

EMI Zoning Summary

The City Code recognizes that education and medical institutional uses, operating within the urban context, warrant unique zoning regulations. The EMI District was specifically created for that purpose. The EMI District regulations are designed with the intent to promote and enhance the development of those institutional uses while minimizing the adverse impacts that can result when institutions are located near neighborhoods. Since their inception, the EMI regulations have successfully served those purposes throughout the City of Pittsburgh.

The primary UPMC Shadyside Hospital parcel and the Hillman Cancer Center parcel were rezoned to the EMI District during the Map Pittsburgh project completed in the mid-2000s. In discussions with the Department of City Planning regarding the development of an updated master plan for the entire campus, we were directed to seek EMI designation for all properties located within 1,000 feet of the current EMI zoning district. Those properties are currently zoned UNC, LNC, and UI (Urban Industrial) and obviously include the Luna Site, the former Ford Motor Company, and 5001 Centre Avenue (next to Ford).

The EMI zoning designation will not provide any uses or any development envelopes that are not already provided under current zoning classifications. Under the Institutional Master Plan, the proposed uses and development envelopes would be permitted whether those sites are designated in the EMI District or remain as currently zoned under the respective UNC, LNC, or UI Districts. The attached document shows the current zoning guidelines for each of the current zoning districts and the proposed guidelines if changed to the EMI District. This document was created at the communities' request so that it could be used as a basis for dialogue and a point of clarification as to UPMC's intentions for the respective sites.

The Institutional Master Plan process requires the identification of a maximum development envelope (i.e. location, height, floor area, setbacks, etc.) for each identified parcel. Under the Institutional Master Plan regulations, no building permit or Certificate of Occupancy shall be issued for any project within an EMI District without a certification that the proposed project is consistent with the approved Institutional Master Plan and does not result in the need for additional parking, an increase in the number of employees, the addition of more than 25,000 sq.ft. of floor area or coverage of more than 25,000 sq.ft. of site area. If UPMC wishes to pursue a project that is not encompassed by the approved 10 year horizon development envelope, UPMC would be required, regardless of the zoning designation of that site, to obtain approval of a new/revised Institutional Master Plan.