



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

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## PAST MEETINGS

- x COMMUNITY MEETING #1: 2.8.11
- x COMMUNITY MEETING #2: 9.15.11
- x COMMUNITY MEETING #3: 10.4.11
- x SHADYSIDE CHAMBER OF COMMERCE: 10.4.11
- x OPDC STEERING COMMITTEE MEETING: 10.5.11
- x COMMUNITY MEETING #4: 11.16.11
- x BCC & NEIGHBORHOOD DELEGATES MEETING: 12.13.11
- x BCI MEETING: 12.13.11
- x SHADYSIDE CHAMBER OF COMMERCE MEETING: 1.3.12
- x BCI and BCC MEETING: 1.5.12
- x SHADYSIDE IMP SENT TO COMMUNITY/POSTED: 1.18.12
- x SHADYSIDE IMP "Traffic, Parking and Pedestrian Study" SENT to COMMUNITY/POSTED: 1.19.12
- x FORMAL DESIGN REVIEW 2.28.12
- x REVISED SHADYSIDE IMP SENT TO COMMUNITY/POSTED: 3.6.12
- x PLANNING COMMISSION BRIEFING SESSION 3.20.12

## FUTURE MEETINGS

- x PLANNING COMMISSION PUBLIC HEARING 5.15.12
- x CITY COUNCIL PUBLIC HEARING – TBD
- x 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 1<sup>st</sup> floor retail on a portion of Centre Avenue
4. Removing one story from original proposal along Centre side of building

# TEN YEAR DEVELOPMENT - OVERALL

## Legend

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

Luna Parking Garage (1000 spaces)

Hillman Cancer Center  
4 stories

Center for Innovative  
Science & Parking  
(306 spaces)

Inpatient Expansion

Outpatient , Urgent  
Care, 1<sup>st</sup> Floor Retail &  
Parking Expansion, 440  
spaces, 5 story building  
along Centre, 1 story  
retail along Baum  
(bump to north), 2 levels  
of parking below grade

Family House, 6 stories

## 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

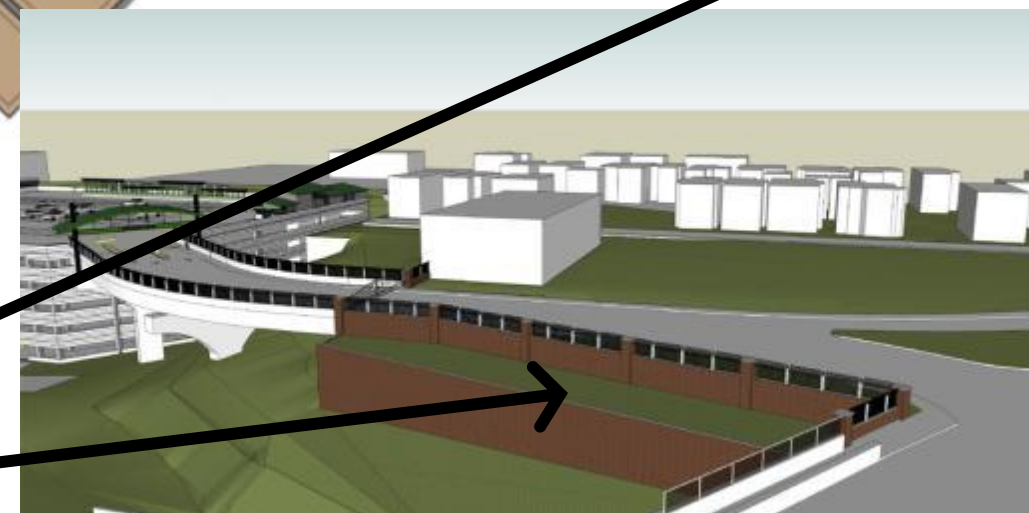
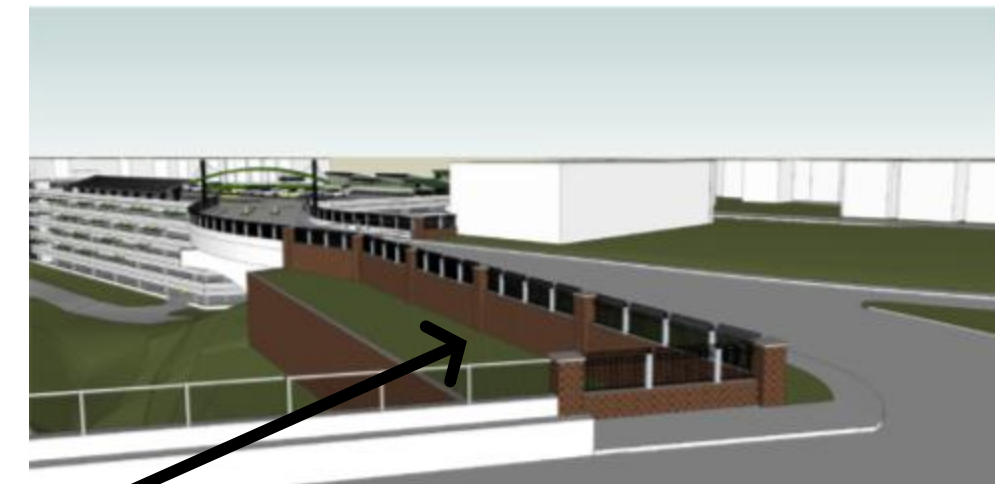


