



Project Area Master Plan 2014

UPMC OAKLAND HOSPITALS

200 Lothrop, Pittsburgh, PA 15213

Submission Date: 11/24/2014

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I. MASTER PLAN

Introduction

UPMC Presbyterian and Montefiore Hospitals (Oakland), located in the heart of Oakland, is an adult medical-surgical referral hospital group and a site of ongoing research and graduate programs in conjunction with the University of Pittsburgh School of Medicine. The hospital is a renowned center for organ transplantation, and a recognized leader in cardiology and cardiothoracic surgery, critical care medicine and trauma services, and neurosurgery. UPMC Oakland also is designated as a Level I Regional Resource Trauma Center. Founded in 1893, UPMC Oakland continues to provide state-of-the-art medical care to patients in the tri-state area and throughout the world.

UPMC Oakland is one hospital with two buildings - UPMC Presbyterian and UPMC Montefiore - linked by a pedestrian bridge that crosses over two streets with links to other buildings as well. Staff in both buildings deliver the same high-quality care. Some patients receive all of their care in one of the buildings. Others receive care in each building, crossing the bridge from one building to the other.

Services & Specialties

UPMC Oakland provides a full range of health care services, including inpatient, outpatient, and emergency care, as well as highly specialized diagnostic and treatment procedures. The combination of high-tech medicine and compassionate care touches every one of the thousands of patients who enter UPMC Oakland each year.

Our services include:

- × Asthma Institute
- × Audiology and Hearing Aids
- × Balance Disorders Center
- × Cancer
- × Cardiovascular Services
- × Comprehensive Lung Center
- × Department of Cardiothoracic Surgery
- × Dermatology
- × Diabetes Center
- × Digestive Disorders Center
- × Ear, Nose and Throat Services

- × Emergency and Trauma Services
- × Endocrine Surgery
- × Eye Center
- × Gastrointestinal Surgery
- × Geriatrics
- × Inflammatory Bowel Disease
- × Kidney Disease
- × Liver Cancer Center
- × Minimally Invasive Brain Surgery
- × Neurological Surgery
- × Nutrition Services
- × Ophthalmology and Optometry
- × Orthopedic Surgery
- × Otolaryngology
- × Pancreas and Biliary Center
- × Pancreatic Cancer Center
- × Plastic surgery
- × Rehabilitation Institute
- × Sino-Nasal and Allergy Services
- × Skull Base Surgery
- × Snoring and Sleep Apnea Center
- × Stroke Institute
- × Surgery
- × Swallowing Disorders Center
- × Transplantation Services
- × Trauma and General Surgery
- × Vascular Surgery
- × Wound Healing/Limb Preservation Center

I. MASTER PLAN

Research at UPMC Oakland

Many residents - not just those planning to pursue fellowships for subspecialty careers - come to the Internal Medicine Residency Program with an interest in basic or clinical research as part of their training. UPMC is home to a growing number of world-class scientists engaged in a broad spectrum of disciplines, including structural biology, drug discovery and design, immunology, neuroscience, organ and tissue engineering, regenerative medicine, cancer diagnostics, bioinformatics and computational biology, gene therapy, and medical device development. In addition, UPMC is a nationally recognized leader in clinical and translational research in nearly every subspecialty field. The program encourages residents interested in pursuing research, whether a simple project or a career pathway, to take advantage of the many world-class technical and faculty resources available at our institution.



