center	13	Mixed Use Building
2	Academic Building	14	Student Housing
3	Hamburg Expansion	15	Student Housing
4	Mixed Use	16	Shirley Apartments Renovation
5	Purnell Center Expansion	17	Student Apartments
6	West Wing Addition	18	Mellon Institute Entrance
7	Margaret Morrison Carnegie Hall Expansion	19	Mixed Use Building
8	Academic/Student Housing Complex	20	South of Forbes Site



Master Plan | Historic Core

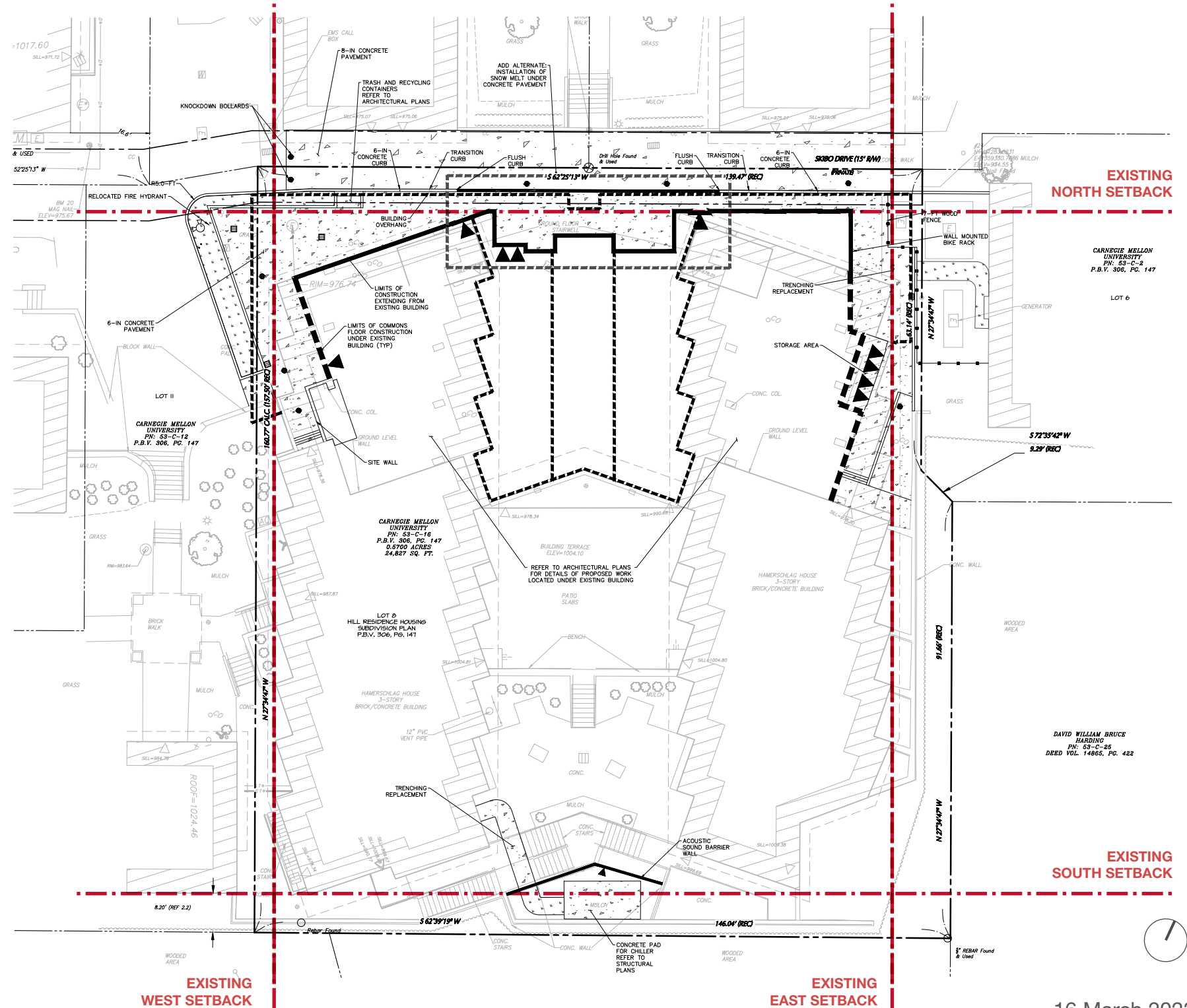
Below is a zoomed in view from the 2022 Institutional Master Plan - Site 9: Student Support Expansion. Following the framework established for the Historic Core, the new Commons would remain within the boundary of the existing dorm building above.



