



URBAN ACADEMY
— OF GREATER PITTSBURGH CHARTER SCHOOL —

LEVERAGING SCHOOLS TO BUILD EQUITABLE NEIGHBORHOODS: URBAN ACADEMY & LARIMER'S VISION

URBAN ACADEMY

INNOVATION

EQUITY

COMMUNITY

EXCELLENCE

HUD: CHOICE NEIGHBORHOOD PROGRAM



“The heart of this work is to prove that a school has the capacity to be innovative in its approach and serve as a catalyst for community revitalization.

We as a school can become an anchor for the transformation of our neighborhood.”

-K. CHASE PATTERSON, CEO | 2023

PROJECT GOALS



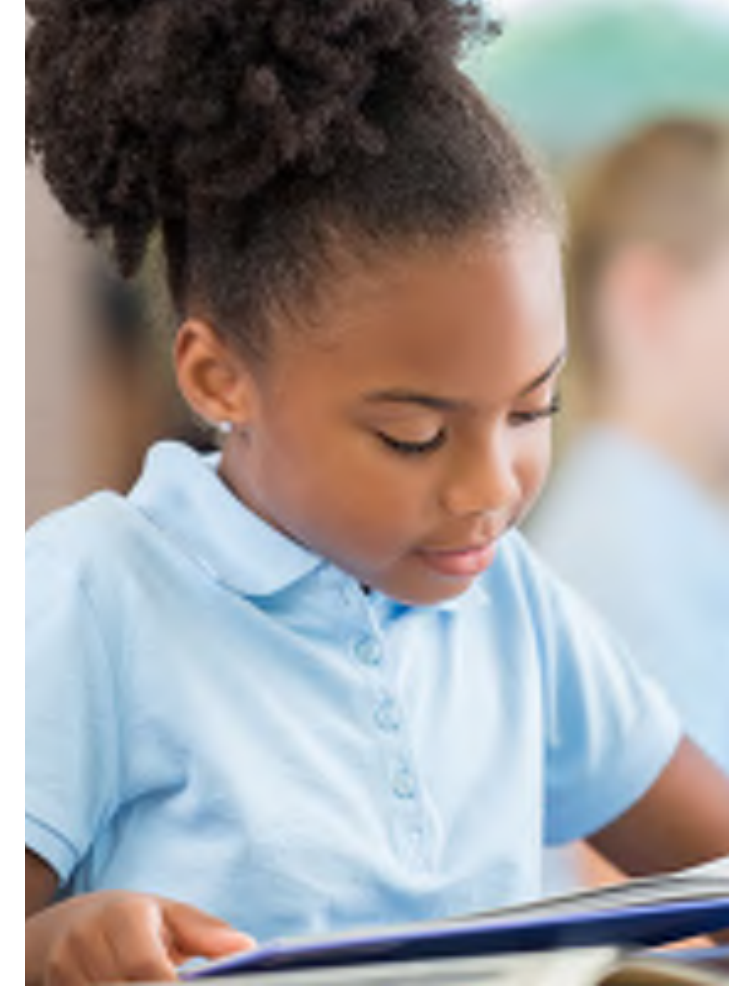
Incentivize revitalization in the residential core of Larimer by creating an active streetscape, high level design, and connection with the Larimer Ave commercial corridor.



Anchor the campus with a communal space where the Urban Academy and Larimer community can host gatherings and events.



Incorporate housing with dormitory style units for “at-risk” high school students, teacher housing, and housing for families undergoing transition.



Revamp existing Urban Academy spaces, and create a new early learning center that is customized to the needs of Urban Academy students.

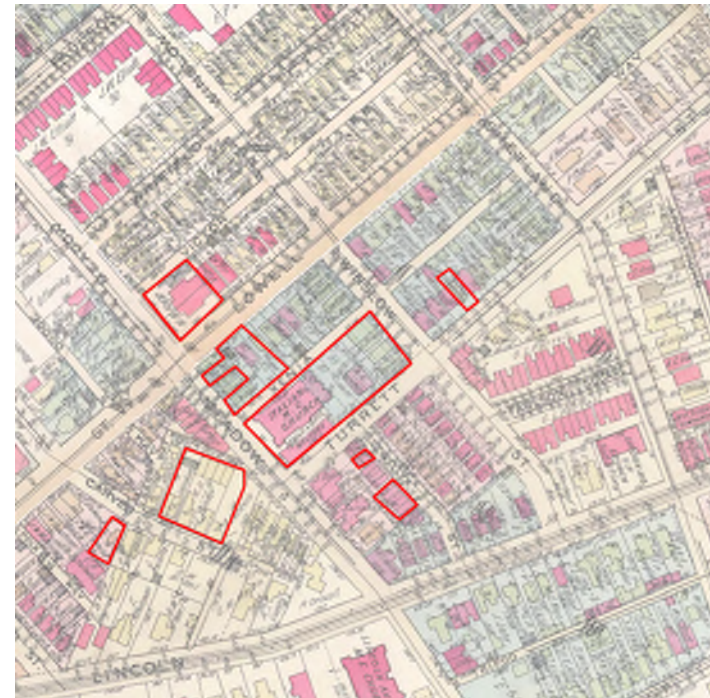
**URBAN ACADEMY
& LARIMER**

SITE NEIGHBORHOOD ANALYSIS

DENSITY

Larimer was significantly affected by Pittsburgh's post-1960s population decline and East Liberty's urban renewal plans. Despite recent investment, Larimer is still challenged by significant de-densification and vacant lots, especially in the residential areas surrounding the Urban Academy site.

Increasing density along Meadow Street will contribute to the walkability and safety of the neighborhood.



LARIMER - 1923



LARIMER - 2023



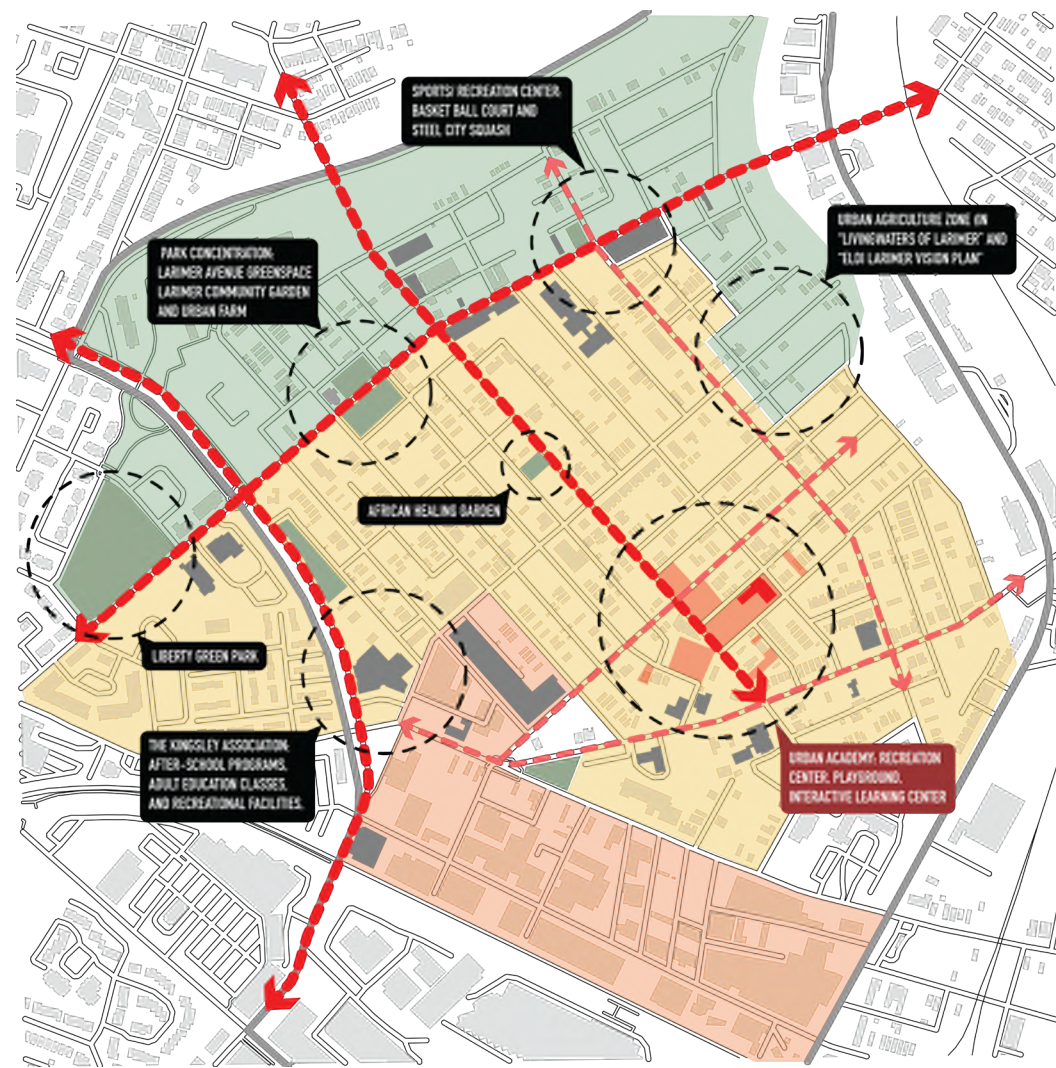
DESIGN TEAM LARIMER TOUR LED BY K. CHASE PATTERSON



