• Maintained UPMC Mercy’s Catholic mission; increased uncompensated care by 15%.

• Preserved existing jobs; increased employment by 243 jobs.

• Approximately $75 million in capital invested in new programs and infrastructure and improvements.

• Significantly improved the hospital’s financial performance by improving from a $22M annual loss before the merger to an $8M profit in FY11.
UPMC MERCY MASTER PLAN

GBBN #12849  UPMC# 110326
Client
University of Kentucky Hospital

Scope of Services
• Full Architectural Services

Project Size
1,012,000 SF/Expansion

Status
Completed May 2011
CINCINNATI CHILDREN’S CAMPUS MASTERPLAN

Client
Cincinnati Children’s Hospital Medical Center

Scope of Services
• Master Planning
• Medical Planning
• Architecture
• Interior Design
• New Construction
• Renovation

Project Size
Over 2 Million SF
Outpatient/Ambulatory Care: 370,000 SF
Research: 540,000 SF
Hospital: 959,000 SF
MOB/Offices: 322,000 SF
Client
Cincinnati Children’s Hospital Medical Center

Scope of Services
• Medical Planning
• Architecture
• Interior Design

Project Size
15,000 SF/Data Center
417,000 SF/Total Bldg.
New Construction
UPMC MERCY ER RENOVATION AND EXPANSION

Client                  Project Size
UPMC MERCY             25,000 SF

Scope of Services
• Full Architectural Services

Program Features
Level I Trauma Center for Central and South Pittsburgh
Super Track for rapid treatment of low-acuity cases
Emergency Department Imaging
Clinical Decision Unit
Psychiatric Emergency Services
Client
MAGEE-WOMENS HOSPITAL OF UPMC

Scope of Services
• Schematic Design
• Design Development
• Construction Documents
• Construction Administration
Client
Suzhou City, China

Scope of Services
• Global Medical Planning
• Site Design
• Massing Design
• Architecture
• Interior Space Design

Project Size
1,200,000 SF/New Construction
PREFACE:

• This Institutional Master Plan (IMP) is designed to recognize the operational needs that UPMC Mercy has expressed and the physical solutions that satisfy those needs over 10 & 25 years.

• The City of Pittsburgh requires that any institution located in an EMI zoning district have an approved IMP by June 6, 2013.

• Lack of an approved IMP currently limits UPMC Mercy from satisfying recognized needs.

• An IMP is only a guide for what might be constructed versus a definitive plan.

• This community meeting is designed to solicit feedback on the proposed plan.
UPMC Mercy:

• **A Tradition of Caring** - in the Catholic tradition - it is an extension of the Catholic Health Care Ministry to all people in the tri-state region.

• The **Mercy Hospital of Pittsburgh** - the first hospital in Pittsburgh and the first Mercy Hospital in the world - established in 1847 by the Sisters of Mercy. It merged with UPMC on January 1, 2008.

• **Services** -
  - A Tertiary Hospital providing full complement of services to over 225,000 people a year. These services are provided by nearly 2000 experienced care givers.
  - Level 1 Regional Resource Trauma and Burn Center
  - Neurology, Cardiovascular and Thoracic Services
  - Orthopedic & Rehabilitation services
  - Obstetrics and Gynecology
  - Diabetes Management
  - Oncology and Occupational Health are just a few of the many services provided at convenient locations
PLANNING AREA & EXISTING PROPERTY

1. UPMC MERCY HOSPITAL
2. ERMIRE BUILDING
3. BUILDING "C" MPOB
4. LOCUST STREET
   STRUCTURED PARKING
   820 Parking Spaces
5. ST. ANN'S CENTER (A) +
   BOILER (B)
6. MERCY HEALTH CENTER
7. HOSPITAL SUPPORT
8. WAREHOUSE BUILDING
Existing EMI Area

Proposed Area, to be added to the existing EMI boundary around the new IMP area

ZONING DISTRICTS

EMI - Educational/Medical Institution
NDI - Neighborhood Industrial District
RIA-H - Residential Single Unit Attached, High Density
LNC - Local Neighborhood Commercial
UNC - Urban Neighborhood Commercial
RM-M - Residential Moderate, Multi-Unit
RP - Residential Planned Unit Development
This Master Plan is designed to recognize the needs that UPMC Mercy has expressed and the physical solutions that will satisfy those needs in 10 years and for future growth in 25 years.