II. PLANNING AREA - EMI

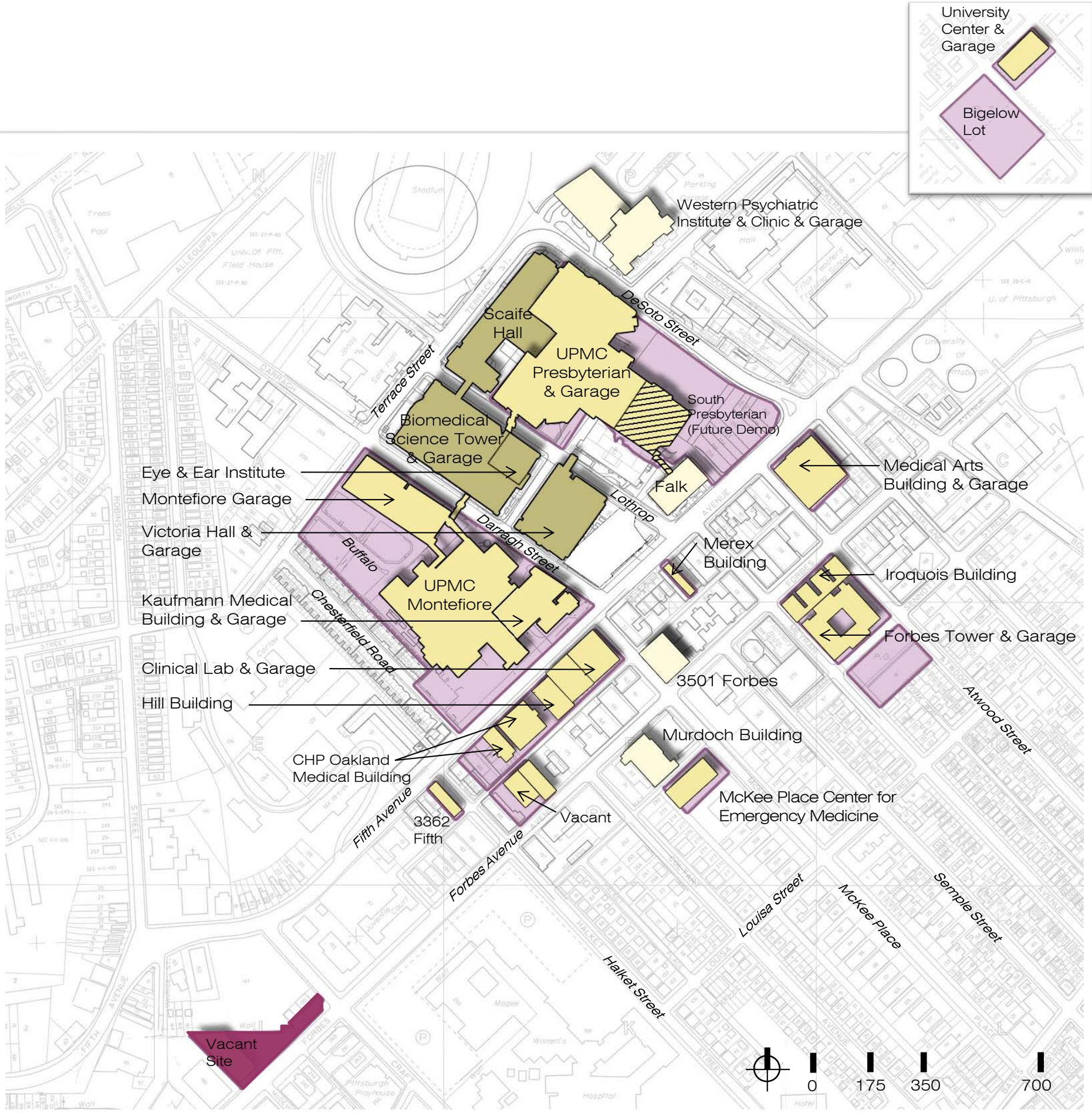
The existing EMI district of the Project Area Master Plan is bounded by Terrace Street to the northwest, DeSoto Street to the northeast, Fifth Avenue to the southeast and Chesterfield Road to the southwest. UPMC Montefiore, Presbyterian, the remaining South Presbyterian building and Kaufmann Medical Building are all included in this EMI district.

The planning area for the Institutional Master Plan includes the EMI district and properties owned by UPMC within one thousand (1,000) feet of the EMI district, including the Clinical Lab & Garage, Hill Building, CHP Oakland Medical Building, McKee Place Center for Emergency Medicine, Murdoch Building, Forbes Tower, Merex Building, 3501 Forbes Avenue, Iroquois Building, Medical Arts Building, 3362 Fifth Avenue, Western Psychiatric Institute & Clinic, University Center, Bigelow Parking Lot and miscellaneous properties.

The adjacent plan shows the institutional ownership within 1,000 feet of the EMI district, the plan on the next page indicates all institutional ownership in Oakland, and the following page indicates zoning for these properties and the surrounding parcels.