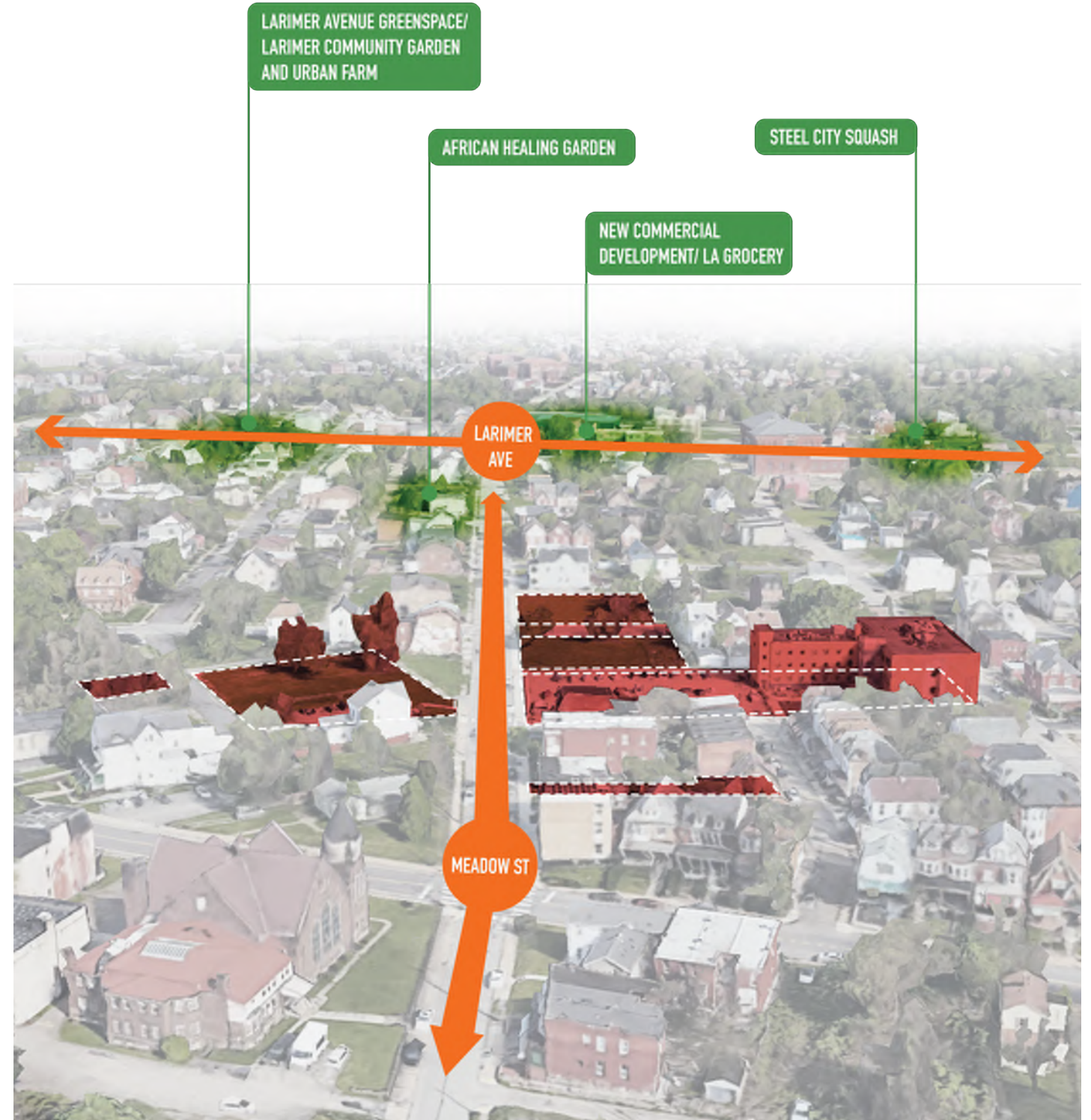
SITE NEIGHBORHOOD ANALYSIS

ACTIVITY CORRIDORS

The Urban Academy is located in the heart of Larimer's residential district but sits on a primary corridor with connectivity to Larimer Ave and major commercial areas.



PRIMARY AND SECONDARY CORRIDORS & COMMUNITY RESOURCE ZONES

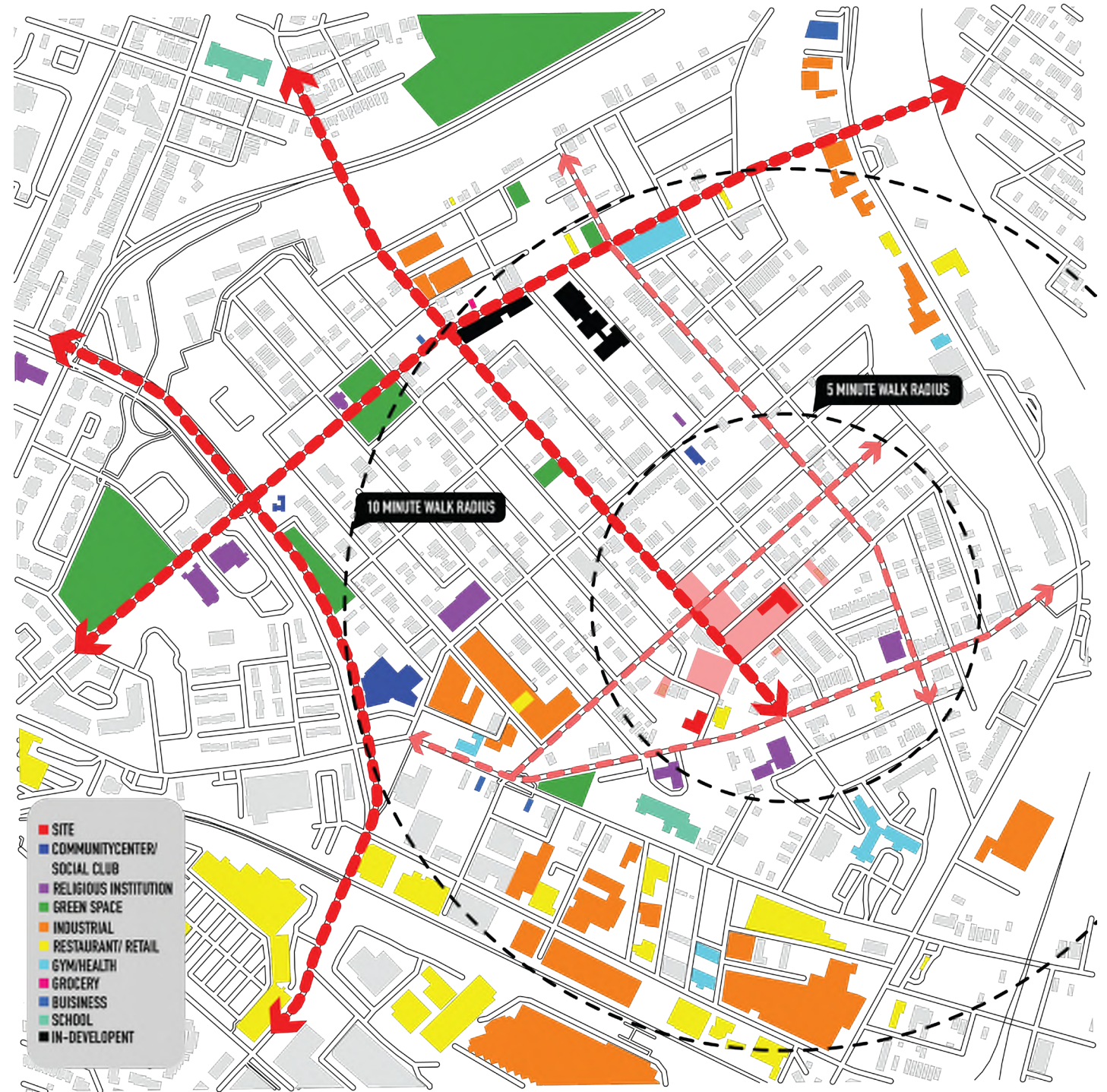


MEADOW STREET CONNECTION TO LARIMER AVENUE

SITE NEIGHBORHOOD ANALYSIS

CONNECTIVITY

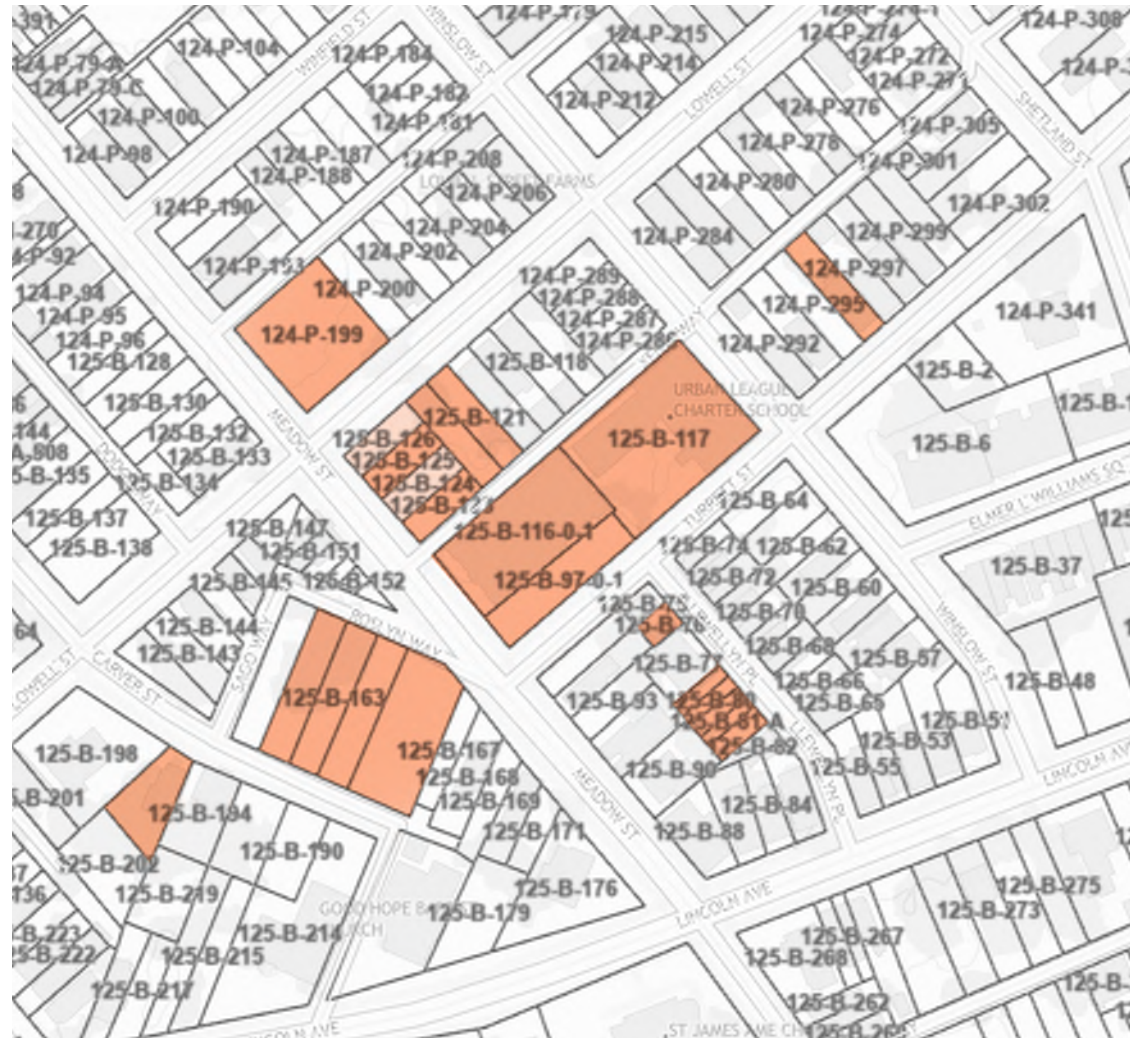
While transit routes and stops do exist in close proximity to the Urban Academy campus, there are limited amenities within a 5-10 min. walking radius.