Ten Year Development Plan Major Physical Modifications

A. Construct a new central power plant on 2 levels including reuse of the adjacent warehouse building and creating service parking.

B. Improve Emergency Department access.

C. Vacate Marion St. south of Locust St. and Edna St. from Marion to Van Braam St.

D. Consolidate existing parking lots on eastern side of campus and add structured parking if/when necessary.

E. Renovate Mercy Health Center to maximize usage of existing tenant space.

F. Build a new Medical Office Building.

G. Renovate St. Ann Center & modify Boiler House to expand existing parking.

H. Construct new Clinical and Medical Services Building.
COMMUNITY CONTEXT (UPTOWN VISION)
(Extracted from existing Community document)

Modified EMI Boundary

Medium density residential above with retail below to hold street edge. Coffee shops, restaurants, and neighborhood retail to support residential and daily worker needs. Quiet gardens create local gathering or dining spots.

Preserve this block with reuse of intact historic buildings at key locations. Build upon positive streetscape elements.

Facilitate houses facing Locust with alley based parking where practical.

Consider focusing Boulevard traffic access to every other cross street, closer to busy nodes. This results in destination "parking" at South ends of access streets and public green space terminating at South end of neighborhood streets.

Infill housing to preserve historic context and scale.

Explore prospects for creating change in use of industrial properties as the market develops.

Hospital expansion at Boulevard of the Allies with integrated parking, acts as sound buffer to neighborhood and a transition in building scale.

Extend campus atmosphere and walkable neighborhood up and down the cross streets and Marion. Strengthen link to hospital and University campus along Locust.
A. CONSTRUCT A NEW ENERGY CENTER
   - 11. NEW ENERGY CENTER
     2 STORIES  40,000 GSF
   - 8. ENERGY CENTER SUPPORT BUILDING
     2 STORIES  20,000 GSF
   - 14. SERVICE PARKING FOR ENERGY CENTER
     USE FOR FUEL TANKS UNDERNEATH

B. IMPROVE EMERGENCY DEPARTMENT ACCESS

C. MODIFY EXISTING SURFACE PARKING LOTS:
   - 13. LANDSCAPED ENTRY PLAZA AND
     EMPLOYEE PARKING LOTS
   - 15. NEW STRUCTURED PARKING

D. RENOVATE MERCY HEALTH CENTER (6) TO
   MAXIMIZE TENANT SPACE

E. BUILD NEW MEDICAL OFFICE BUILDING:
   - 9. MEDICAL OFFICE BUILDING

F. RENOVATE ST. ANN CENTER AND EXPAND
   EXISTING PARKING GARAGE
   - 10. NEW STRUCTURED PARKING

G. NEW HOSPITAL EXPANSION (12)
BOULEVARD LOOKING EAST
H. BUILD NEW CONSOLIDATED HOSPITAL LOADING DOCK
   - 16. CONSOLIDATED HOSPITAL LOADING DOCK - 20,000 GSF

I. BUILD FIRST NEW HOSPITAL EXPANSION
   - 17. HOSPITAL EXPANSION
     3 STORIES
     48,000 GSF

J. BUILD SECOND NEW HOSPITAL EXPANSION
   - 18. HOSPITAL EXPANSION
     13 STORIES
     450,000 GSF

K. RAZE MERCY HEALTH CENTER TO CREATE PEDESTRIAN WAY AND GREEN SPACE
PARKING

• Parking conditions have been evaluated under existing 2011 conditions and projected 2021 conditions with the 10 year master plan components in place.

• Future parking space assignments were made based on accommodating patient and visitor parking needs. This is accomplished through:
  o Creation of a new emergency department parking lot providing 40 ED visitor parking spaces.
  o New exclusive ambulance only area to separate patient/visitor vehicles.
  o Expansion of existing parking garage, which will create an additional 270 garage spaces.

• Existing surface parking lots will be combined to form one large lot. Additional employee parking decks will be added as needed. Access to this lot will be provided via Locust Street and Van Braam Street. This will provide approximately 900 additional on-campus parking spaces.
TRAFFIC ANALYSIS

• Capacity analyses were performed at the study intersections for the 2011 existing and 2021 combined (with master plan components) conditions.