Legend

- UPMC Buildings
- Leased Building (to UPMC from others)
- UPMC/PITT Mixed Ownership Building
- UPMC Property

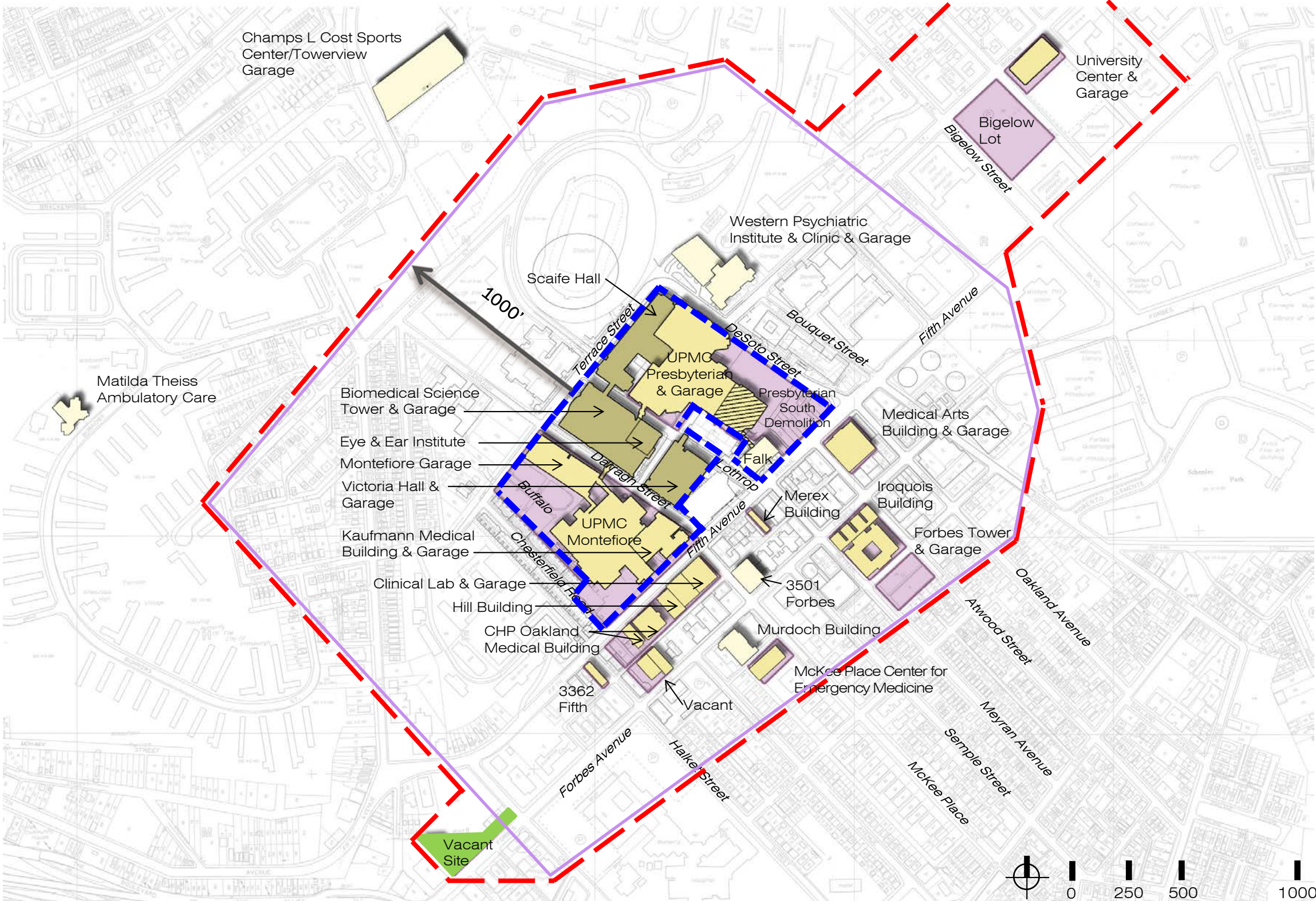


II. PLANNING AREA - OAKLAND PROPERTY OWNERSHIP

Any modifications to the UPMC Properties identified within the EMI boundaries and beyond, not included in this submission, will be submitted as an amendment to the approved IMP per code sections including but not limited to, section 922.12 – Institutional Master Plan of the Pittsburgh Zoning Code. New additions and building projects shall comply with Chapter 922. – Development Review Procedures.