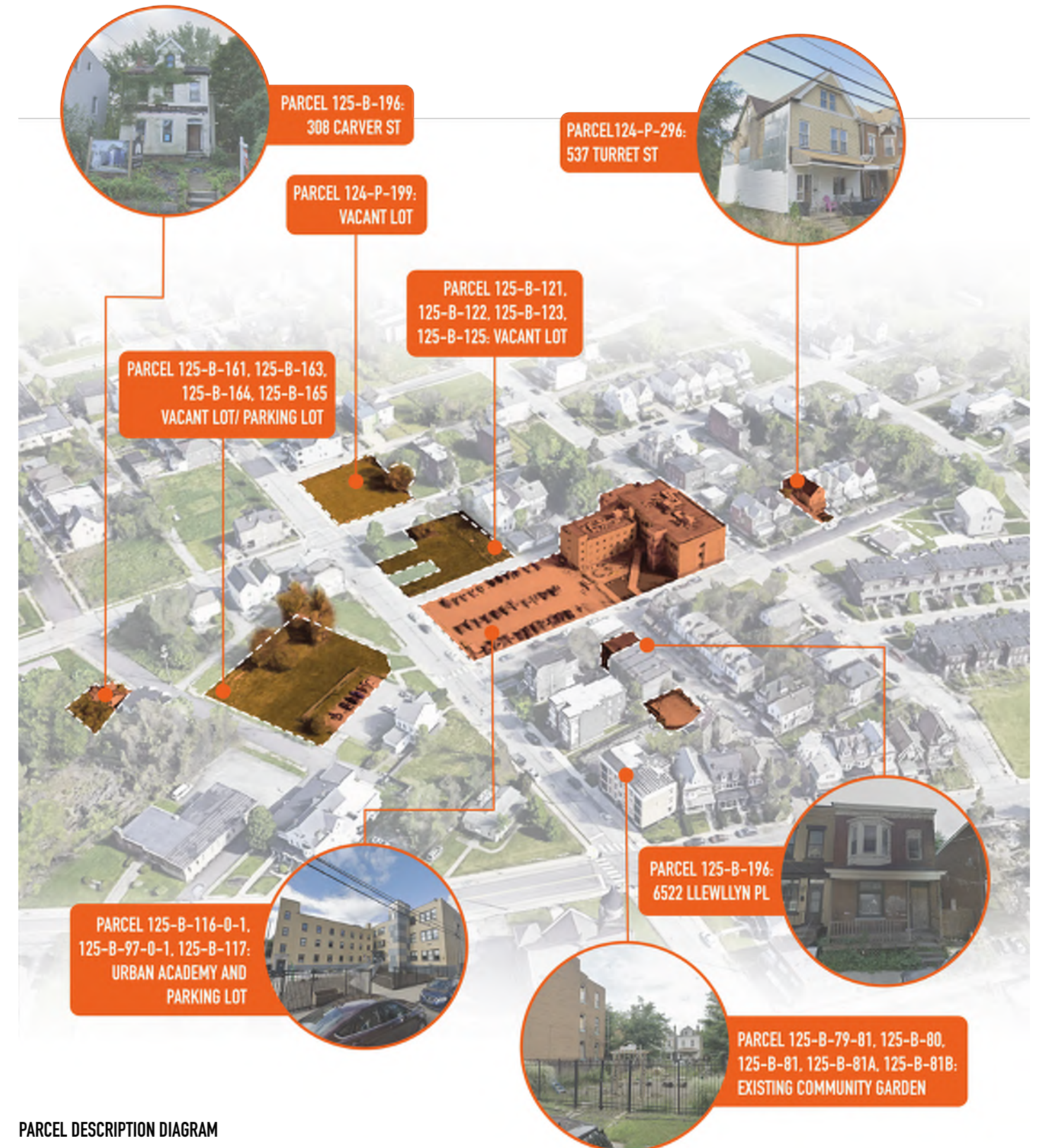
SITE CAMPUS PARCELS

DEVELOPMENT

Urban Academy has made significant progress in site acquisition around the existing school building site. These parcels are strategically positioned along the Meadow St. and Turrett St. corridors. Acquisition of adjacent parcels opens up the opportunity for lot consolidation and larger-scale development.



DEVELOPMENT PARCEL MAP - PHASE 1 PARCELS IN ORANGE



PARCEL DESCRIPTION DIAGRAM

EXPANSION PROPOSAL

CAMPUS PLAN PROGRAM + MASSING

PROGRAM

The Urban Academy owned parcels are all within the R1D zone. This creates building footprint restrictions that will limit the zoning envelope. Establishment of a Planned Unit Development or zoning variances may be required for building use type and an increase in the minimum lot size per unit.

ZONING CONSTRAINTS: R1D

MINIMUM LOT SIZE: **1,800SF**

MINIMUM LOT SIZE PER UNIT: **750SF**

MINIMUM FRONT SETBACK: **15FT**

MINIMUM REAR SETBACK: **15FT**

MINIMUM EXTERIOR SIDEYARD SETBACK: **15FT**

MINIMUM INTERIOR SIDEYARD SETBACK: **5FT**

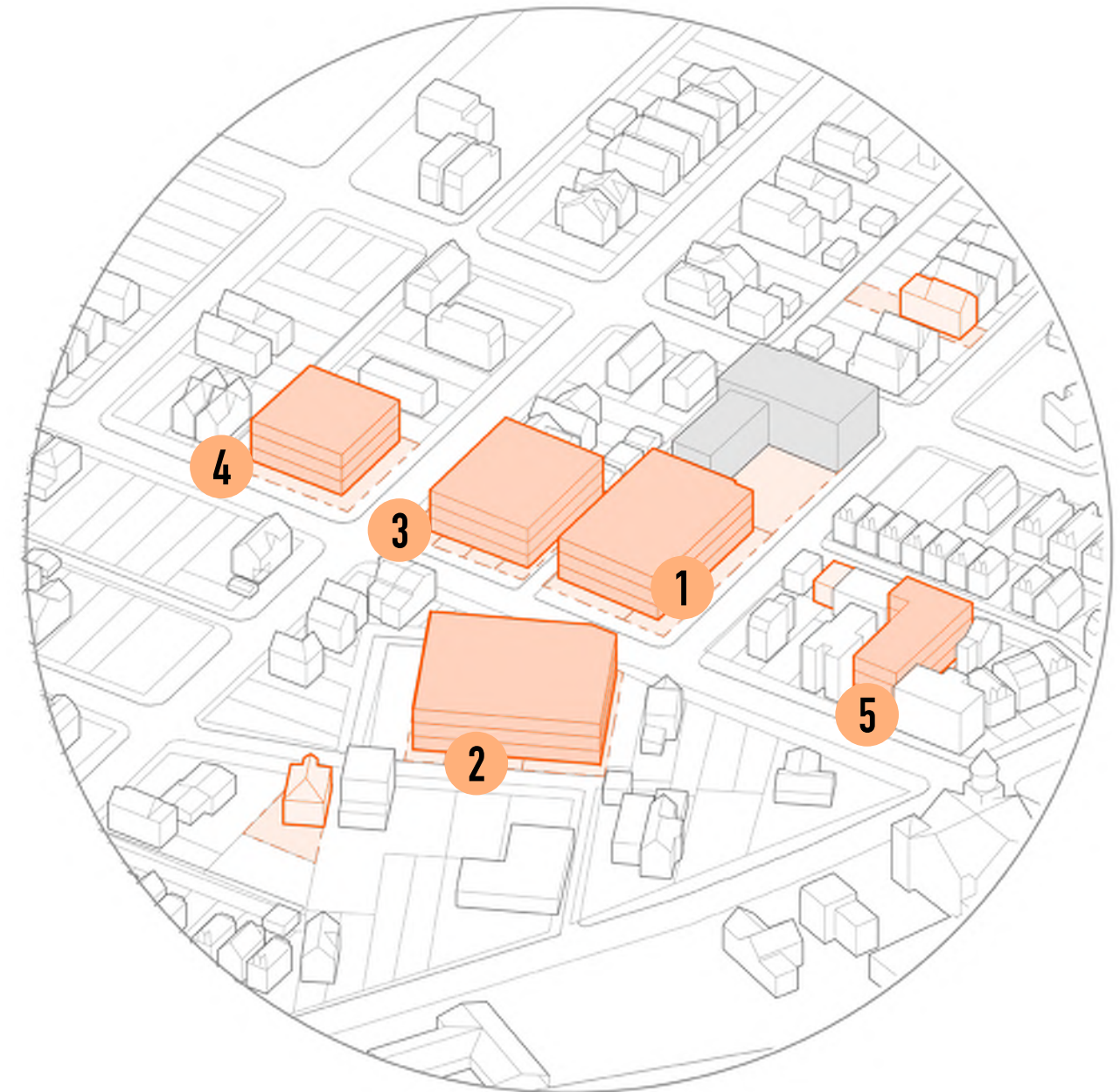
MAXIMUM HEIGHT: **40FT (3 STORIES)**

UNIT CAPACITY CALCULATIONS

To test the dorm capacity for each parcel envelope, the total squarefootage including the setback restrictions are divided by 300sf-400sf. This range is average squarefootage per bed of most college dorm buildings.