Proposed

# LUNA SITE & PARKING DECK



Entry to Deck Along Baum Boulevard

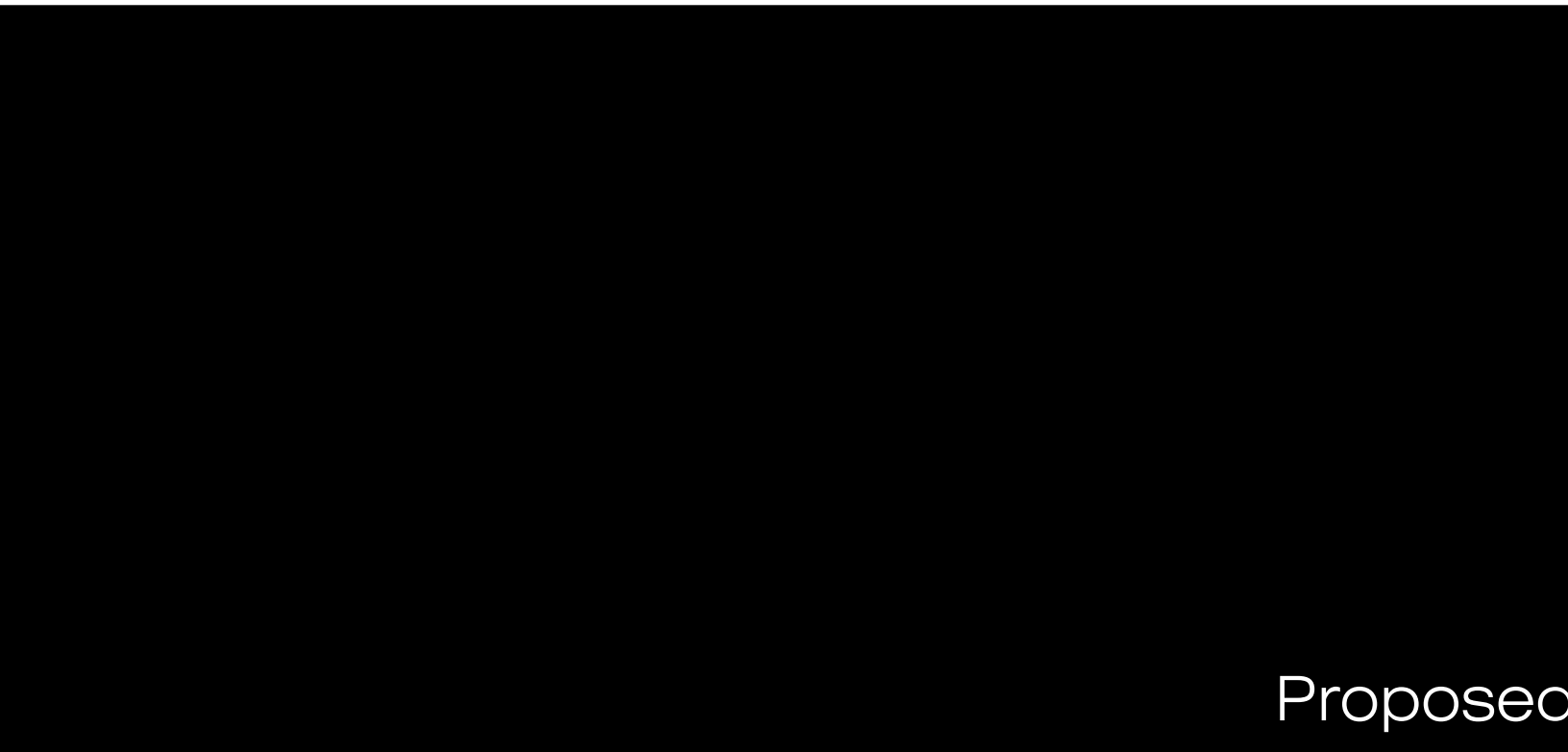