Legend

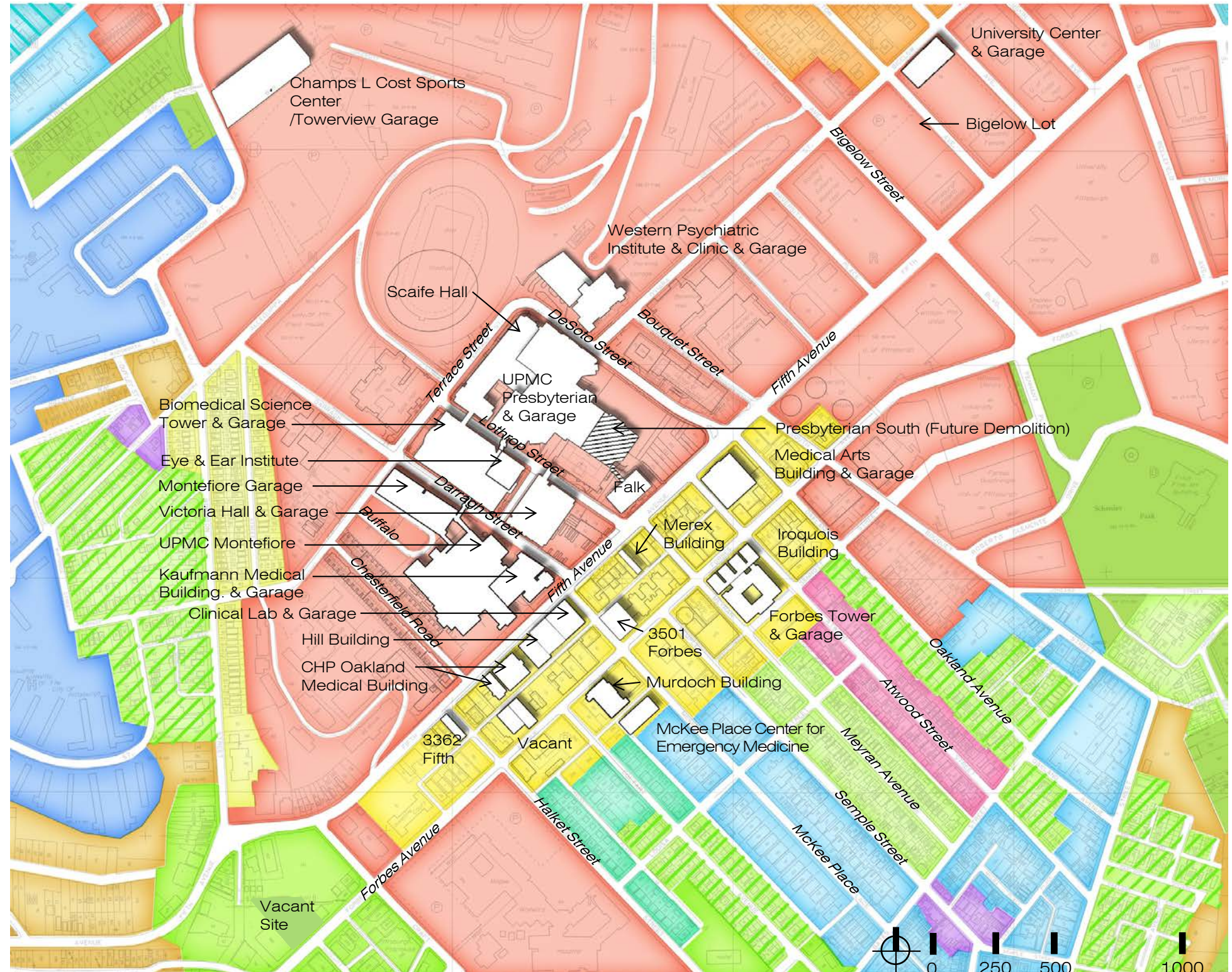
- UPMC Oakland Campus
- UPMC Property in EMI District
- 1000' of Oakland Campus
- UPMC Buildings
- Leased Building (to UPMC from others)
- UPMC/PITT Mixed Ownership Building
- UPMC Property



II. PLANNING AREA - EXISTING ZONING MAP

Legend

- 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
- OPR -C Oakland Public Realm District C
- OPR-D Oakland Public Realm District D
- 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
- OPR-A Oakland Public Realm District A
- RP Residential Planned Unit Development



III. MISSION AND OBJECTIVES

Mission

UPMC's mission is to serve our community by providing outstanding patient care and to shape tomorrow's health system through clinical and technological innovation, research, and education.