LOCATION	SF PER FLOOR	BED PER FLOOR	TOTAL SF	TOTAL BEDS*
1	12,555SF	27-35	37,665SF	83-107
2	17,780SF	39-50	53,340SF	118-152
3	9,595SF	21-27	28,779SF	63-82
4	6,737SF	14-19	20,211SF	44-57
5	4,794SF	10-13	14,382SF	31-41

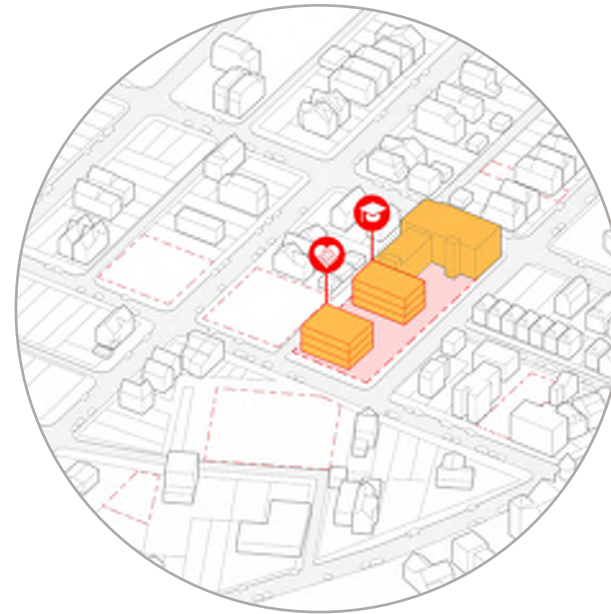
*based on 350-450sf per bed



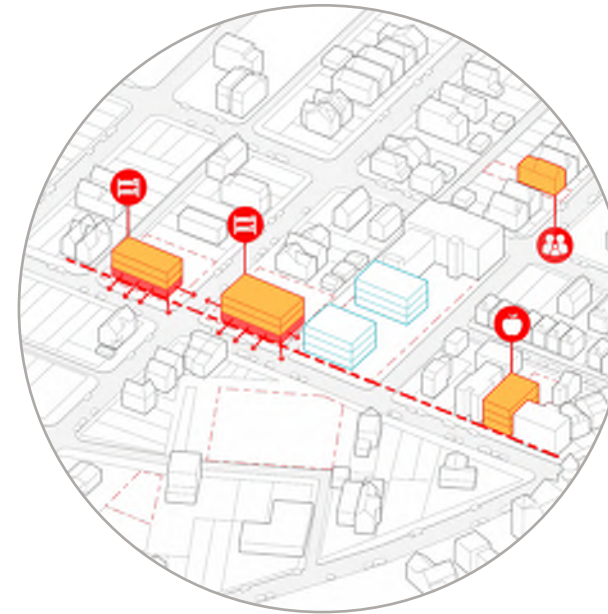
CAMPUS PLAN OPERATIVE DIAGRAMS

PLANNING PRINCIPLES

Based on the site analysis and project goals, a series of design operations were conducted to create a campus identity while strengthening the Meadow St. corridor. Special attention was given to drop-off/pick up procession and campus parking. The Larimer design standards were referenced for guidance on scale and character of the proposed buildings.



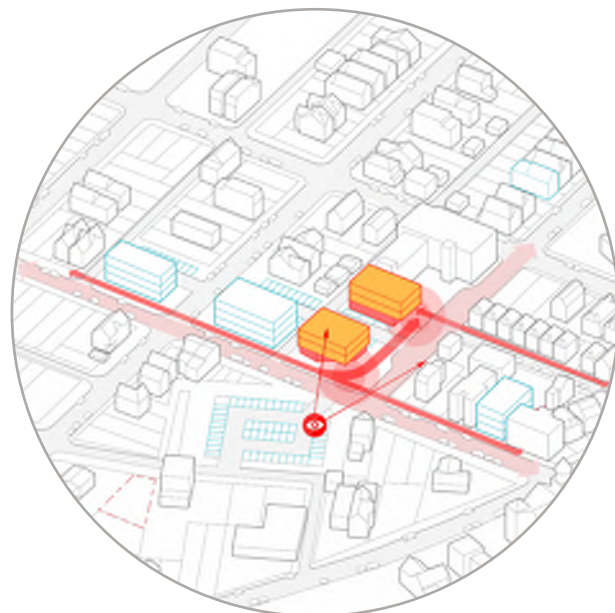
1 CREATE A COMMUNITY AND EDUCATION HUB



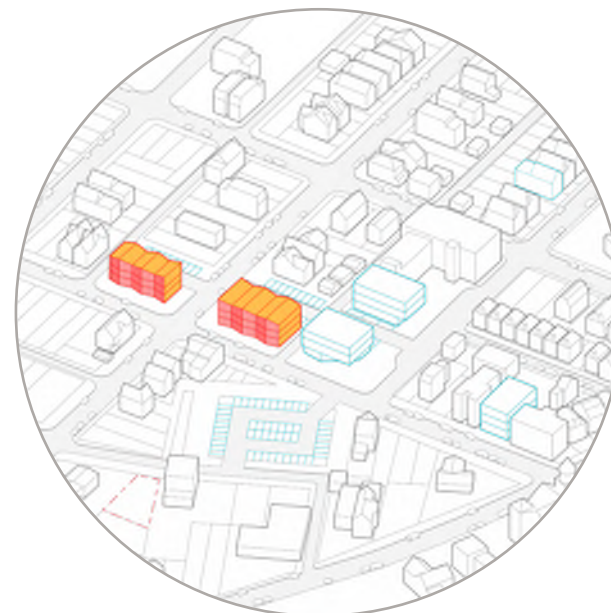
2 DENSITY MEADOW ST. WITH HOUSING



3 CREATE A NETWORK OF PARKING INFRASTRUCTURE



4 CREATE A CAMPUS ENTRY THROUGH BUILDING FORM



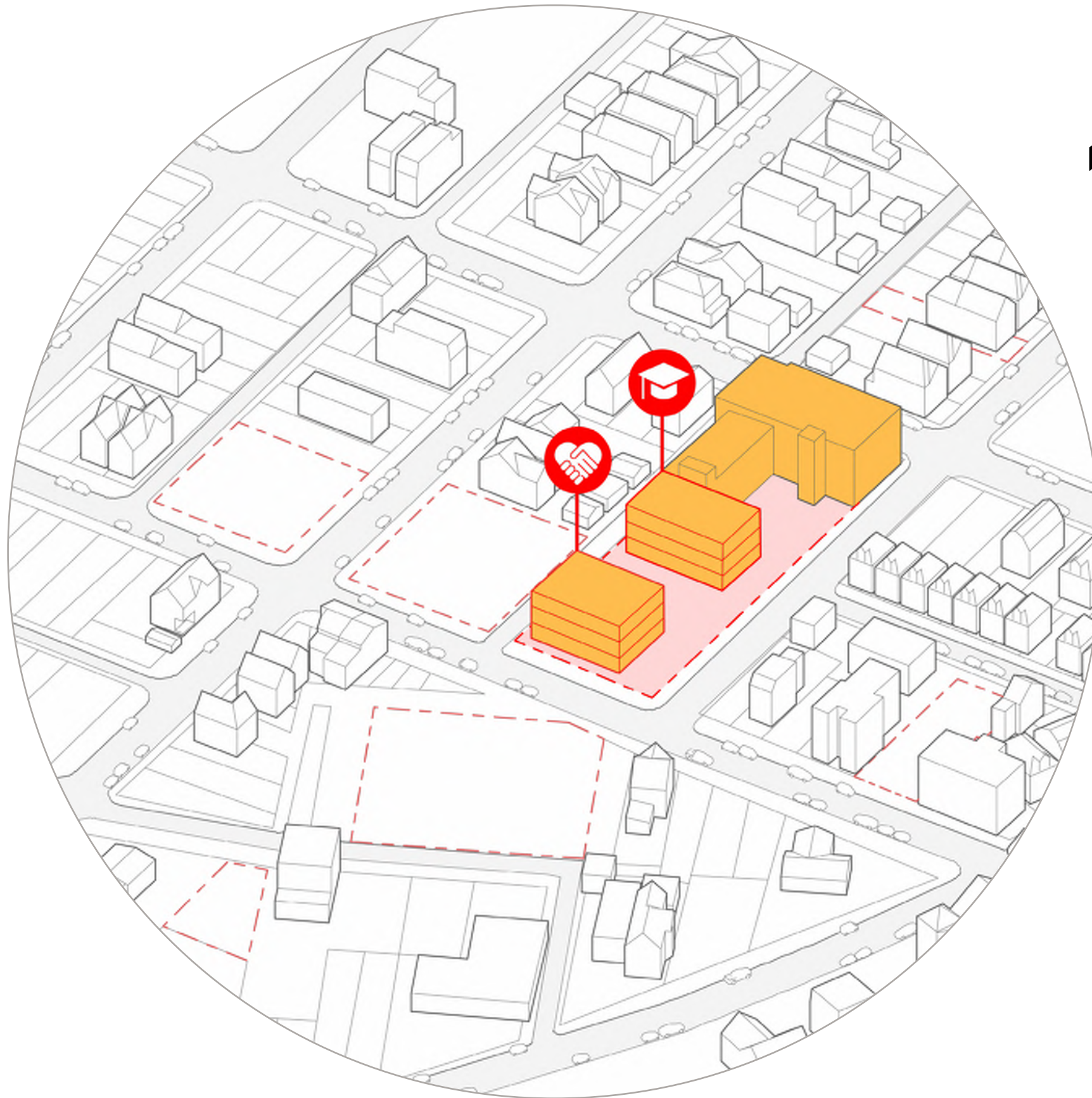
5 BREAK DORM FACADE TO MAINTAIN CONTEXT CONSISTENCY