Cars shown at maximum AM peak entering and PM peak exiting

# OUTPATIENT CENTER @ CENTRE



Existing



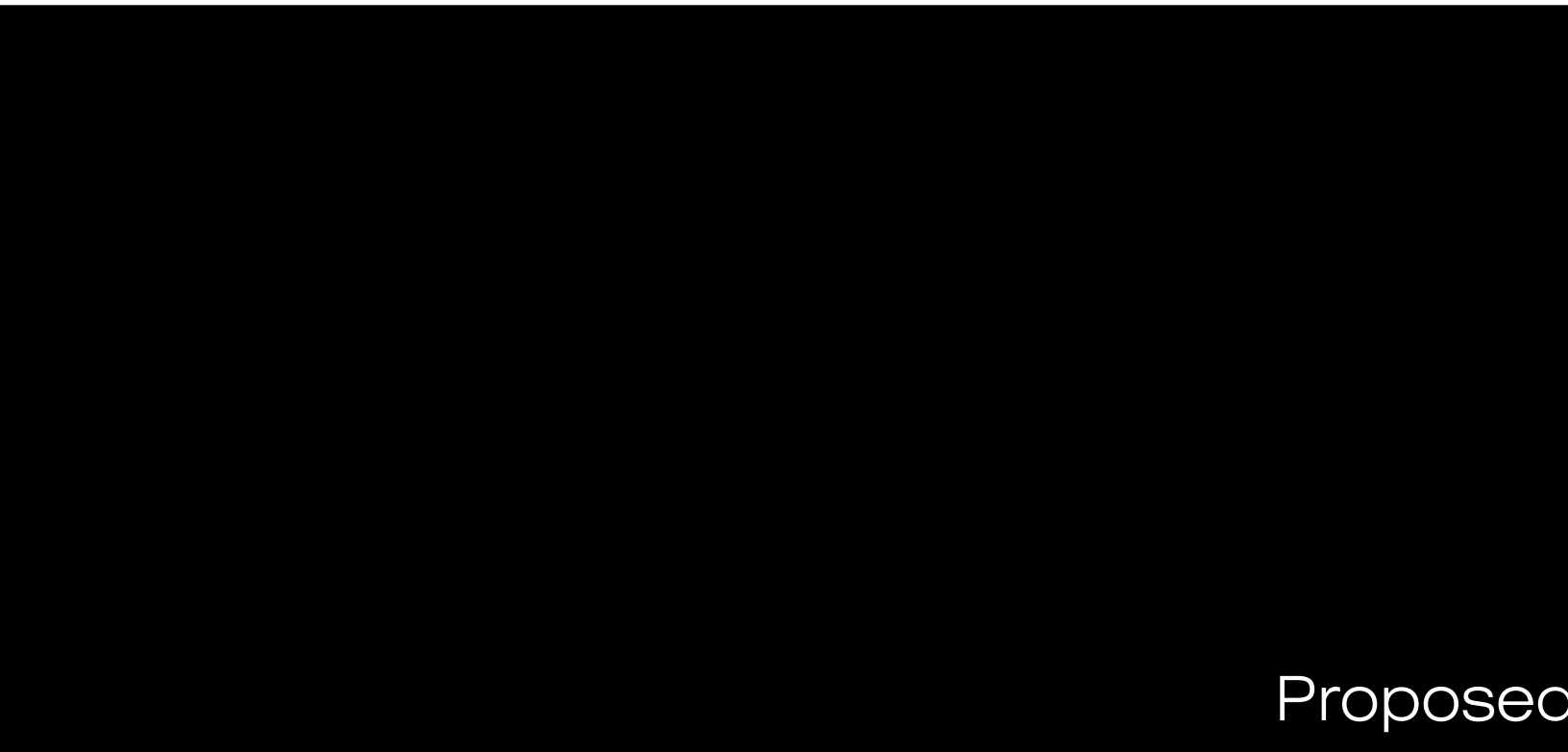