Vision

UPMC will lead the transformation of health care. The UPMC model will be nationally recognized for redefining health care by:

- × Putting our patients at the center of everything we do and creating a model that assures that every patient gets the right care, in the right way, at the right time, every time.
- × Harnessing our integrated capabilities to deliver both superb state-of-the-art care to our patients and high value to our stakeholders.
- × Employing our partnership with the University of Pittsburgh to advance the understanding of disease, its prevention, treatment and cure.
- × Fueling the development of new businesses globally that are consistent with our mission as an ongoing catalyst and driver of economic development for the benefit of the residents of the region.
- × Serving the underserved and disadvantaged, and advancing excellence and innovation throughout health care.

Values

- × **Customers:** Our patients and subscribers are our first priority and we strive to be responsive to their needs as well as those of the thousands of family members, visitors and community residents who walk through our doors, e-mail, text or call us every day.
- × **People:** Our people are our greatest asset. Our workforce is reflective of the many communities and people we serve and we embrace this diversity as a source of vitality and strength. We value the active participation of employed and independent physicians from throughout the organization and recognize the contributions of our caregivers who are among the best in the world.
- × **Excellence:** Our goal is excellence in everything we do and we believe continuous improvement in quality is everybody's responsibility.
- × **Integrity:** UPMC is built on a foundation of honesty and integrity. We promote, support and demand ethical conduct and compliance with the law throughout the organization.
- × **Teamwork:** We foster and promote a culture that encourages teamwork, embraces change and fosters innovation. We recognize that treating others with dignity and respect is an essential building block of our success.
- × **Leadership:** We believe that as leaders we must be on the forefront of best-in-class governance and business practices. Responsiveness and transparency will always be hallmarks of our operating model and we will continue organizational integration to achieve the highest and best use of our resources.
- × **Community:** We are committed to making the communities we serve healthier, stronger, better places to live and to being effective stewards of the resources that they entrust to us.