6 CREATE A NETWORK OF OUTDOOR SPACE

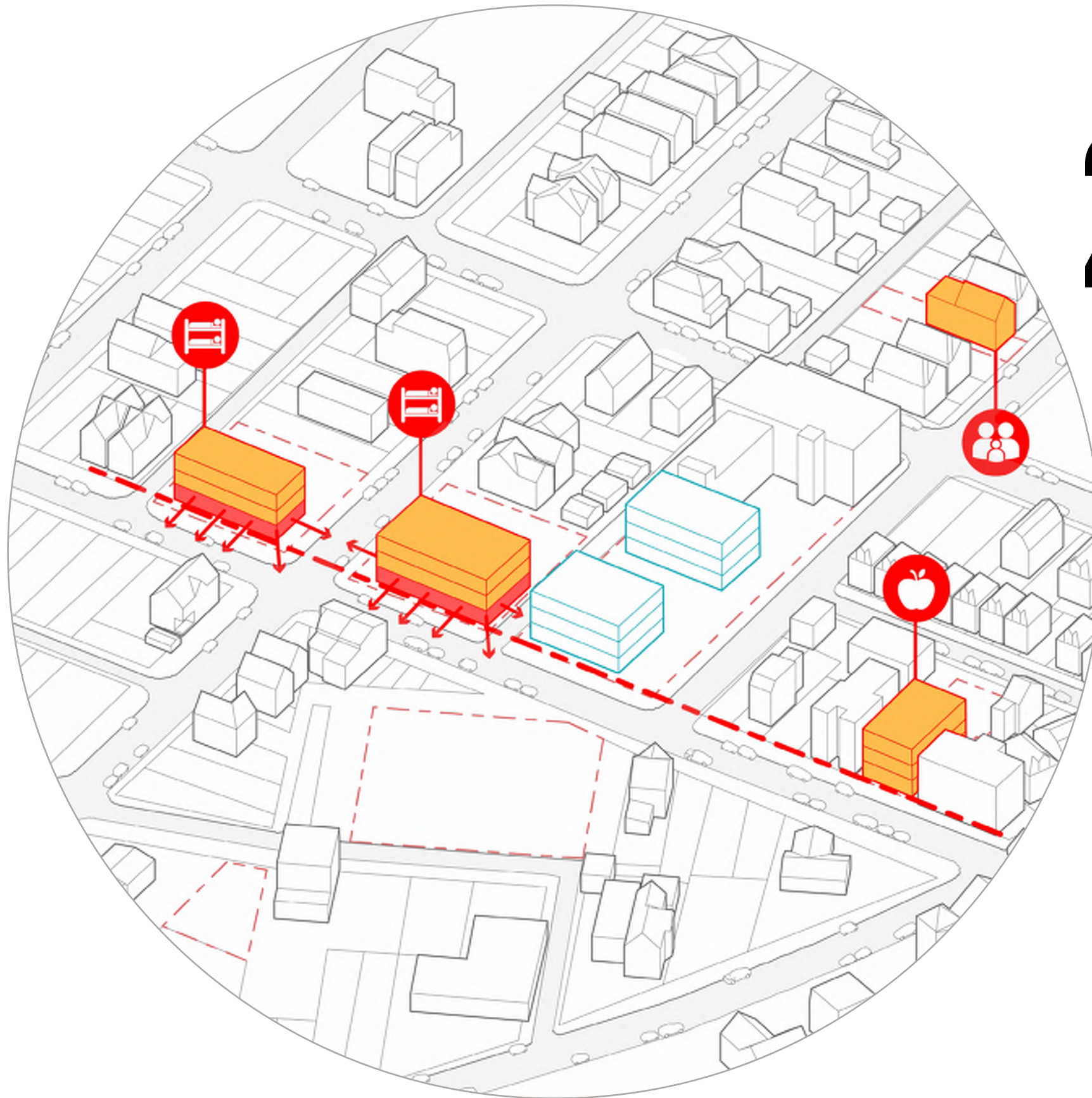


7 SUPPORT PEDESTRIAN ACCESSIBILITY AND SAFETY



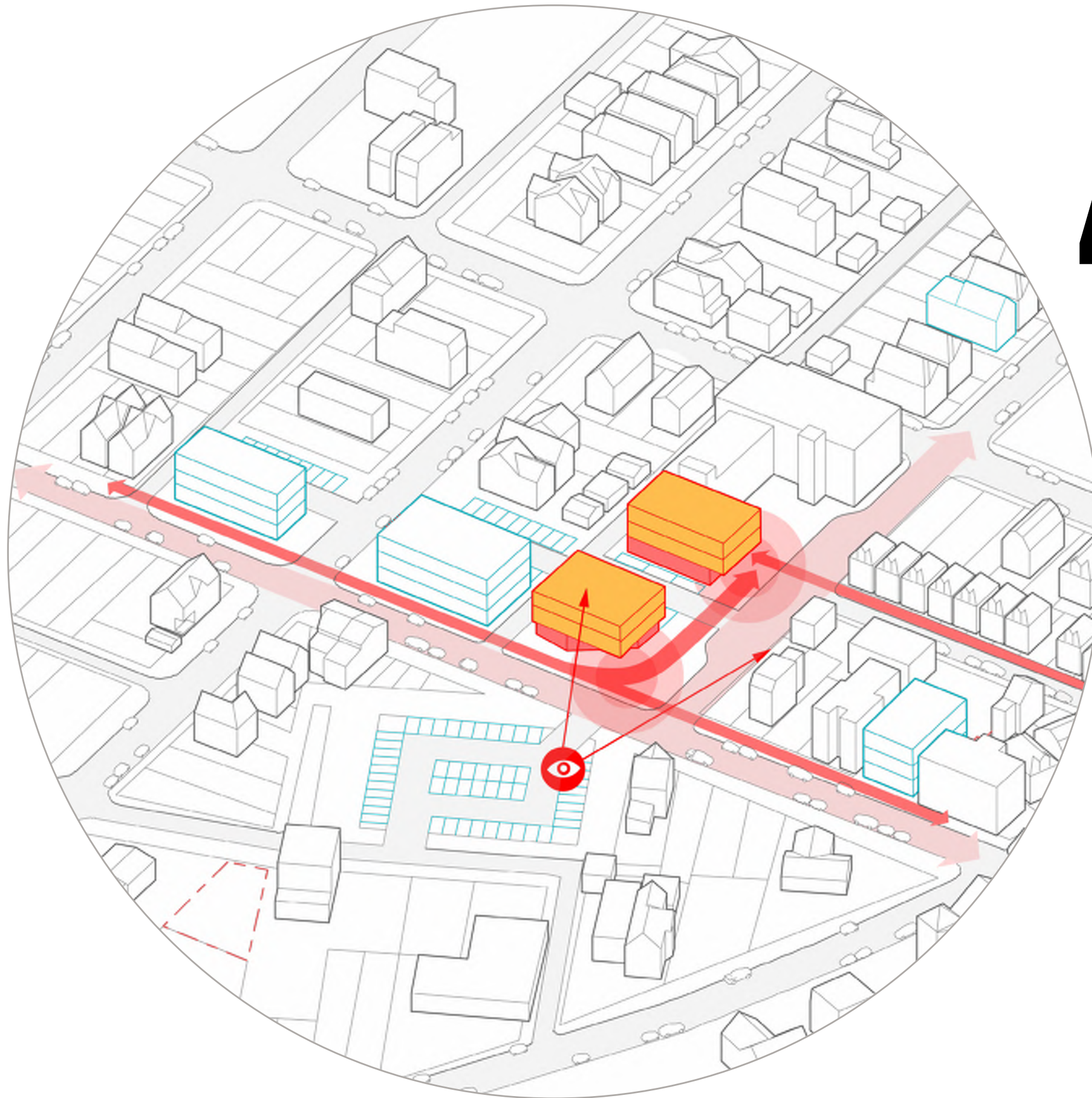
1 CREATE A COMMUNITY AND EDUCATION HUB

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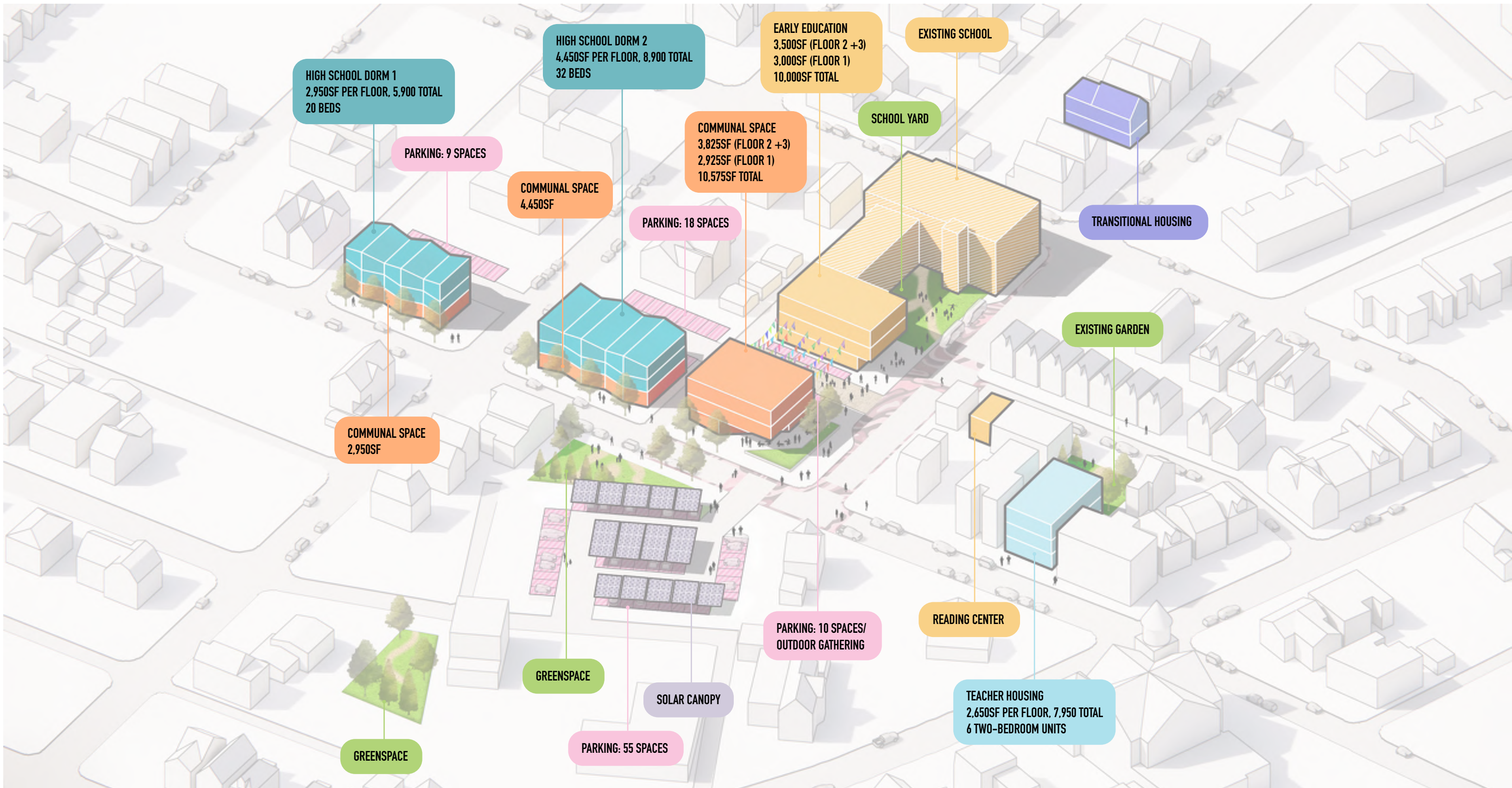
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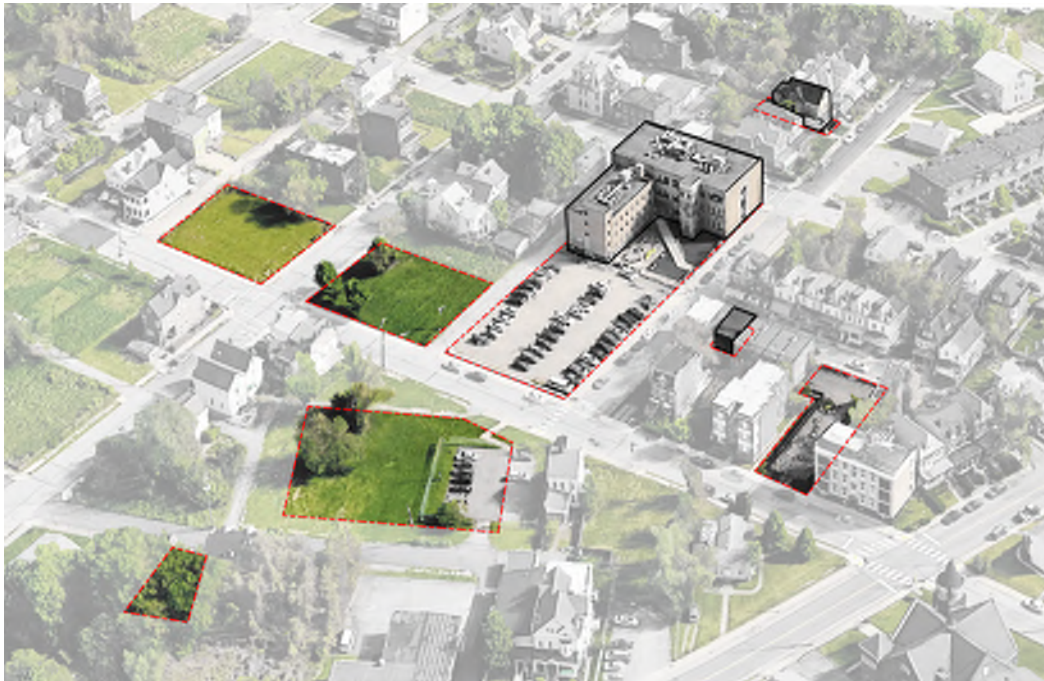