Proposed



# SITE & OUTPATIENT CENTER ALONG BAUM

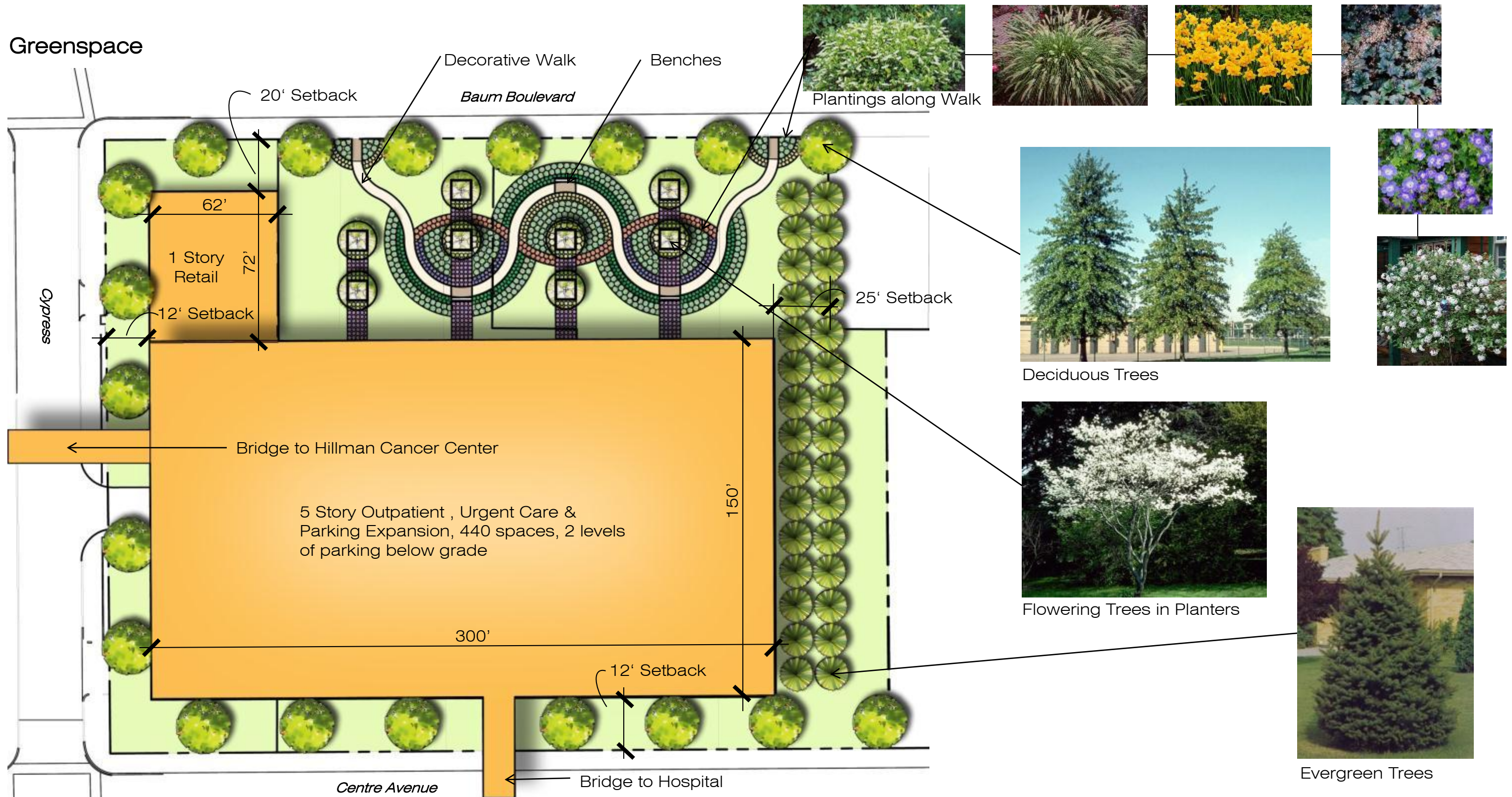


Existing



Proposed

# SITE & OUTPATIENT