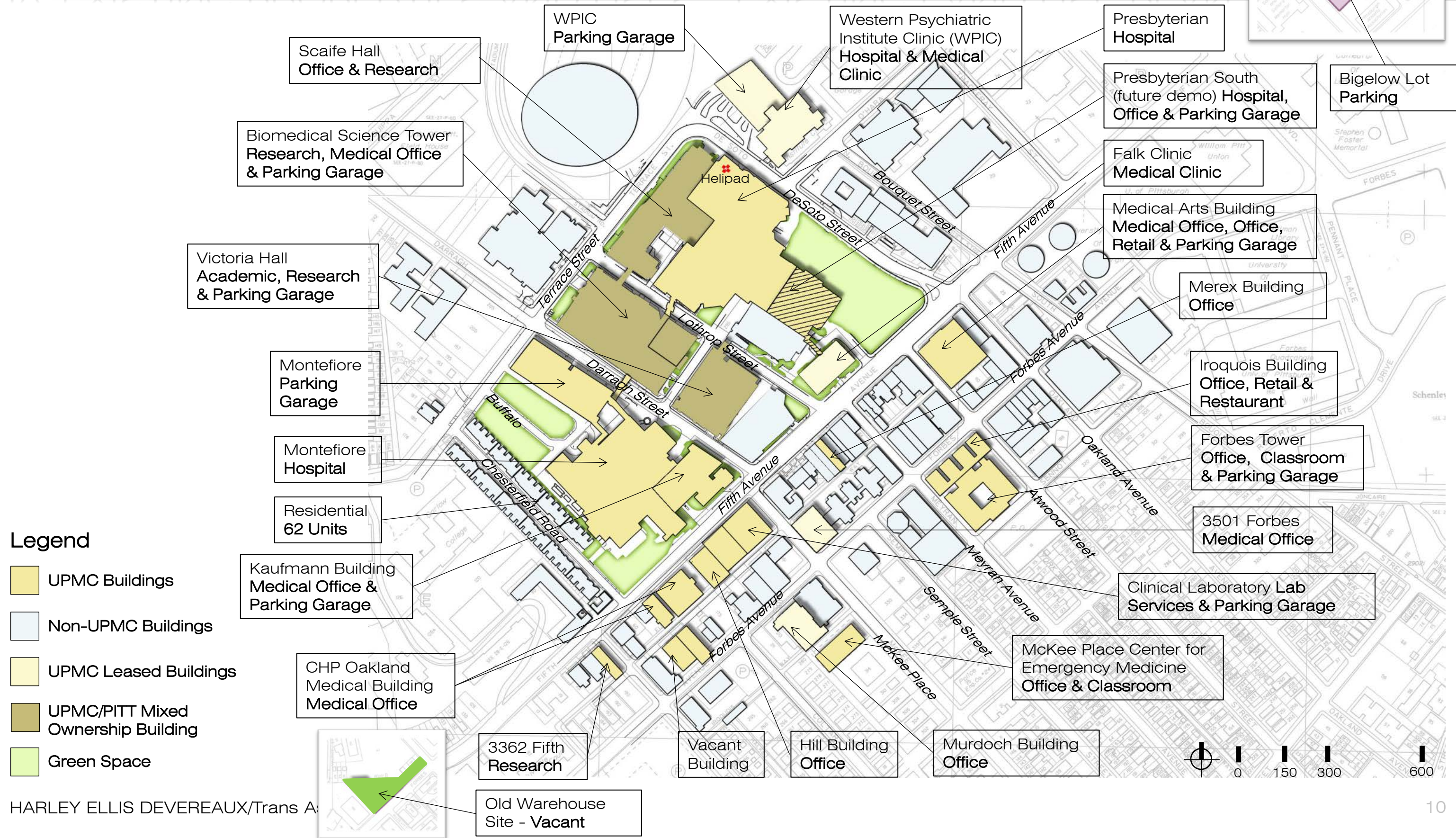
IV. EXISTING PROPERTIES AND USES

Building Coverage

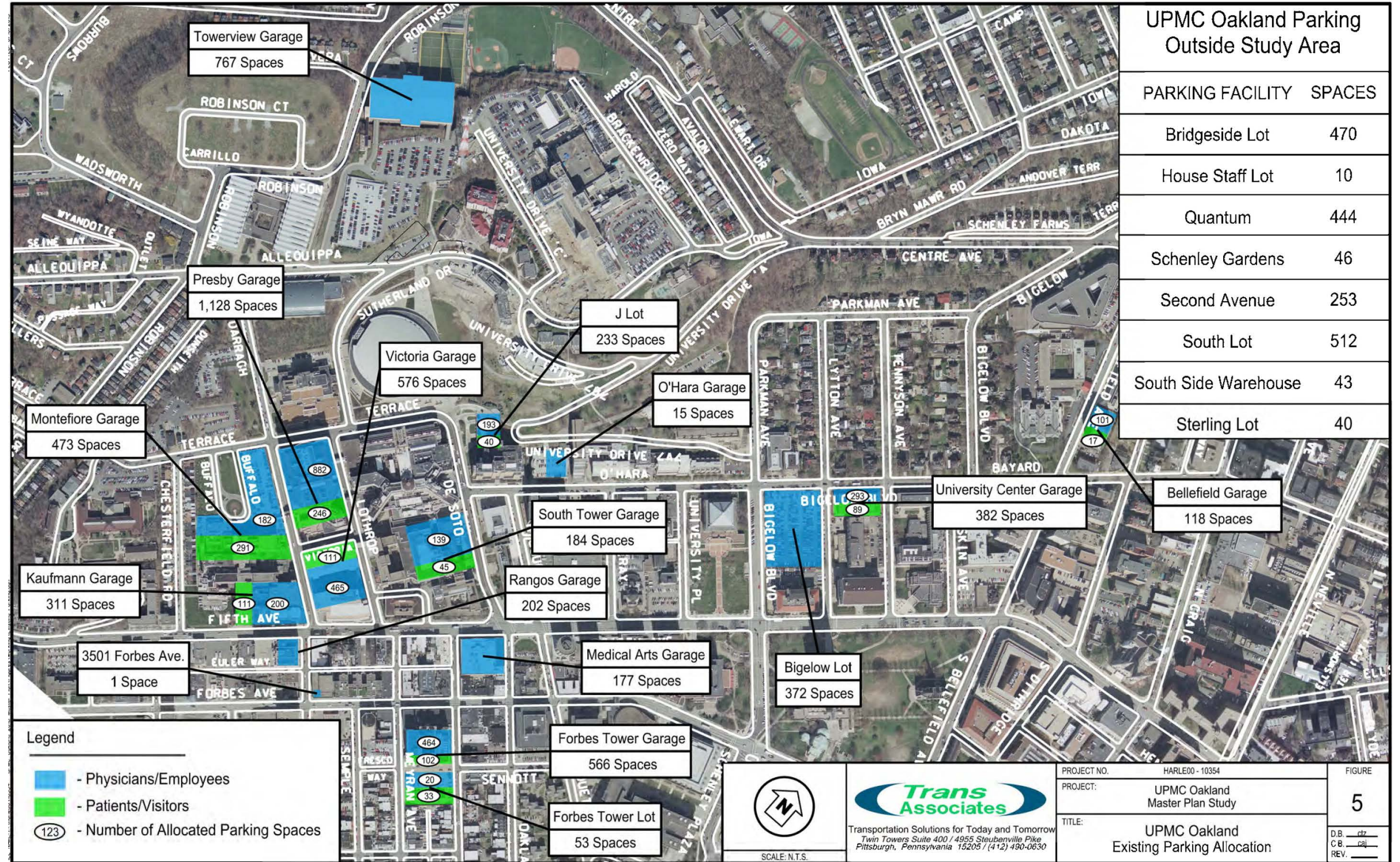
The Existing property and uses are fully described on the Existing Land Use Chart and the Existing Land Use Plan on the following page.