DESCRIPTION
USES
SQUARE FEET
HEIGHT
STEPBACKS
SETBACK

Infill ground floor for student support
Office, Restaurant
6,000 gsf
2 stories/ 25 ft
None
North: match Hamerschlag setback
South: match Hamerschlag setback
East: match Hamerschlag setback
West: match Hamerschlag setback
NA
New student residential Commons
Student courtyard enhancements

MOBILITY
PUBLIC REALM



Master Plan | Sustainability

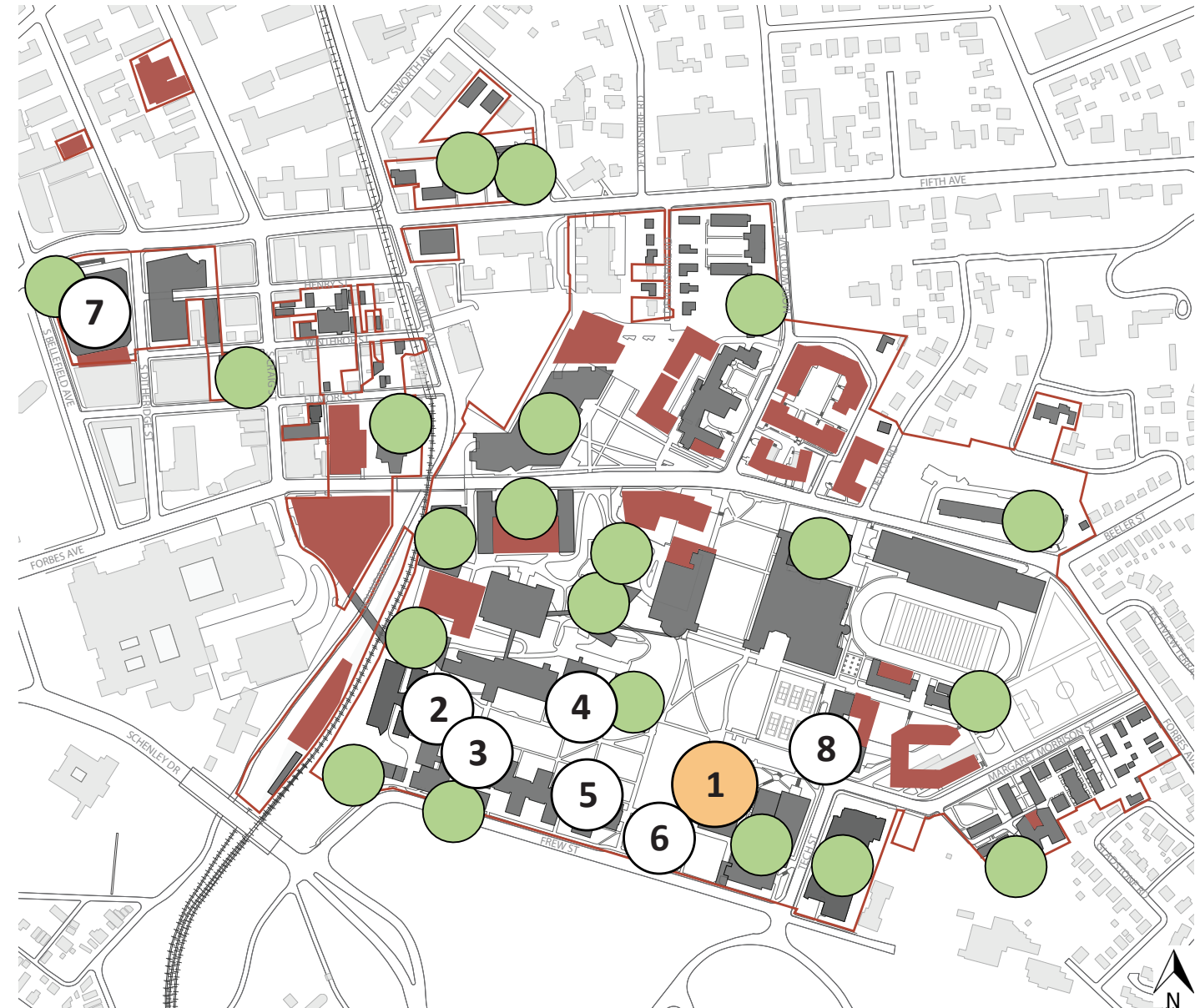
Green Buildings and Rehabilitation is also considered as part of the campus wide development. The new Commons is targeted to be a LEED certified building.

- LEED Certified Buildings
- Sustainable Rejuvenation in progress
- Development Sites
- Carnegie Mellon University Property in 2022 IMP

- 1 College of Fine Arts
- 2 Hamerschlag Hall
- 3 Porter Hall
- 4 Doherty Hall
- 5 Baker Hall
- 6 Hunt Library
- 7 Mellon Institute
- 8 Margaret Morrison Carnegie Hall