CAMPUS PLAN PROGRAM PROPOSAL



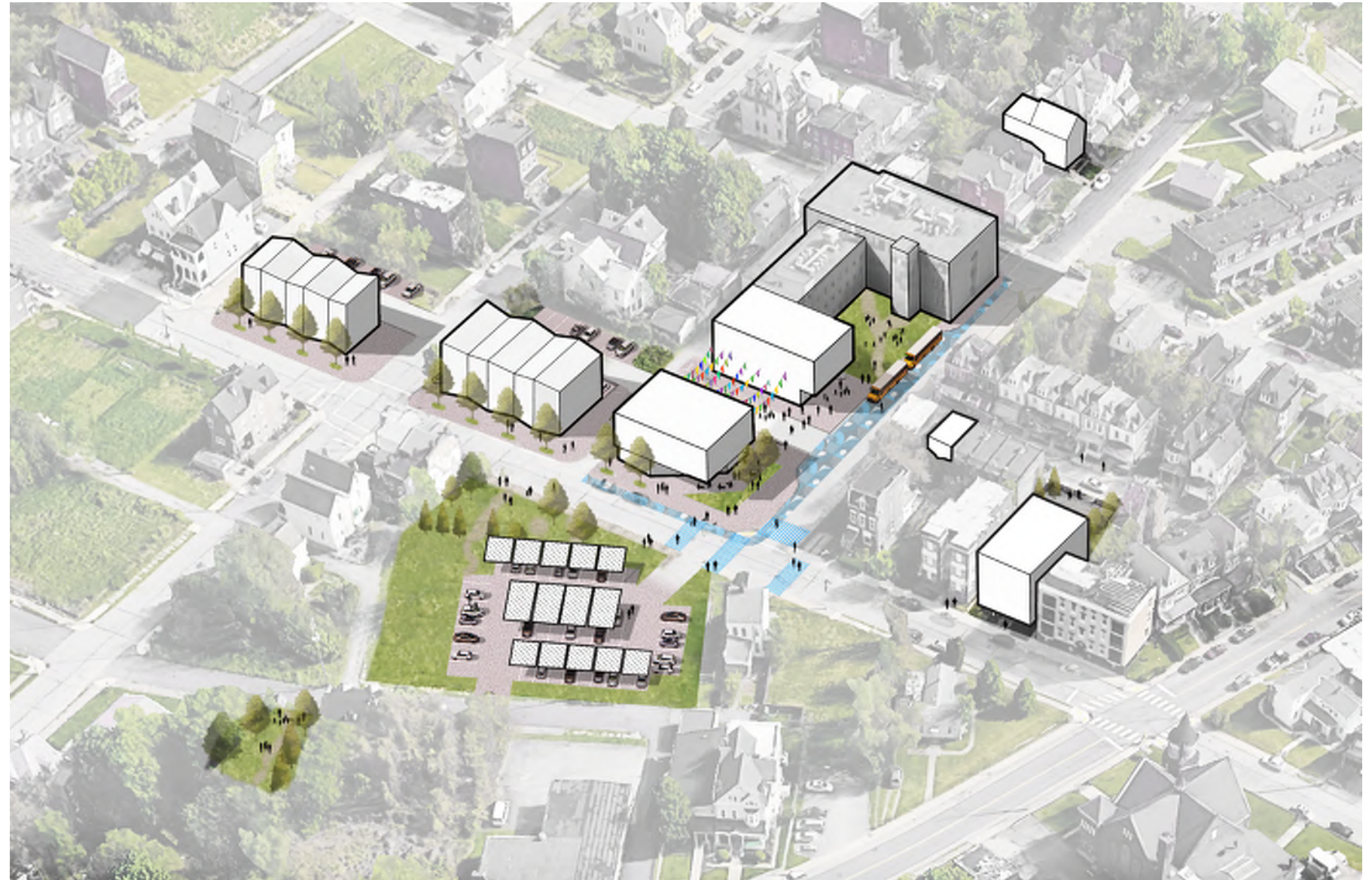
CAMPUS PLAN DENSITY + GREENSPACE

CAMPUS PLAN

The strength of the campus plan is that it builds off of the existing opportunities of the site, capitalizing on circulation corridors and pedestrian axes, while maintaining the scale and character of the neighborhood.