Address	Building/Site	Primary Land Use	Gross Square Feet of Floor Area	Gross Square Feet of Parking Structure	Parking Spaces	Number of Stories (plus below grade)	Height in Feet	Acreage
3459 5th Avenue	Montefiore University Hospital	Hospital	766,000		See Below	14	143	4
3459 5th Avenue	Montefiore Garage	Parking Garage		205,000	473	5	30	1
3471 5th Avenue	Kaufmann MOB	Outpatient Services	147,953		See Below	13	155	0.8
3471 5th Avenue	Kaufmann Parking Garage	Parking Deck		128,000	311	7	78	
200 Lothrop Street	Presbyterian South & Parking (former Children's Hospital)	Office, Hospital	341,000	70,000	184	14	160	3
200 Lothrop Street	Presbyterian University Hospital	Hospital	967,000		0	15	210	3.9
3550 Terrace Street	Scaife Hall	Office & Research	137,300		0	14	152	0.9
3811 O'Hara Street	Western Psychiatric Institute & Clinic	Hospital & Outpatient	370,000			18	240	2.2
3811 O'Hara Street	Western Psychiatric Institute & Clinic	Parking		62,000	233	5	50	included above
3500 Victoria Street	Victoria Hall & Parking Garage	Research & Parking	3,500		576	9	114	1.1
203 Lothrop Street	Biomedical Science Tower/Presby Garage/Eye & Ear Institute	Research/Outpatient/Parking Garage	105,000	360,000	1,128	11	166	0.4
3601 5th Avenue	Falk Clinic	Outpatient	95,500		0	7	92	0.7
3708 5th Avenue	Medical Arts Building	Medical Office/Retail	46,218			6	72	0.7
115 Atwood Street	Medical Arts Garage	Parking			177	6	70	included above
3600 Forbes Avenue	Iroquois Building	Office/Retail/Restaurant	74,500		0	6	70	0.5
200 Meyran Avenue	Forbes Tower, Parking Deck & Lot	Office/Classrooms	230,000	100,000	619	11	108	0.9
3514 5th Avenue	Merex Building (PUH Facilities)	Office	11,932		0	3	34	0.1
3460 5th Avenue	Clinical Laboratory (Rangos)	Hospital Lab Services	134,657		See Below	10	120	0.4
3460 5th Avenue	Clinical Laboratory Parking (Rangos Deck)	Parking Deck		81,464	202	8	95	0.3
3440 5th Avenue	Hill Building	Office	21,613		See Above	2/3	28	0.2
3420 5th Avenue	CHP Oakland Medical Building	Medical Office	23,936		0	2	14	0.5
3414 5th Avenue	CHP Oakland Medical Building	Medical Office	19,500		0	4	40	0.5
3362 5th Avenue	Gur Building	Research	7,400		0	2	20	0.1
3418 Forbes Avenue	Vacant	Vacant	11,000		0	1	14	0.5
3434 Forbes Avenue	Murdoch Building	Office	15,000		0	2	25	0.7
230 McKee Place	McKee Place for Emergency Medicine	Office/Classrooms	66,283		0	9	120	0.7
3501 Forbes Avenue	Adolescent Substance Abuse Program	Medical Office			1	7	100	0.3
4104 Bigelow Boulevard	Bigelow Parking Lot (offsite)	Parking	-		372	N/A	N/A	
120 Lytton Avenue	University Center (offsite)	Office	114,000		382	6	50	
3129 & 3133 Forbes Avenue	Vacant Site	Vacant	-		0	0	0	0.9
Totals			3,709,292	1,006,464	4,658			25

IV. EXISTING PROPERTIES AND USES - EXISTING LAND USE PLAN



IV. EXISTING PROPERTIES AND USES – PARKING & LOADING



V. INSTITUTIONAL NEEDS

System Needs

UPMC Oakland is the heart of the most advanced patient care in the system. The Oakland area also contains several outpatient and medical office functions along with extensive research often associated with the University of Pittsburgh. The extensiveness of campuses and facilities within this region defines much of the urban fabric. Often not easily understood the facilities and campuses are owned, leased, and occasionally sublet for various functions.