UNSDG Goals

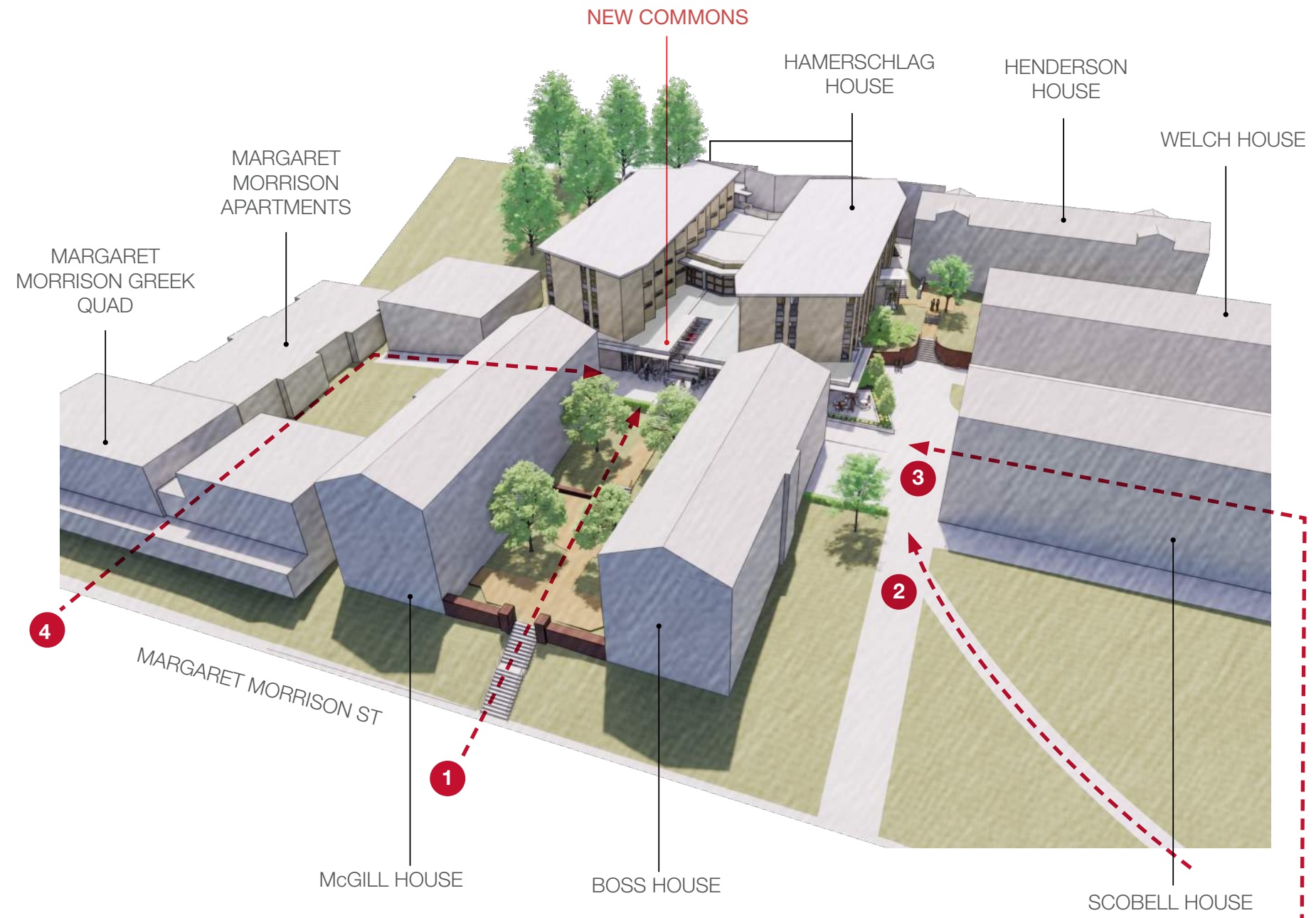


Neighborhood Context

As shown on the diagram, this community sits atop a hill and houses a variety of different dorm buildings.

