



Project Area Master Plan – City Council Presentation

UPMC SHADYSIDE HOSPITAL

5230 Centre Avenue, Pittsburgh, PA 15232

UPMC SHADYSIDE STRATEGIC VISION

UPMC Shadyside

- × 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
 - + Converting semi-private rooms (70%), to private 317/450
 - + Require demolition of nursing school building

Employment Related to Construction

- × 435 Construction Jobs for Luna/CIS



TEN YEAR DEVELOPMENT - OVERALL

Legend

- UPMC Facilities Expansion
- UPMC Buildings
- Non-UPMC Buildings



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

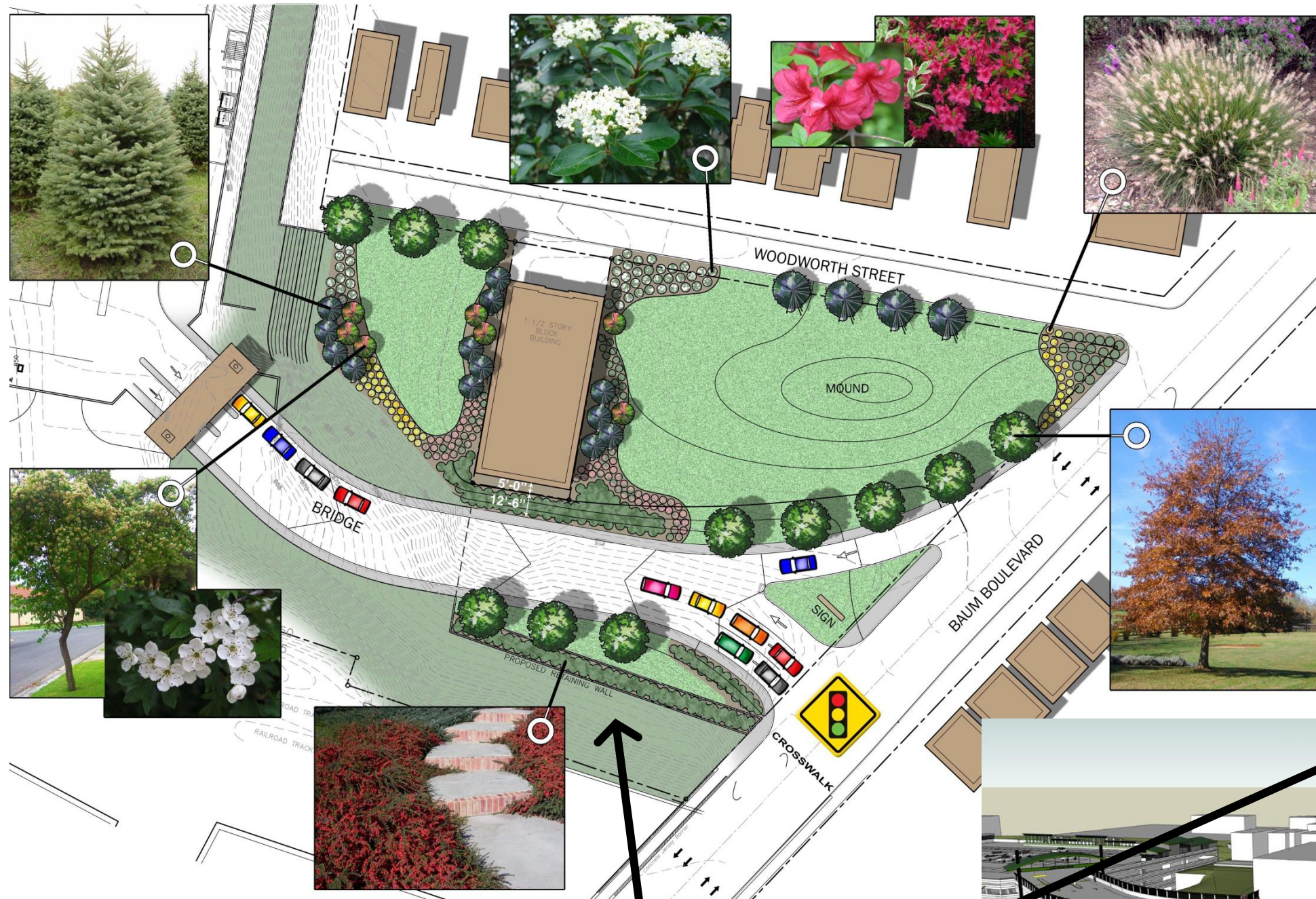
Cypress Street

Existing

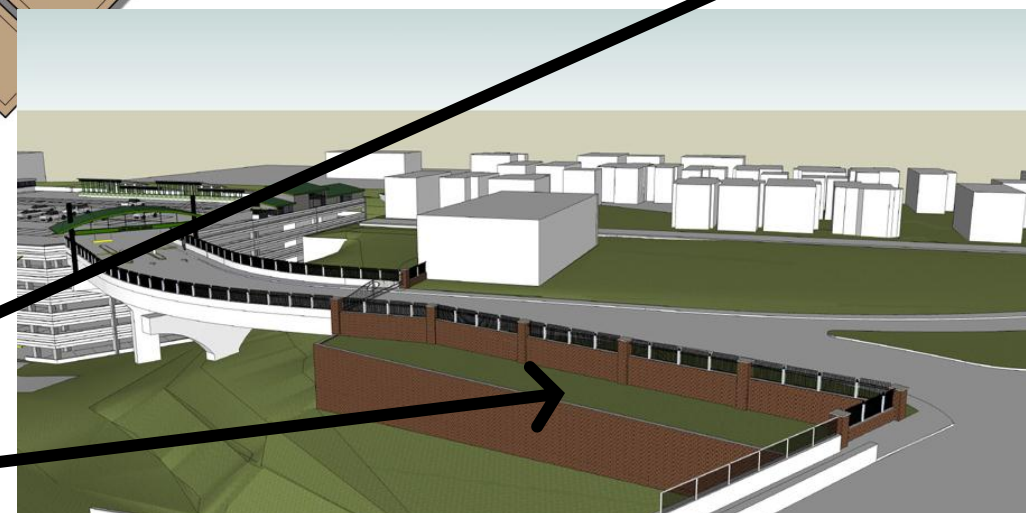
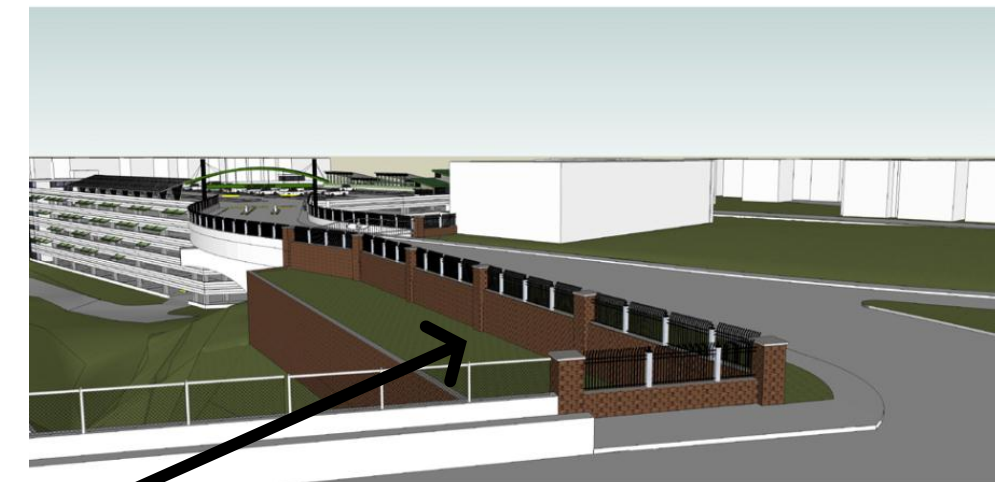