• Results of the future 2021 combined (with master plan components) conditions indicate that all intersections are projected to operate at an average delay per vehicle of less than 55 seconds at intersections with traffic signals, which is desirable.

• Boulevard of the Allies and Van Braam Street is the only exception:
  o The southbound Van Braam Street approach is projected to operate with longer delays during the morning and evening peak hours. This occurs because Marion Street will be closed to through traffic turning right onto the Boulevard of the Allies, and much of this traffic will shift over to Van Braam Street, to wait there for an opportunity to turn right onto the Boulevard of the Allies.
RECOMMENDATIONS

• Under the 2021 combined conditions, the following mitigation measures are required:
  
  o Optimize peak hour traffic signal timings.
  
  o Vacate Marion Street between the Boulevard of the Allies and Locust Street to provide enhanced emergency department access.
  
  o Vacate Edna Street from Marion Street to Van Braam Street to support the development of the new employee parking lots.
RECOMMENDATIONS

- Relocate median barrier opening on Boulevard of the Allies to align with the reconfigured Marion Street.

- Construct new exclusive emergency department patient pick-up/drop-off driveway.

- Construct new ambulance only loading/unloading area.

- Install gates to provide restricted access between the emergency department pick-up/drop-off area and the ambulance area.

- Install new emergency department way finding signage at the following locations:
  - Boulevard of the Allies and Van Braam Street
  - Locust Street and Van Braam Street
  - Locust Street and Marion Street
RECOMMENDATIONS

- Construct new gated (card access) parking lot entrances for employee parking lots and parking deck.

- Construct new egress driveway to the parking garage expansion along Pride Street.

- Continue to provide off-campus employee parking spaces with shuttle service.

- Provide new bicycle parking racks in the garage expansion, the existing campus garage and at strategic outdoor locations.

- Provide new streetscape treatment wherever roadways and sidewalks are disturbed including Marion Street.
SUSTAINABLE MEASURES

• Construction activity pollution prevention.
• Site selection: previously developed site.
• Development density & community connectivity: develop/invest in neighborhood.
• Parking: future structured parking reduces surface parking.
• Create storm water development plan.
• Reducing the heat island effect by partially shading parking surfaces and walkways by trees. Increased green space in open space.
• UPMC commitment to design to LEED criteria:
  o Potential greening of the roofs
  o Paving: pervious for most plaza and landscaped areas
  o Building reuse: warehouse building
  o Light pollution reduction: lighting parking - LED night sky tolerance
  o Optimize energy performance: heating, cooling and power from new highly efficient central energy plant.
  o Explore water use reduction methods.
  o The goal would be to reuse and/or recycle building waste.
  o Regional, reused and/or rapidly renewable materials.
Existing Noise Levels (Baselines)

16 total measurements on December 2, 2011 – Day and Night
15 minute duration for each measurement

Average for the 15 minute period – 56.8 – 62.5 dBA
Maximum during the 15 minute period – 63.0- 72.5 dBA
Ambient Background for the 15 minute period – 52.1 – 59.3 dBA

Mercy Energy Plant – Presentation by
Stephen Roth, PE – 12/20/11
PITTSBURGH NOISE REGULATIONS

Residential Compatibility Requirement
Night - 45 dBA
Day - 55 dBA

Operational Performance Standard
Night - 55 dBA
Day - 65 dBA

Noise Control Ordinance
Night - 60 dBA
Day - 65 dBA

16 total measurements on December 2, 2011 – Day and Night
15 minute duration for each measurement

Average for the 15 minute period – 56.8 – 62.5 dBA
Maximum during the 15 minute period – 63.0- 72.5 dBA
Ambient Background for the 15 minute period – 52.1 – 59.3 dBA

Reasonable Noise Level Goals for Energy Plant
Night – 65.0 dBA
Day – 70.0 dBA
MERCY ENERGY PLANT – COOLING TOWERS
WHISPERQUIET FANS - ALL UNITS OPERATING

Existing
Average – 56.8 – 62.5 dBA
Max – 63.0 – 72.5 dBA
Ambient – 52.1 – 59.3 dBA

Reasonable Noise Level Goal
Night – 65 dBA
Day – 70 dBA
Comments/Questions/Feedback?