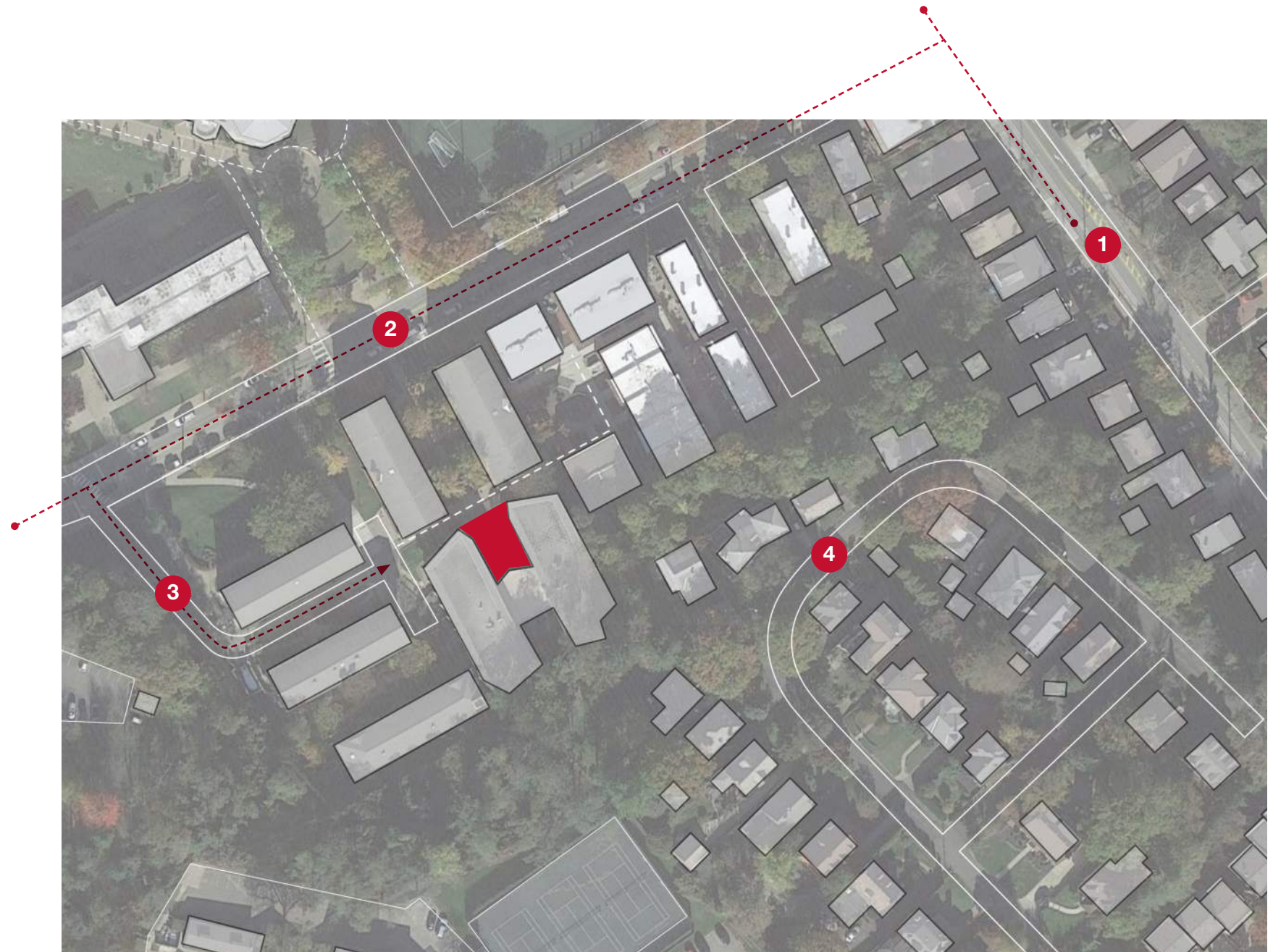
Chosen for its central location, the open plinth on the ground floor of the existing Hamerschlag House dorm offers an ideal location to insert the new Commons. The different access points are:

- 1 Through the Boss and McGill House courtyard
- 2 Through the ramped pathway in front of Scobell House (accessible)
- 3 Through the back driveway and pedestrian path between Scobell and Welch House (accessible)
- 4 Through Margaret Morrison Courtyard (accessible via elevator)



Neighborhood Context

- 1 Forbes Ave
- 2 Margaret Morrison St
- 3 Skibo Drive
- 4 Gladstone Road





View of existing Hamerschlag House building through Boss and McGill courtyard.



View of existing Hamerschlag House building through second floor balcony and out towards campus.



View of existing Hamerschlag House open plinth at the ground floor where new Commons will be inserted



View of existing Hamerschlag House central patio and current fire lane access to remain

Design Intent

One of the key elements of the proposed Commons is to differentiate the public gathering space from the existing dorm building by creating two datums:

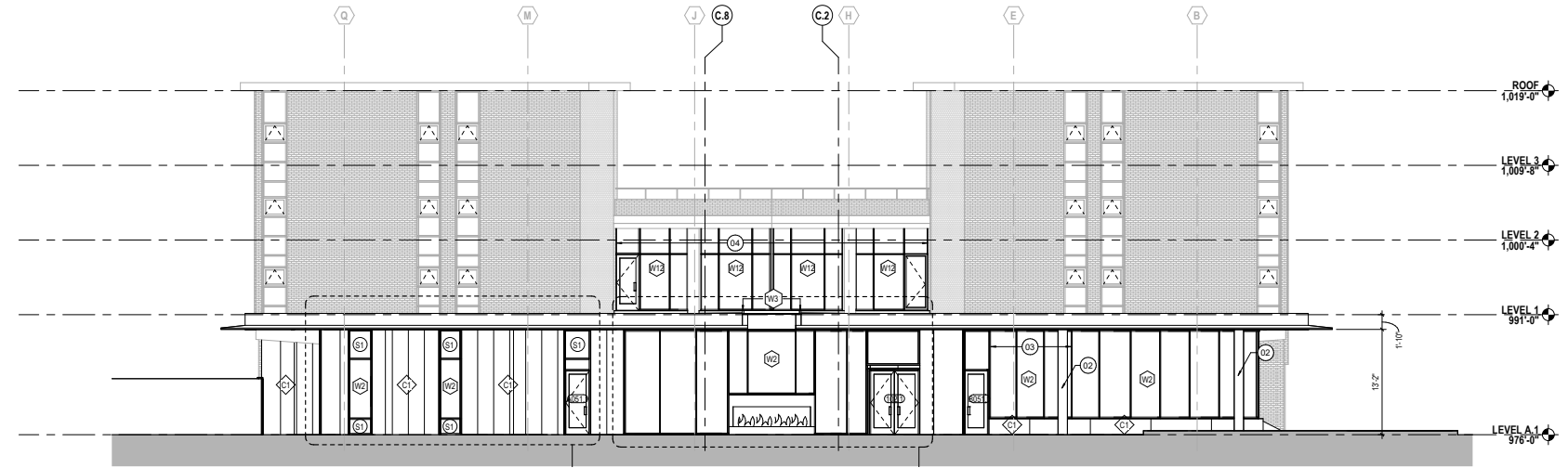
- 1** An extended roof plane and canopy to form a clear line between old/ new
- 2** A leveled floor plane that connects to the existing driveway (instead of the current stepped patio) for ease of entry and full accessibility