CENTER ALONG BAUM



# CENTER FOR INNOVATIVE SCIENCE

Before



# CENTER FOR INNOVATIVE SCIENCE

During



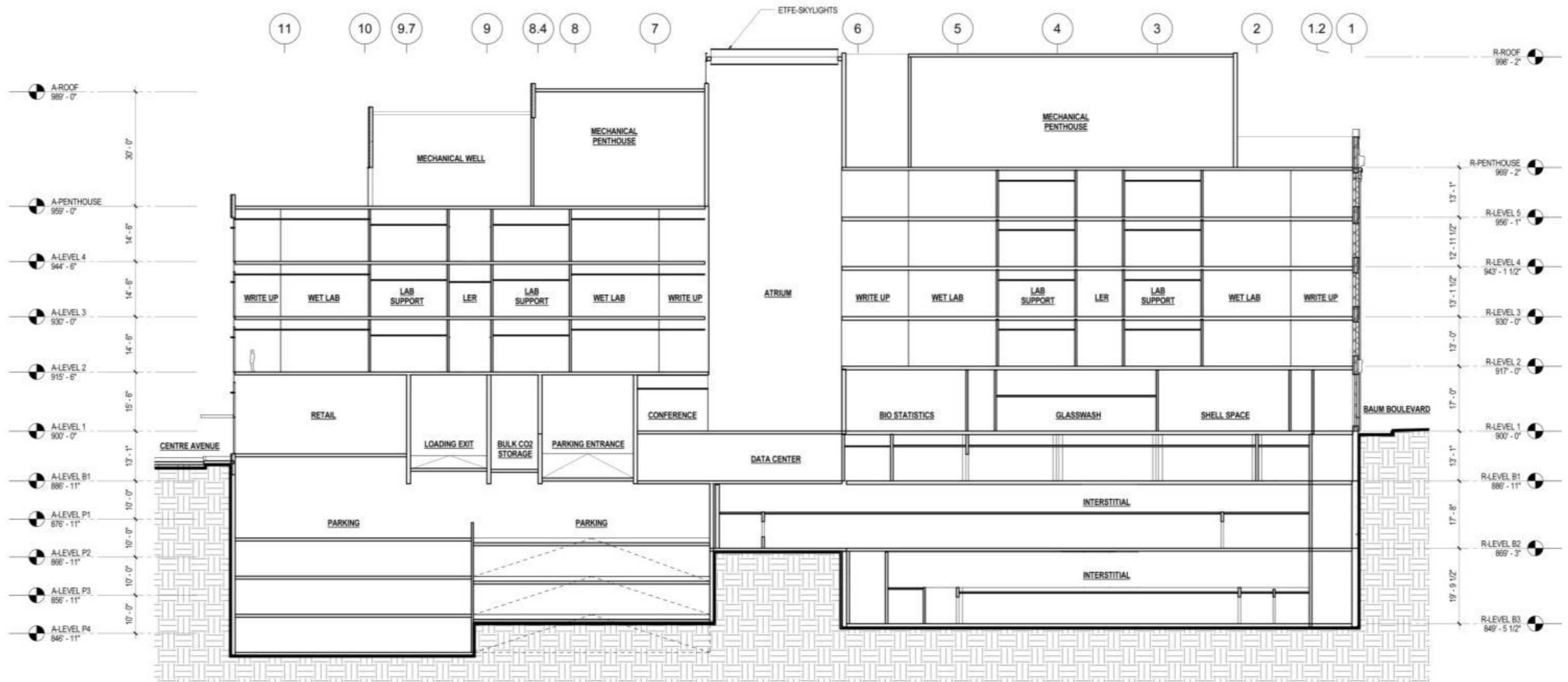