Proposed

LUNA SITE & PARKING DECK



Entry to Deck Along Baum Boulevard



Cars shown at maximum AM peak entering and PM peak exiting

LUNA SITE & PARKING DECK



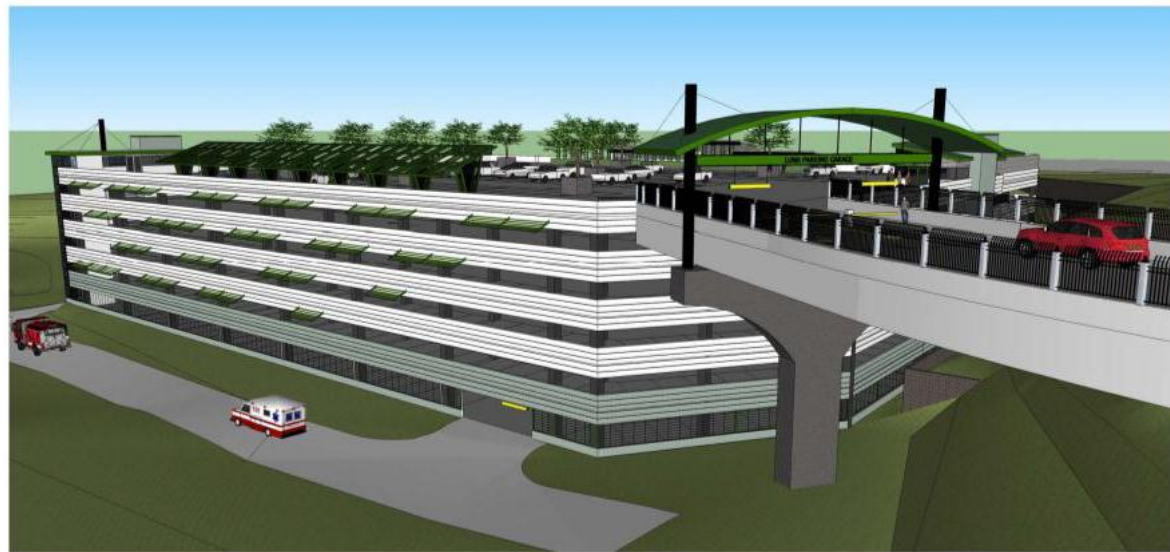
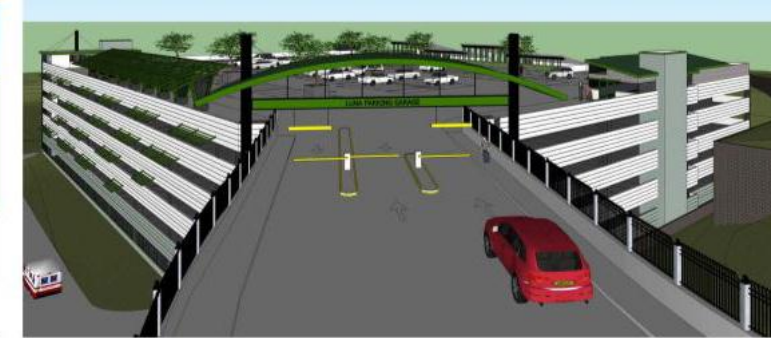
MIX No. 1