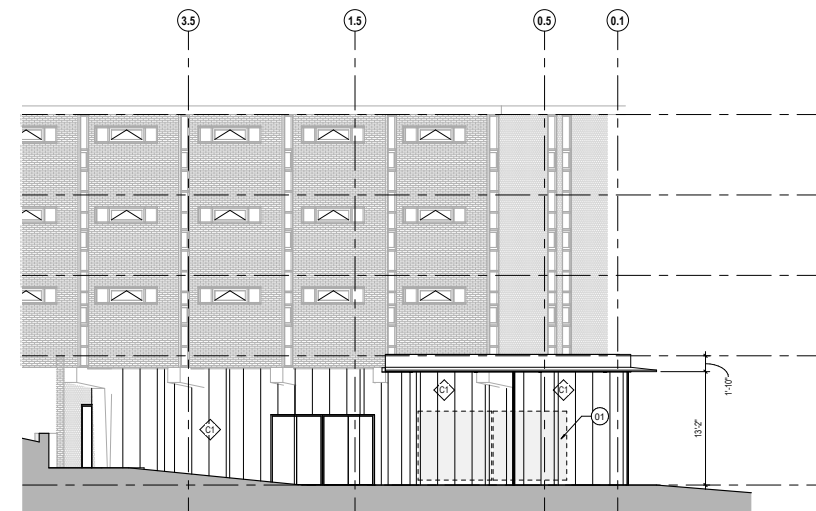
Design Intent | Elevations

LEGEND:

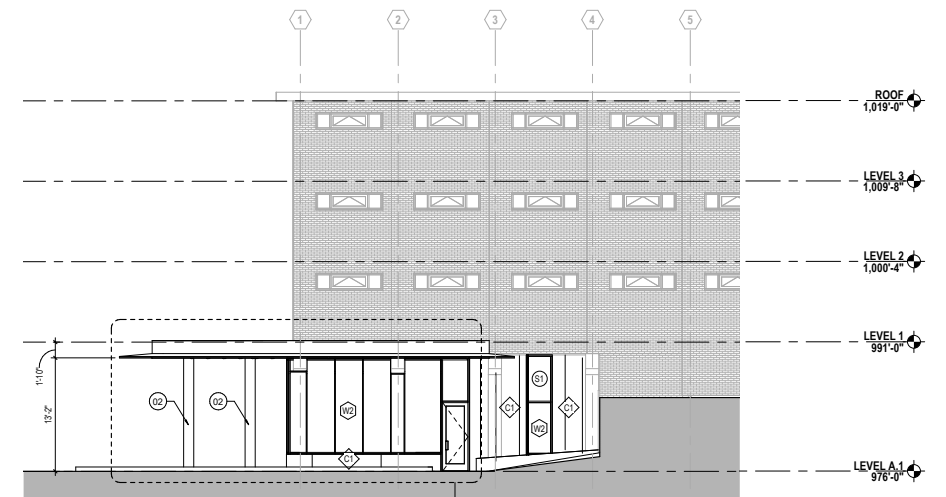
- C1** PRECAST CONCRETE RAINSCREEN ASSEMBLY
- W2** CLEAR ANODIZED PREFINISHED ALUMINUM GLAZING ASSEMBLY WITH ARGON FILLED INSULATED GLAZING
- W3** GLAZED ALUMINUM SKYLIGHT SYSTEM WITH CLEAR ANODIZED FINISH
- S1** GLAZED SHADOW BOX SPANDREL PANEL - 1" THICK HEAT-STRENGTHENED INSULATED GLAZING UNIT WITH PAINTED ALUMINUM BACK PAN OVER 2" MINERAL WOOL INSULATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SHEET NOTES:

