Project Area Master Plan

UPMC SHADYSIDE HOSPITAL

5230 Centre Avenue, Pittsburgh, PA 15232
AGENDA FOR PLANNING COMMISSION OVERVIEW

- UPMC Shadyside Strategic Vision,
  John Innocenti, President UPMC Presbyterian Shadyside
- Community Meetings/ Concessions,
  Sean Logan, VP of Corporate Relations UPMC
- Master Plan Overview,
  David Jaeger, Harley Ellis Devereaux
- Planning Commission Questions & Discussion, John Krolicki, VP of Facilities & Support Services UPMC Presbyterian Shadyside
UPMC SHADYSIDE STRATEGIC VISION

UPMC Shadyside

- Background
- Growth Projection
  + No bed growth
  + 2% outpatient growth

Master Facility Plan Focus

- Parking
  + Decade long parking issue
  + Purchased Luna property
  + Worked with community on size and access
  + Eliminating offsite parking

- Center for Innovative Science
  + Personalized medicine, cancer biology and biology of aging
  + Purchased Ford Motor Company building
  + NIH funding
  + Maintain historic site
  + Addition of 375 jobs in Pittsburgh

- Privatization of UPMC Shadyside
  + Industry standard
  + Converting semi-private rooms (70%), to private 317/450
  + Require demolition of nursing school building

- Relationships
COMMUNITY MEETINGS

PAST MEETINGS
- COMMUNITY MEETING #1: 2.8.11
- COMMUNITY MEETING #2: 9.15.11
- COMMUNITY MEETING #3: 10.4.11
- SHADYSIDE CHAMBER OF COMMERCE: 10.4.11
- OPDC STEERING COMMITTEE MEETING: 10.5.11
- COMMUNITY MEETING #4: 11.16.11
- BCC & NEIGHBORHOOD DELEGATES MEETING: 12.13.11
- BCI MEETING: 12.13.11
- SHADYSIDE CHAMBER OF COMMERCE MEETING: 1.3.12
- BCI and BCC MEETING: 1.5.12
- SHADYSIDE IMP SENT TO COMMUNITY/POSTED: 1.18.12
- FORMAL DESIGN REVIEW 2.28.12
- REVISED SHADYSIDE IMP SENT TO COMMUNITY/POSTED: 3.6.12
- PLANNING COMMISSION BRIEFING SESSION 3.20.12

FUTURE MEETINGS
- PLANNING COMMISSION PUBLIC HEARING 5.15.12
- CITY COUNCIL PUBLIC HEARING – TBD
- CITY COUNCIL IMP VOTE PRIVATE SESSION - TBD
CONCESSIONS

Parking & Luna Site
1. Eliminated Luna surface lot (150 Spaces)
2. Reduced Luna Garage Site to 1,000 spaces (from 1,200)
3. Eliminated Cypress Street access point
4. Eliminated Woodworth Street access point
5. Eliminated Towerview and Penn Circle parking facilities for Shadyside employees
6. DPW’s requirements for Gross Street improvements
7. Provided additional landscape buffers along Cypress St. and the entrance drive, additional screening for Alley Way Auto Body
8. Limiting Gross Street entrance/exit, to emergency exit only
9. UPMC shall perform a traffic study not less than 3 years after parking deck opening

Hospital
1. Eliminated building on Baum side in LNC District, commitment to “greening” the site
2. Agreed to leave parking meters on Centre between Aiken and Graham
3. No further master plan improvements along Aiken Ave., moving hospital mass away from Aiken
4. No zoning change to Outpatient Building or Shadyside Place, requested by community groups
5. Peer review of traffic study paid for by UPMC, utilized L. Robert Kimble (recommended by community groups)
6. Increased buffer with Café Sam to 25 feet, 0’ required in UNC District
7. One access point for cars off Cypress

CIS
1. Recognize and repurpose of historic building assuming inefficiencies with original structure
2. Reduce building area from 400,000 gsf to 350,000 gsf
3. Commitment to 1st floor retail on a portion of Centre Avenue
4. Removing one story from original proposal along Centre side of building
Objectives
The following objectives have been identified for the Project Area Master Plan:

- Luna site to accommodate UPMC Shadyside parking needs and future research
- Family Health Center, Urgent Care and Boston Market sites for Outpatient expansion and retail
- Adaptive reuse with expansion for research (C.I.S.) in the former Ford Motor Company building
- Location of current School of Nursing Building for future first of two inpatient expansions to provide all private nursing units
- Conversion to 100% private patient rooms over the course of the next 25 years
- Location of Preservation Hall for future Powerhouse expansion and hospital uses
LUNA SITE & PARKING DECK