EXISTING CONDITION

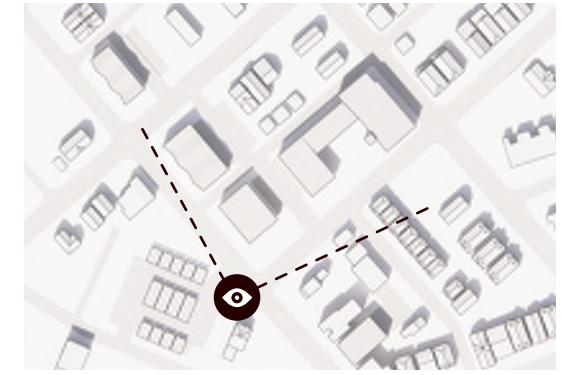


PROPOSED MASSING

CAMPUS PLAN PERSPECTIVES

CAMPUS PLAN

The intersection of Meadow Street and Turrett Street act as the anchor point of the development. Building massing is shaped to create public spaces and provide views to the Urban Academy school buildings.



VIEW FROM MEADOW AND TURRETT



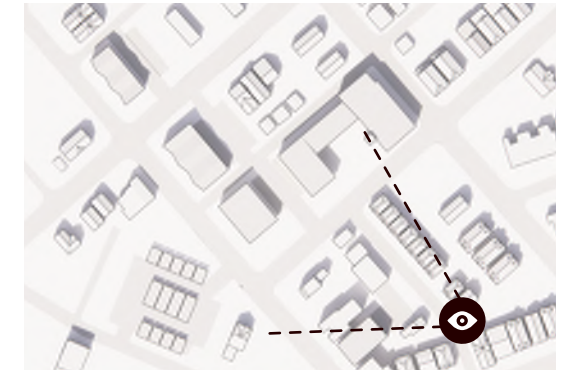
URBAN ACADEMY
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Date 12.03.2023
Urban Academy

CAMPUS PLAN PERSPECTIVES

CAMPUS PLAN

Llewellyn Place acts as a residential gateway to the Urban Academy. Urban infill is utilized for teacher housing and existing housing will be transformed into a Reading Center to support academic excellence. The street is on axis with the new entrance of the Early Education Center.



VIEW FROM LLEWELLYN PLACE



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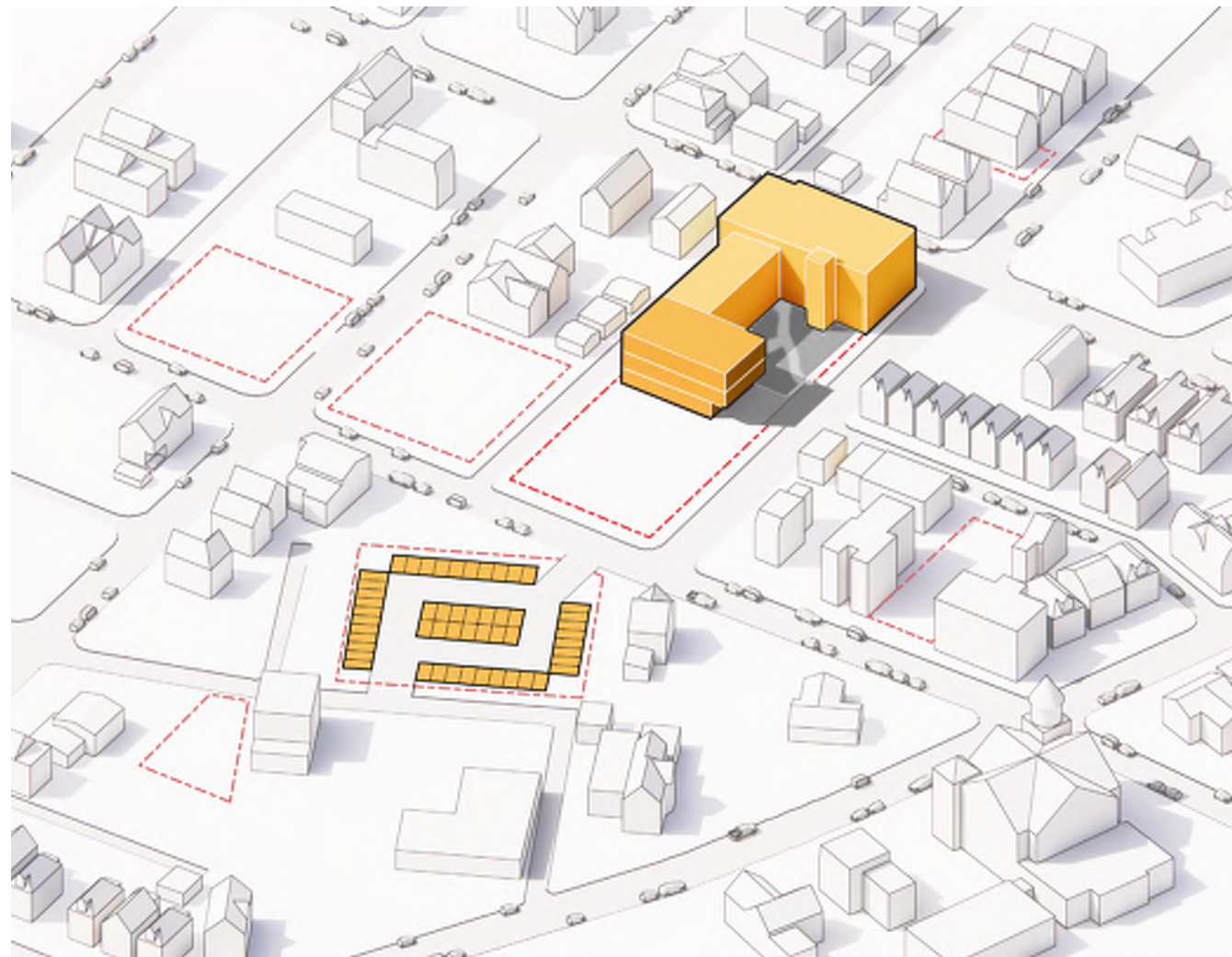
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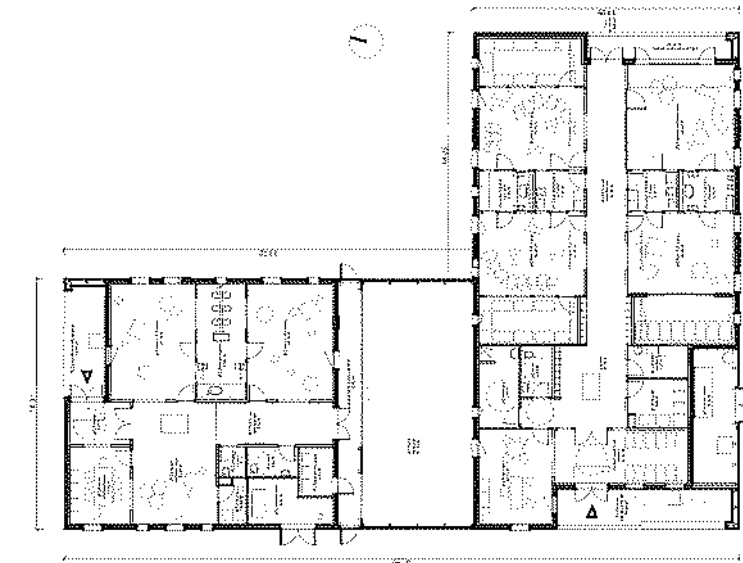
CAMPUS PLAN PHASING

PHASE 1

Phase 1 introduces a new Early Education Center annex to the existing Urban Academy school building. Importantly, it includes a new parking lot on the otherside of Meadow St. The new addition is large enough to house the kindergarten classes as well as dedicated early education spaces and shared amenities with the elementary school. Precedents of similarly sized and programmed kindergartens were referenced for building scale.