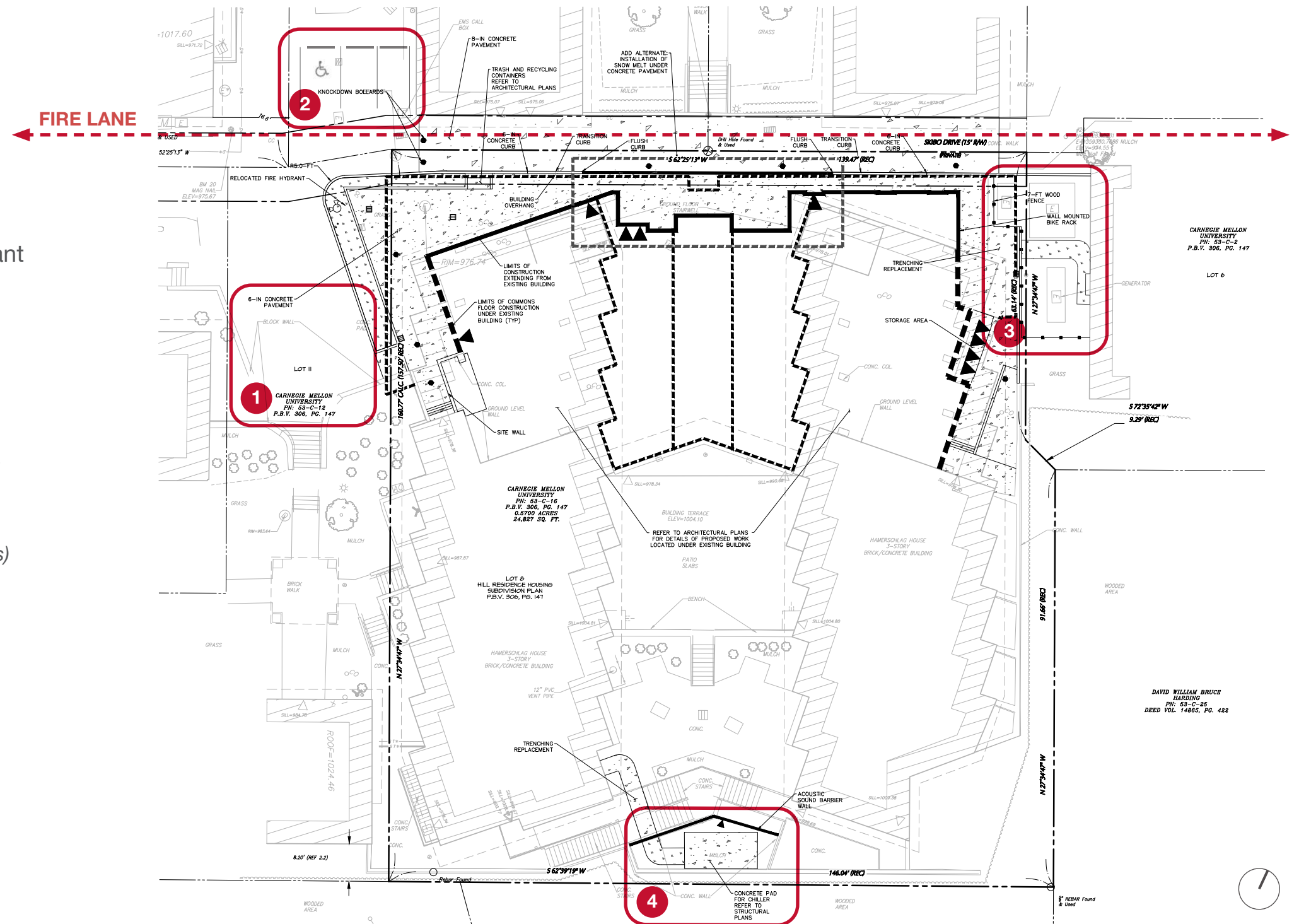
- 01** WALL MOUNTED BIKE RACKS - FINAL PRODUCT TBD
- 02** CAST-IN-PLACE REINFORCED CONCRETE COLUMN - REFER TO STRUCTURAL DOCUMENTS.
- 03** ALTERNATE 04 - REPLACE THREE (3) SECTIONS OF ALUMINUM STOREFRONT GLAZING SYSTEM (W2) WITH PRE-CAST CONCRETE PANELS (C1).

Design Intent | Site

Some additional features that are important to note:

- 1 Existing loading area to remain
- 2 Existing ADA/ parking spaces to remain
- 3 Existing transformer and emergency generator to remain with the addition of a new enclosure
- 4 New Air Cooled Chiller to service the Commons (refer to pictures on next slides)

LEGEND		
	EXISTING	PROPOSED
ROW BOUNDARY		
BUILDING LINE		
BUILDING LINE- UNDER ROOF		
GREEN ROOF LIMITS		
ROOF LINE		
CONCRETE CURB		
DOOR		
BUILDING COLUMN		
8-IN CONCRETE PAVEMENT		
CONCRETE SIDEWALK		
ASPHALT PAVEMENT		
LANDSCAPED AREA		



3



View of existing fenced area around transformer and emergency generator to be replaced with new wood plank enclosure (to match existing, but 7ft. tall to meet current electrical code).