MIX No. 2



MIX No. 3



OUTPATIENT CENTER @ CENTRE AVENUE

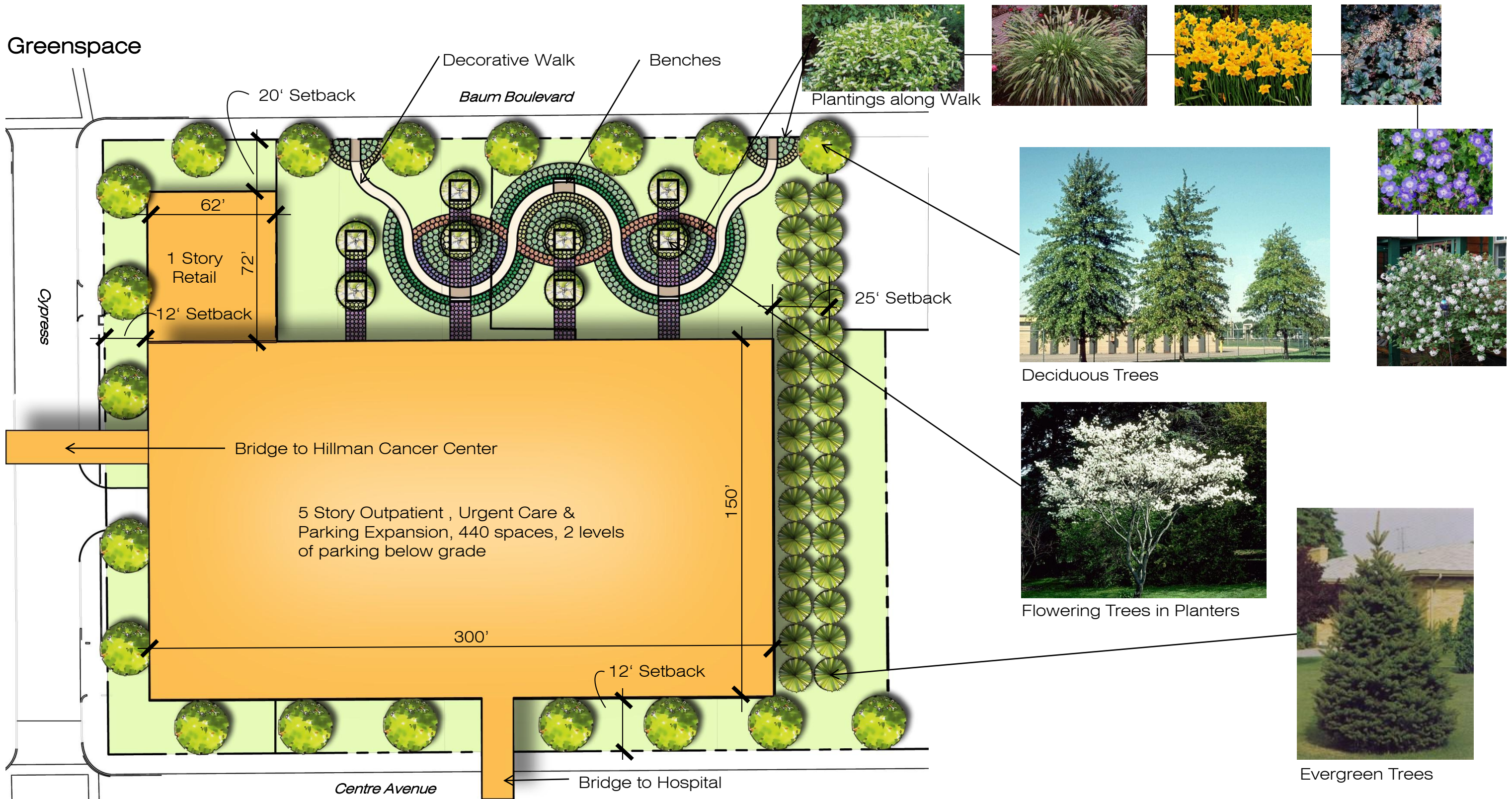


Existing



Proposed

SITE & OUTPATIENT CENTER ALONG BAUM BOULEVARD



CENTER FOR INNOVATIVE SCIENCE

Before



CENTER FOR INNOVATIVE SCIENCE

Current



CENTER FOR INNOVATIVE SCIENCE

After Completion



COMMUNITY MEETINGS

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
- × SHADYSIDE IMP “TRAFFIC, PARKING AND PEDESTRIAN STUDY” SENT TO COMMUNITY/POSTED: 1.19.12
- × FORMAL DESIGN REVIEW 2.28.12
- × REVISED SHADYSIDE IMP SENT TO COMMUNITY/POSTED: 3.6.12
- × PLANNING COMMISSION BRIEFING SESSION 3.20.12
- × PLANNING COMMISSION MEETING 05.15.12
- × PLANNING COMMISSION PUBLIC HEARING 6.12.12
- × BCI, BCC, AND SAC MEETING 8.28.2012
- × CITY COUNCIL PUBLIC HEARING – TODAY
- × CITY COUNCIL IMP VOTE - 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. Prior to the opening of the Luna Garage, UPMC Shadyside shall complete all improvements to Gross Street, as required by the Department of Public Works, said improvements to include the repaving of Gross Street from the garage entrance to Cypress Street.
7. Provided additional landscape buffers along Cypress St. and the entrance drive and additional screening for Alley Way Auto Body.
8. UPMC Shadyside shall attempt, through the design process, to further increase the setback between the Luna Garage driveway and Alley Way Auto Body.
9. The use of Gross Street access will be restricted to “emergencies”, which are defined as “any unexpected situation that affects the safety of persons or property in the garage or on the grounds of the garage. Examples include, but are not limited to, fires or explosions in the garage or on the grounds of the garage, disasters occurring in or adjacent to the garage, power outages, major chemical spills, hazardous waste problems, criminal endangering of lives, an unscheduled or unplanned shut-down of the garage, accidents where serious personal injury or property damage occurs in or adjacent to the garage, natural disasters, civil disturbances, or unauthorized occupancy of the garage or the garage property.” The only other situations where the Gross Street access may be utilized are temporary events, such as accidents, equipment malfunction, security issues, construction activity or public safety issues. The Gross Street access restrictions will be subject to the City’s review of updated traffic studies. The Emergency Executive (EE) has the ultimate responsibility for overseeing the overall implementation of the Gross Street access restrictions, for monitoring activities, and for offering advice and guidance to other individuals in order that they may comply with their respective implementation responsibilities. The President of UPMC Shadyside Hospital is designated as the Emergency Executive (EE) responsible for decisions to implement this Guide. The EE is also responsible for establishing a chain of authority to serve as EE during his absence or incapacitation.
10. UPMC shall submit to the Department of City Planning an update of the IMP traffic study not less than three (3) years following the opening of the Luna Garage.

CONCESSIONS

Hospital

1. Eliminated building on Baum side in LNC District, commitment to “greening” the site
2. No further master plan improvements along Aiken Ave., moving hospital mass away from Aiken
3. No zoning change to Outpatient Building or Shadyside Place, requested by community groups
4. Peer review of traffic study paid for by UPMC, utilized L. Robert Kimball (recommended by community groups)
5. UPMC Shadyside shall attempt, through the design process, to further increase the setback between the Outpatient Building and Café Sam.

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
5. One access point for cars off Cypress

Traffic & Parking

1. Access to Outpatient Building limited to Cypress Street only.
2. Agreed to leave parking meters on Centre between Aiken and Graham