# CENTER FOR INNOVATIVE SCIENCE

After





# CENTER FOR INNOVATIVE SCIENCE

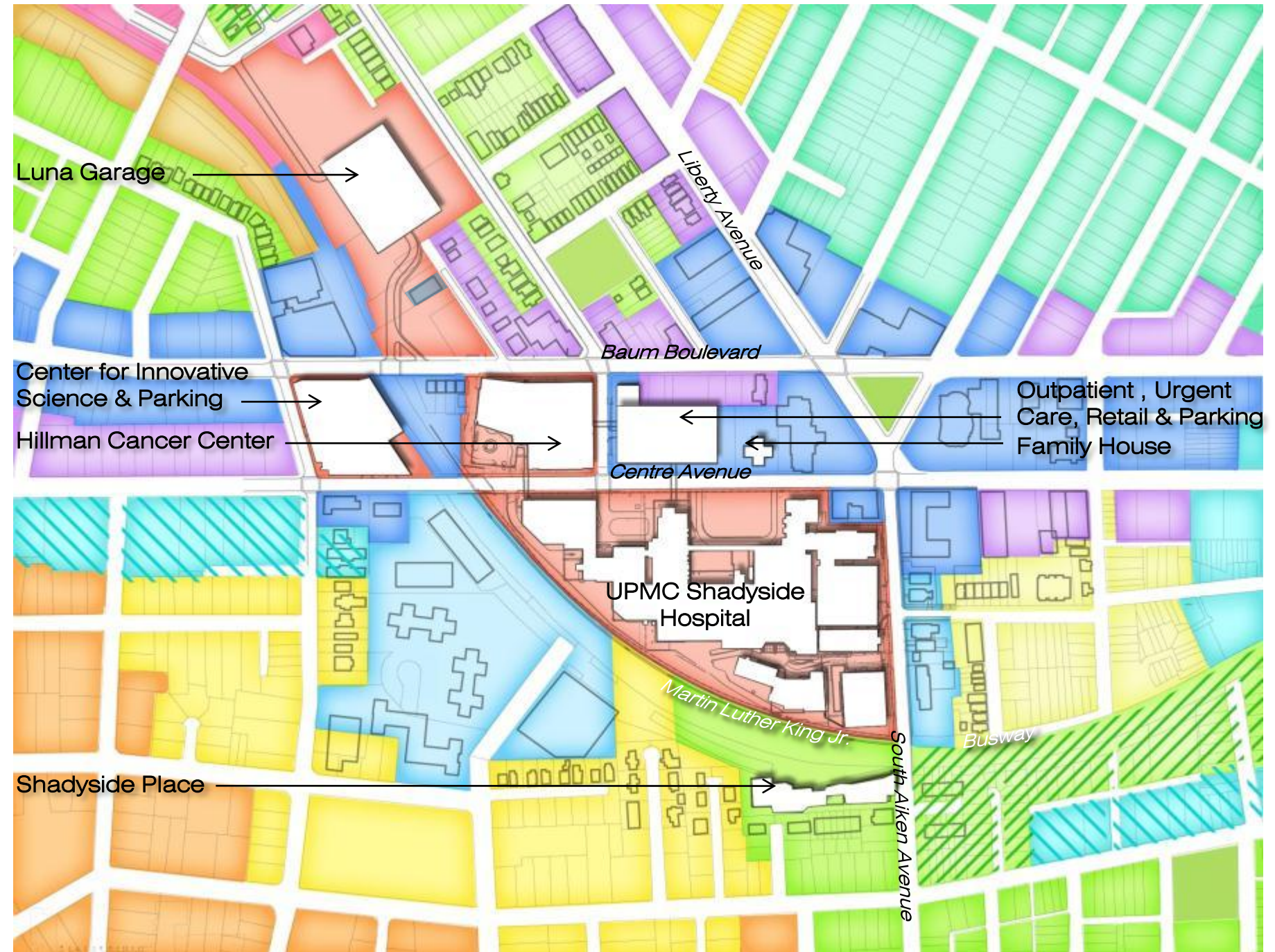