Baum Boulevard

Existing

Proposed
LUNA SITE & PARKING DECK

Gross Street

Existing

Proposed
LUNA SITE & PARKING DECK

Cypress Street

Existing

Proposed
LUNA SITE & PARKING DECK

Entry to Deck Along Baum Boulevard

Cars shown at maximum AM peak entering and PM peak exiting
OUTPATIENT CENTER @ CENTRE

Existing

Proposed
SITE & OUTPATIENT CENTER ALONG BAUM

Existing

Proposed
Greenspace

- Decorative Walk
- Benches
- Plantings along Walk
- Baum Boulevard

Greenspace along Baum Boulevard:
- 20' Setback
- 25' Setback
- 12' Setback
- 62''
- 72''
- 120''
- 150''
- 300''

5 Story Outpatient, Urgent Care & Parking Expansion, 440 spaces, 2 levels of parking below grade

- Bridge to Hospital
- Bridge to Hillman Cancer Center
- Evergreen Trees
- Deciduous Trees
- Flowering Trees in Planters
- 20'' Setback
CENTER FOR INNOVATIVE SCIENCE

Before
CENTER FOR INNOVATIVE SCIENCE

During
CENTER FOR INNOVATIVE SCIENCE

After
CENTER FOR INNOVATIVE SCIENCE
TEN YEAR DEVELOPMENT ENVELOPE - ZONING MAP

Legend
- AP  Residential/Commercial Planned Unit Development
- EMI  Educational/Medical Institution
- H  Hillside
- LNC  Local Neighborhood Commercial
- P  Parks & open Space
- R1A-H  Single Unit Attached Residential High Density
- R1A-VH  Single Unit Attached Residential Very High Density
- R1D-VL  Single Unit Detached Residential Very Low Density
- R1D-L  Single Unit Detached Residential Low Density
- R2-M  Two Unit Residential Moderate Density
- R2-H  Two Unit Residential High Density
- R3-M  Three Unit Residential Moderate Density
- RM-M  Multi Unit Residential Moderate Density
- RM-H  Multi Unit Residential High Density
- UI  Urban Industrial
- UNC  Urban Neighborhood Commercial
TEN YEAR DEVELOPMENT ENVELOPE - CAMPUS PARKING

Legend:
- Employees
- Patients/Visitors
- Physicians
- ED Patients/Visitors
- Retail

Luna Garage: 1,000 Spaces
Hillman Garage: 180 Spaces
Medical Center Garage: 901 Spaces
Outpatient Center Garage: 446 Spaces
Visitor Garage: 601 Spaces
Employee Garage: 750 Spaces
School of Nursing Lot: 38 Spaces
Shadyside Place Garage/Lot: 160 Spaces
TRANSPORTATION MANAGEMENT PLAN

RECOMMENDED IMPROVEMENTS

- Construct full-access site driveway.
- Install stop sign control on site driveway approach.
- Perform repairs on Giles Street to accommodate site traffic including repairing andoutbuilding repair.

- Construct full-access signalized site driveway.
- Install pedestrian push button countdown crossing equipment.
- Construct westbound channelized right turn lane into Luna Garage Driveway.

- Restrict Northbound approach to provide a 120' left turn lane and a shared through/right turn lane.
- Install pedestrian push button countdown crossing equipment.
- Optimize traffic signal timings.

- Construct full-access site driveway.
- Install stop sign control on site driveway approach.
- Remove on-street parking meters.

- Restrict southbound approach to provide a 120' left turn lane and a shared through/right turn lane.
- Install pedestrian push button countdown crossing equipment.
- Optimize traffic signal timings.

- Restrict westbound Centre Avenue to provide one shared left turn/bypass lane and one shared through/right turn lane.
- Remove on-street parking on north and south side of Centre Avenue to provide two travel lanes in each direction from Monwood Avenue to South Akin Avenue.

- Restrict eastbound Centre Avenue to provide one shared left turn/bypass lane and one shared through/right turn lane.
- Remove on-street parking on north and south side of Centre Avenue to provide two travel lanes in each direction from Monwood Avenue to South Akin Avenue.

- Prohibit on-street parking to allow for two travel lanes at each direction.
- Stripe westbound Centre Avenue curb lane as an exclusive right turn lane which drops onto Monwood Avenue at its intersection.

Note: all signalized study intersections timings are to be sequenced. Along the study corridor, the signalized intersections will have upgraded pedestrian crossings including audible, pedestrian push button countdown equipment. Removal of on-street parking meters on Centre Avenue is recommended by the FTA. Removal of on-street parking meters and roadway widening measures on Monwood Avenue should be implemented by the time of occupancy of the OSI Building.
PLANNING COMMISSION QUESTIONS & DISCUSSION

- Moderating questions, John Krolicki
- All consultants and experts here to help answer or clarify