View of existing transformer and equipment to remain

4



Proposed location of new Air Cooled Chiller with new concrete pad and acoustical enclosure



View of existing Hamerschlag House back courtyard

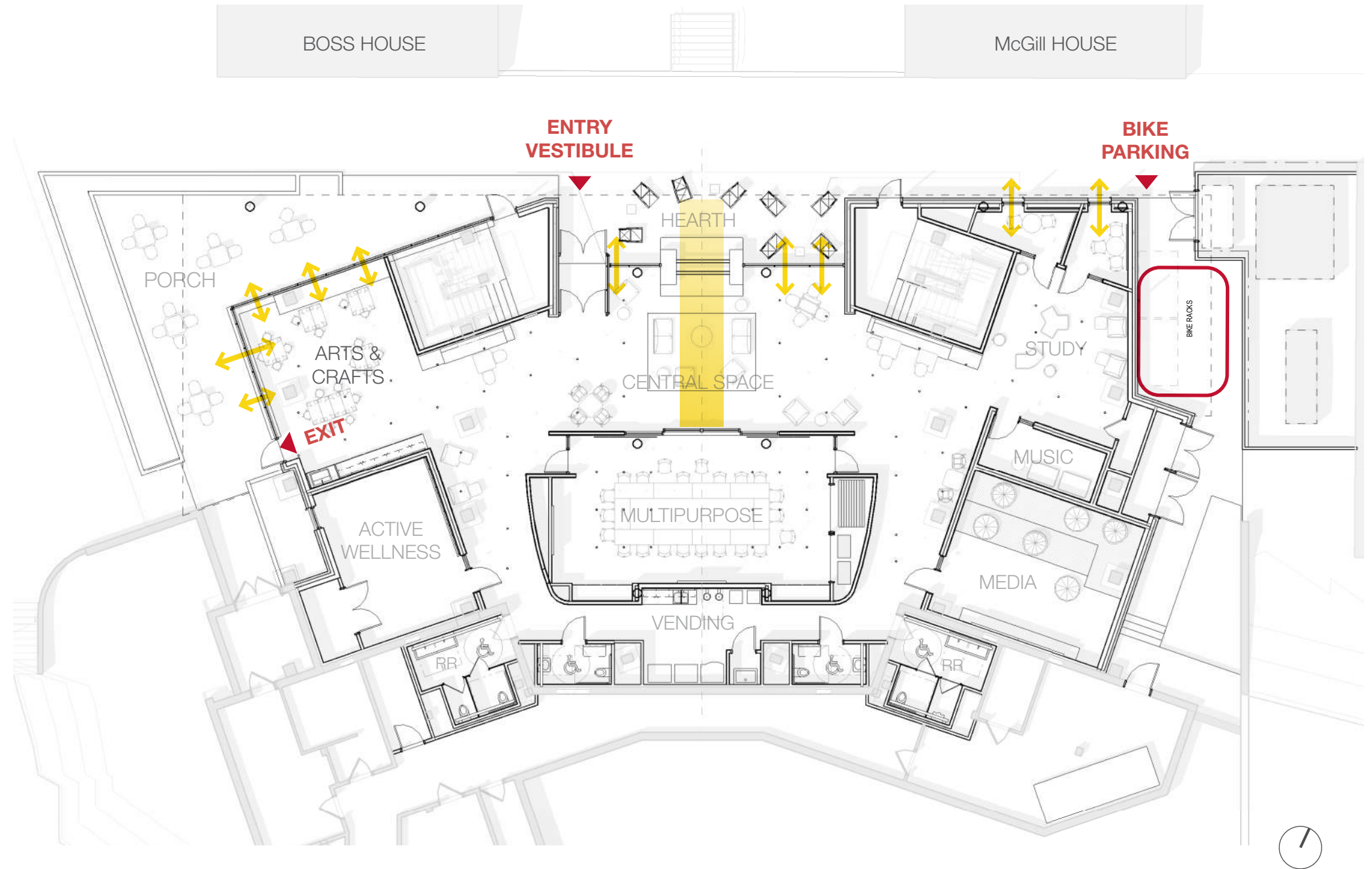
Design Intent | Layout

The following plan demonstrates the overall layout of the new Commons and how the space is integrated with the existing structure. **The goal of the project is to achieve LEED Silver Certification.**

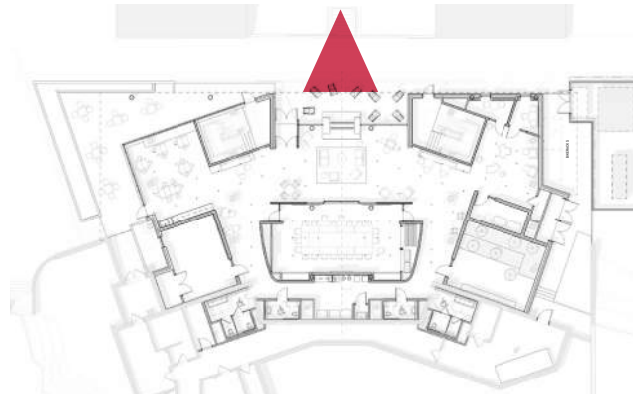
Key features are highlighted in RED including important access points, exits, and bike parking.