2 N/S SECTION LOOKING WEST  
A3.10 1/16" = 1'-0"

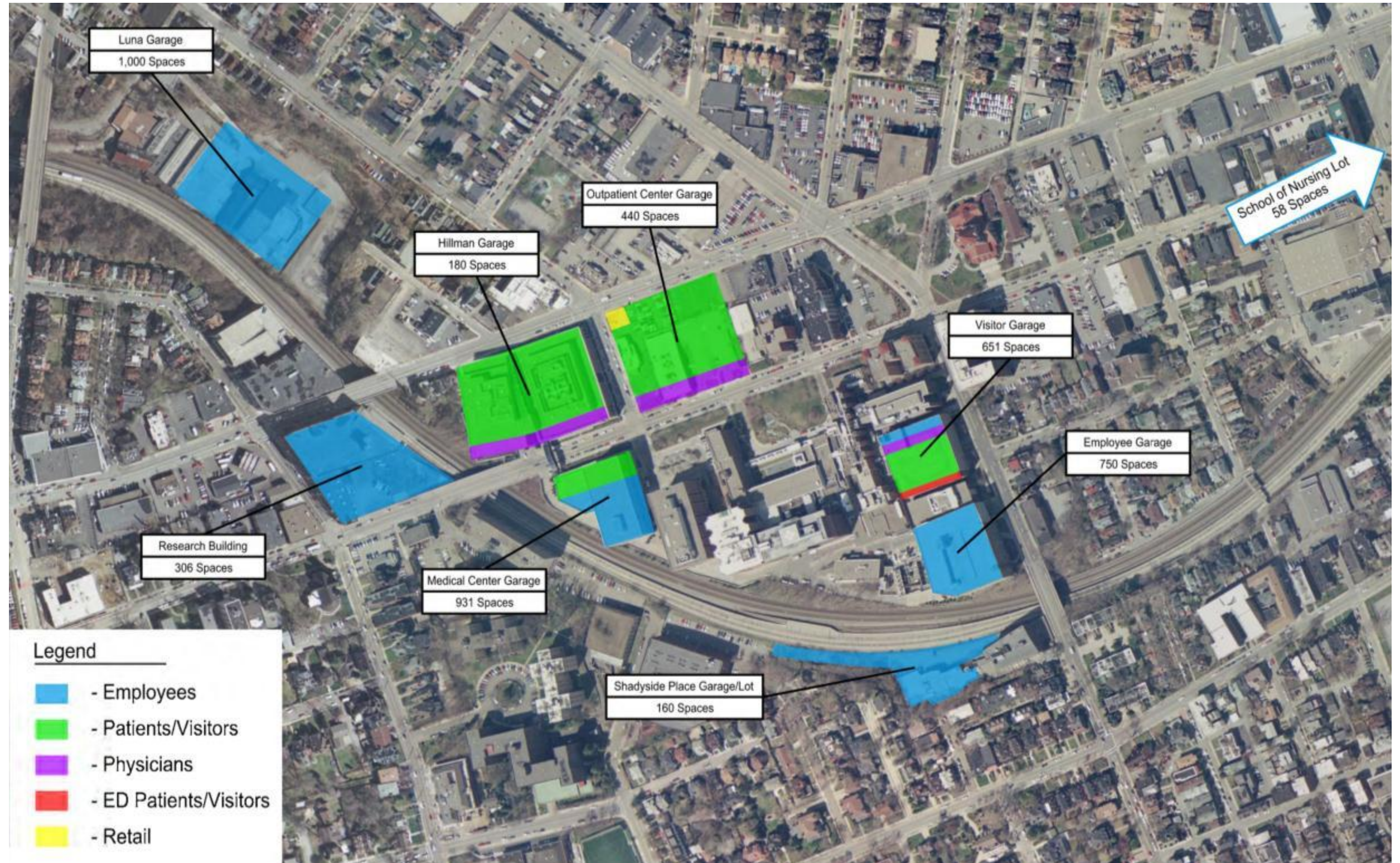
# TEN YEAR DEVELOPMENT ENVELOPE - ZONING MAP