PHASE 1 SCOPE

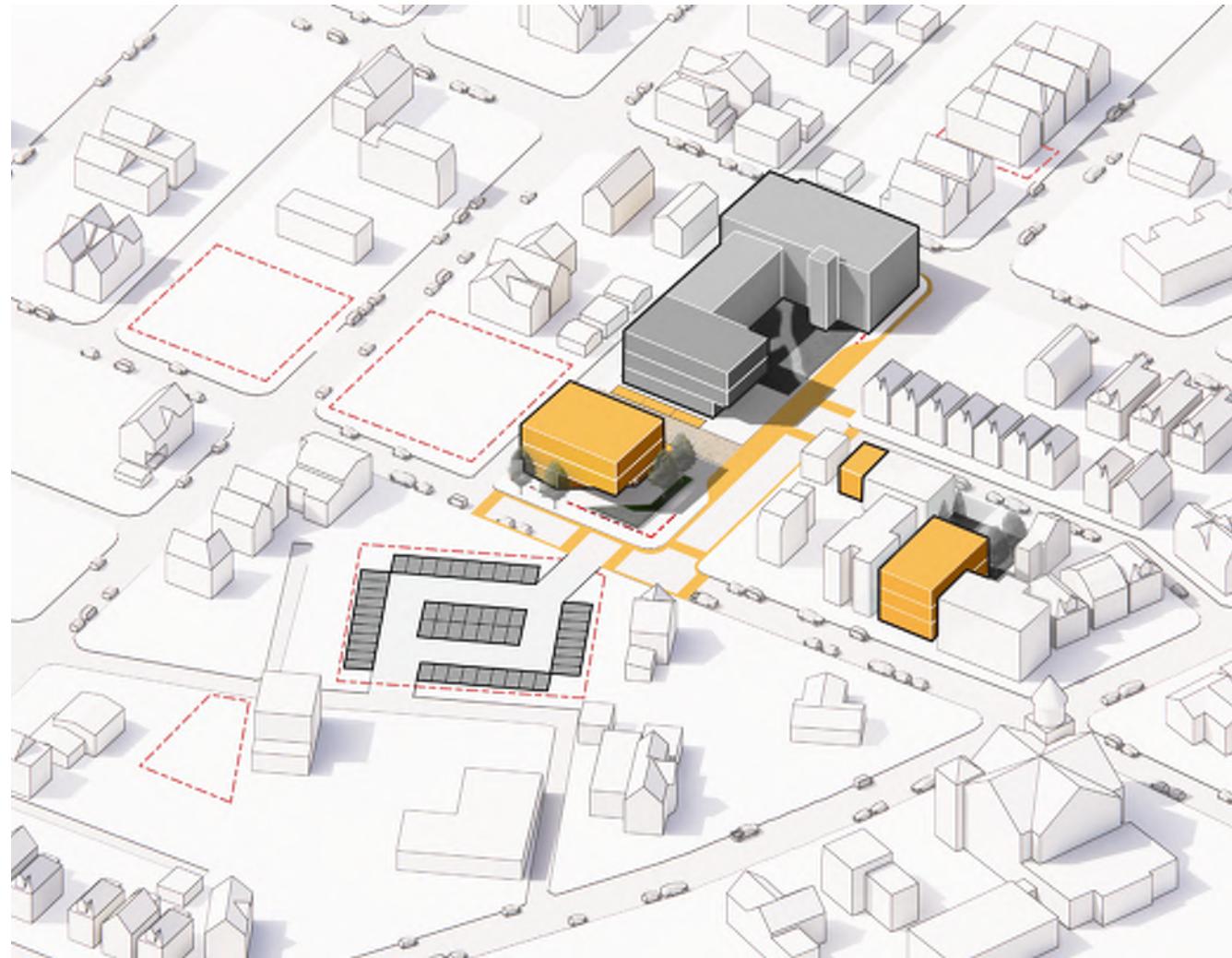


EARLY EDUCATION SPACE RESEARCH PRECEDENTS

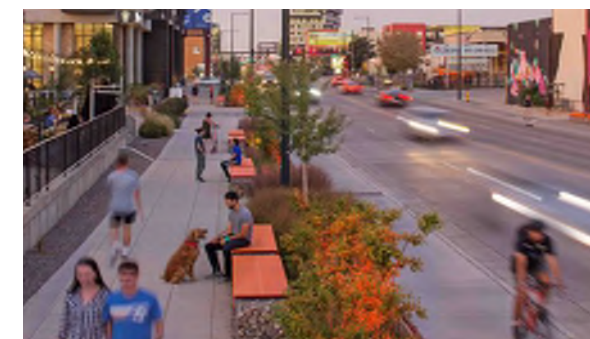
CAMPUS PLAN PHASING

PHASE 2

Phase 2 creates the anchor intersection at Meadow Street and Turrett Street. Streetscape improvements and green infrastructure enhance the pedestrian experience. Painted sidewalks were identified as a cost-effective solution for branding, wayfinding and traffic calming. This phase will also densify and complete the Llewellyn Place axis.



PHASE 2 SCOPE

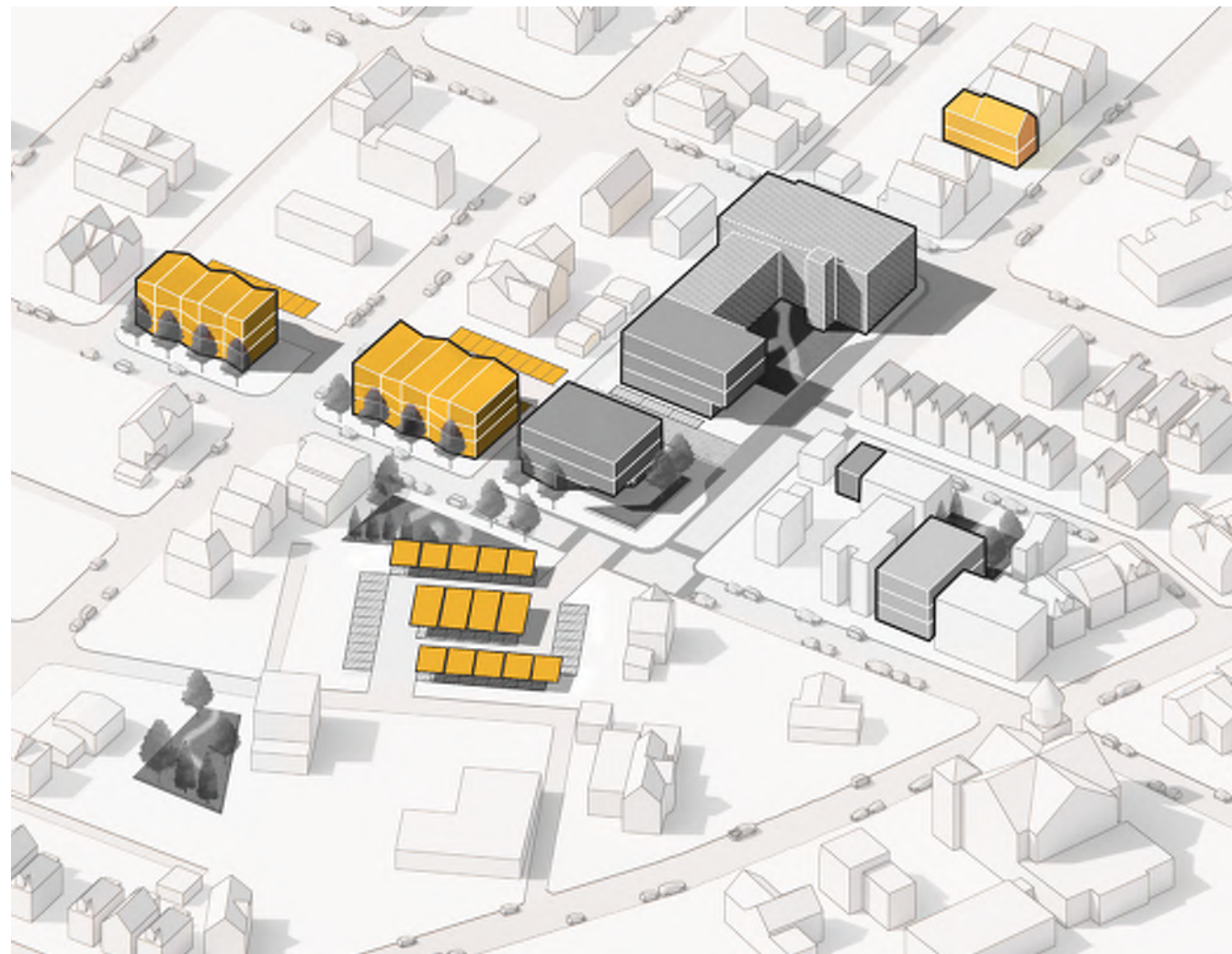


EXAMPLES OF INTERSECTION AND STREETScape DESIGN

CAMPUS PLAN PHASING

PHASE 3

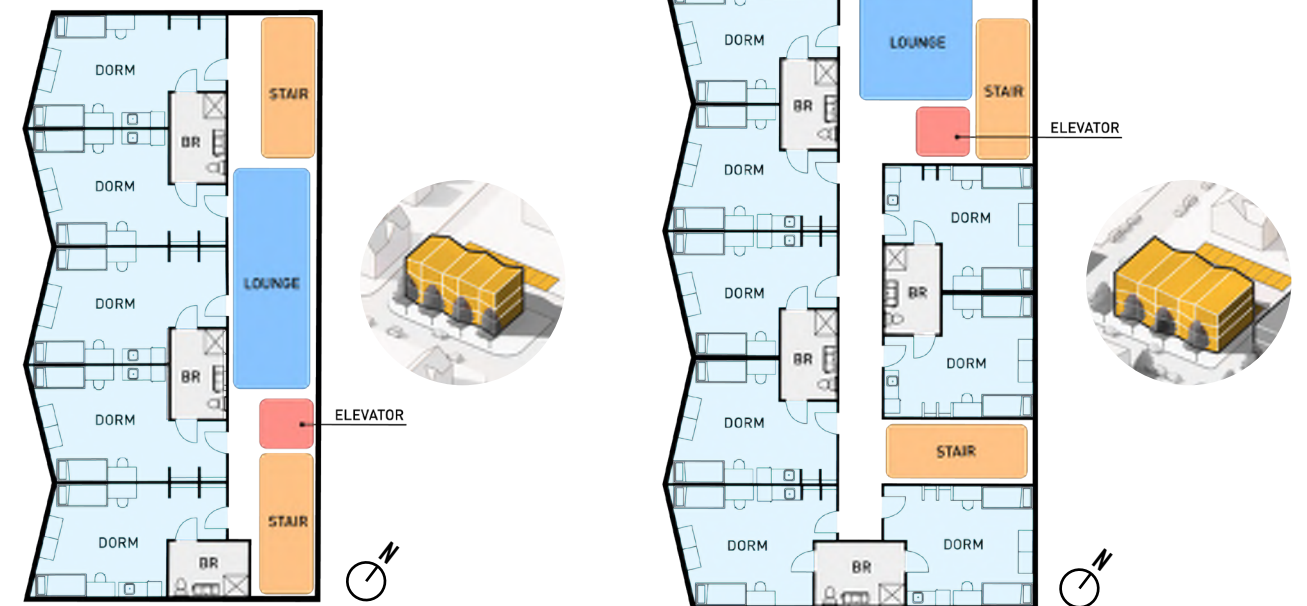
Phase 3 expands from the Urban Academy core into the neighborhood and includes transitional housing and high school dormitories with associated communal space. Test fits were conducted on the dormitories to verify that the goal of 50 student residents would be feasible.



PHASE 3 SCOPE



GBBN MASSING PRECEDENT - PASSIVE HOUSE AFFORDABLE HOUSING



DORMITORY FLOOR PLAN TEST FIT



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