Daylight strategies are highlighted in YELLOW and these include a skylight and views to the outdoors.

Additional 3D Views are included in the remaining slides.



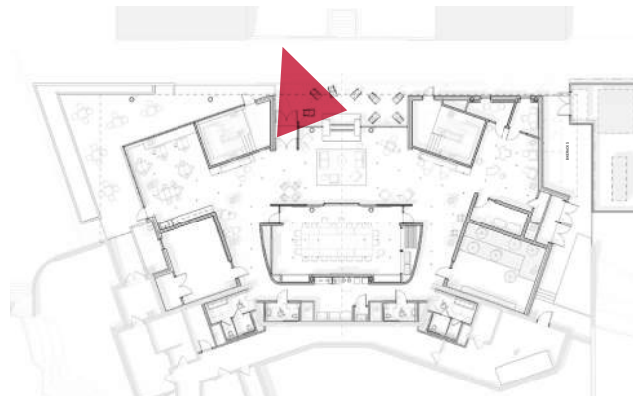
View of main entry from Boss and McGill courtyard



Key Plan



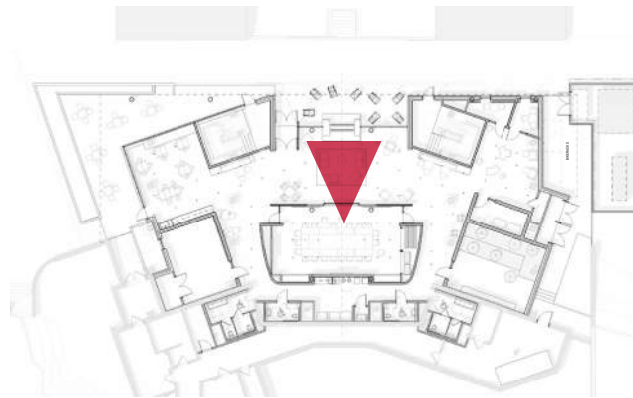
View of outdoor hearth and entry vestibule



Key Plan



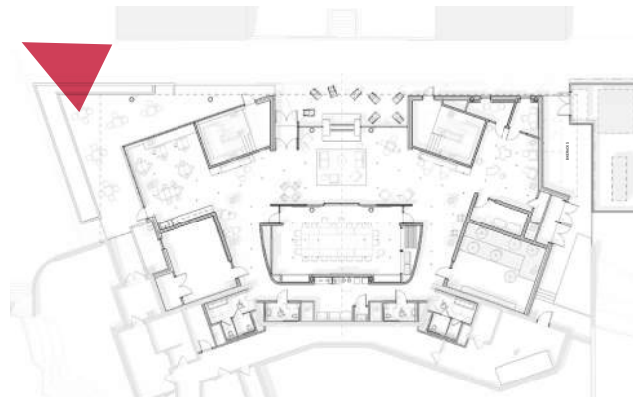
View from indoor central gathering space



Key Plan



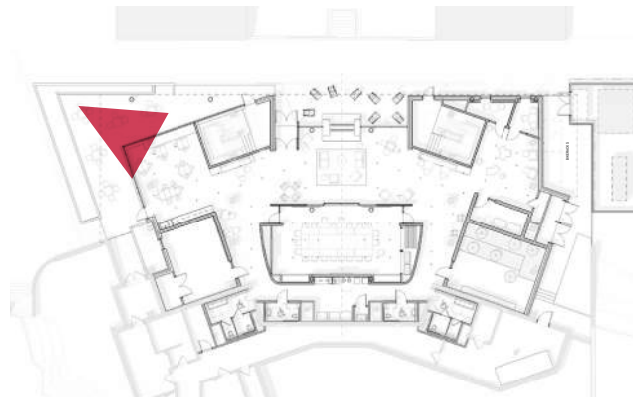
View of outdoor porch/ seating area



Key Plan



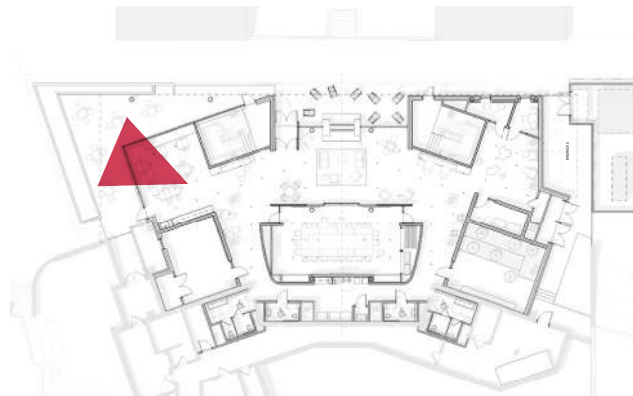
View from porch into Arts & Crafts space



Key Plan



View from Arts & Crafts space to outdoor porch



Key Plan



Next Steps

**Review Schedule for CDAP,
Plan Commission, and
Permitting**