## 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

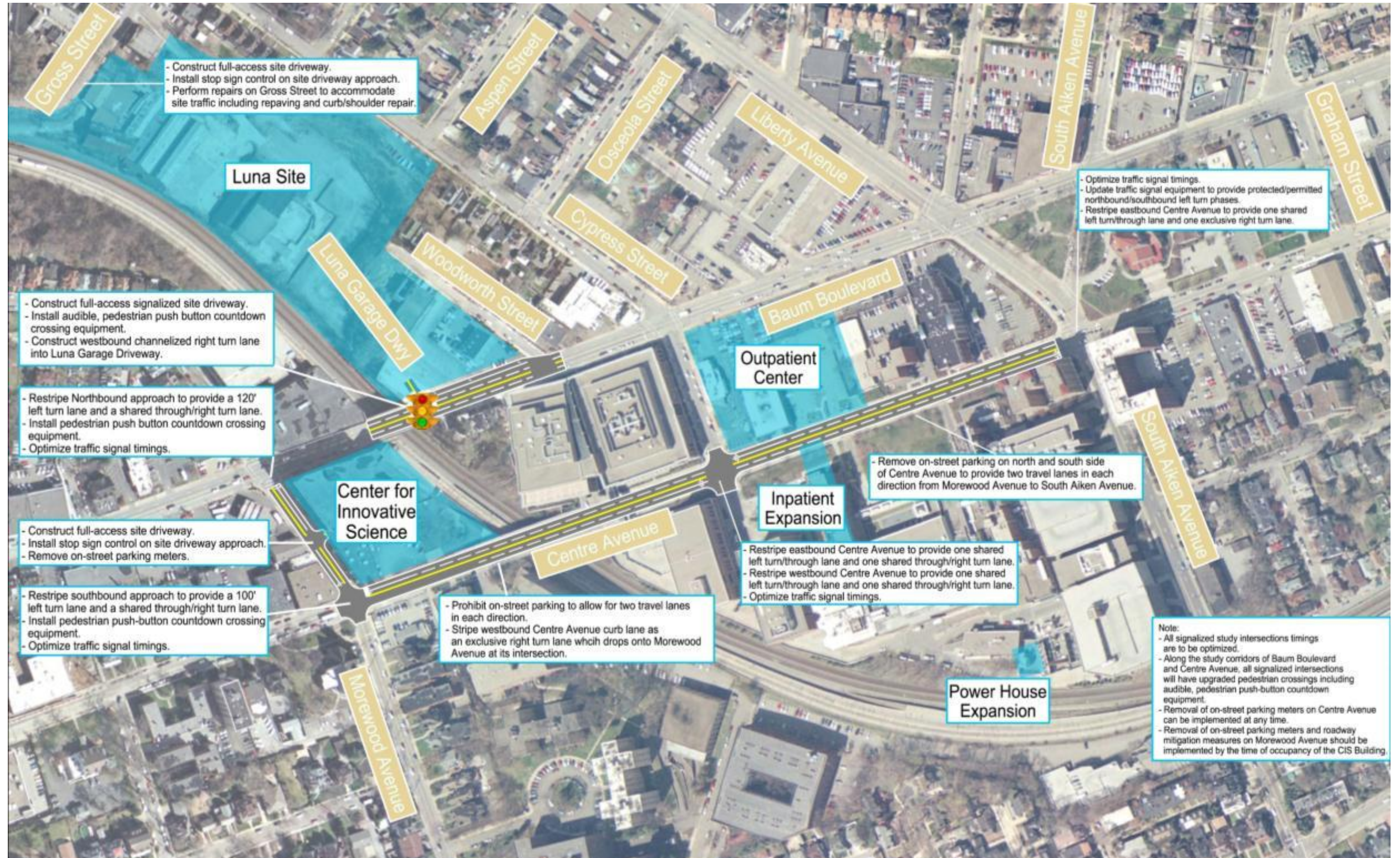


# TEN YEAR DEVELOPMENT ENVELOPE - CAMPUS PARKING



# TRANSPORTATION MANAGEMENT PLAN

## RECOMMENDED IMPROVEMENTS



# PLANNING COMMISSION QUESTIONS & DISCUSSION

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