The primary focus of this master plan is on the hospitals. There are three primary hospitals of focus; Montefiore University Hospital (MUH), Presbyterian University Hospital (PUH), and Western Psychiatric Institute and Clinic (WPIC). In the current scenario adult medical and surgical patients are seen and stay at both MUH and PUH. Psychiatric patients are seen and stay at WPIC. A determined need of the institution is organization and substantial updating of primary hospital services, many of which have not been updated since the original facilities were constructed.

A second need of the system in Oakland is to align and consolidate services within the appropriate hospital to allow for better efficiencies and organization for patient flow. WPIC requires new inpatient care units to resolve long term issues within the existing building, when a new facility is built then the existing facility will be renovated for new outpatient clinics. PUH will become the hub of all hospital patient care units along with the diagnostic and treatment services associated with the most intense needs of patients. Once PUH reorganization occurs then MUH will be transitioned as an outpatient center.

While there are needs for office space and a variety of outpatient and non-hospital medical that are woven into the master plan the main focus is in re-alignment and renewal of the hospitals. More detailed needs and the design response are as follows:

PUH

The primary objective is to make this facility the home of the most intense medical care in the system. The final demolition phase of the former Children's Hospital allows several opportunities to adjust the campus to needs. The patient care units along with highly intense areas such as surgery are in need of new facilities since they exist in structures built several decades ago and are in many cases functionally inadaptible. The needs are met in the planning by constructing a new facility that incorporates new patient care units and base floors that house highly intense diagnostic and treatment functions. This change allows for the adaptation of the existing facility to less intense support functions.

MUH

MUH currently houses some highly intense functions and several patient care units (e.g. transplants). The hospital, much like PUH, was built decades ago and is no longer easily adaptable for inpatient care. As well, the ability to build efficiency in the system requires consolidation of patient care units, all intended to be at PUH. As a result of inpatient consolidation at PUH, MUH would be transformed over time to primarily outpatient functions.

The needs of an outpatient oriented facility for patient convenience are significant. Parking and facility access are key to meeting these needs, as such the current parking deck will be expanded vertically. This expansion will allow for a better distribution of patient and required staff/physician parking.

Parking Needs

Parking in the Oakland region is very complex. The needs of the system will be toward maximizing capacity opportunities where they exist, redistributing parking particularly toward patient convenience, and adding where possible. See specific analysis for more detailed explanation.

VI. TEN YEAR DEVELOPMENT ENVELOPE

The ten year development envelope of the Project Area Master Plan is bounded by Terrace Street to the northwest, DeSoto Street to the northeast, Fifth Avenue to the southeast and Chesterfield Road to the southwest. Within this envelope, there is the following development proposal:

PUH Facilities Expansion

Location: Southeast of the existing Presbyterian Hospital, bordering DeSoto Street to the northeast and Fifth Avenue to the southeast.

Description: Proposed 621 relocated inpatient beds, diagnostic and treatment, outpatient care, 450 space parking garage

Maximum Floor Area: 900,000 gsf

Maximum Height (Stories): 17 stories above Fifth Avenue, 3 stories below grade, 20 total

Maximum Height: Average of 300' above Fifth Avenue

Setbacks= 0' @ Lothrop Street, 0' @ DeSoto Street and 20' @ Fifth Avenue

MUH Parking Garage Expansion

Location: Above existing Montefiore parking garage

Description: Proposed 4 story garage expansion with 456 additional spaces

Maximum Floor Area: 140,000 gsf

Maximum Height (Stories): 4 stories above current garage

Maximum Height: Average of 75' (30' existing + 45' new) above Darragh Street

Setbacks= 0' @ Darragh Street and 3' @ Terrace Street

WPIC Addition

Location: Northwest of existing facility

Description: Proposed 9 story building addition for patient care units

Maximum Floor Area: 200,000 gsf

Maximum Height (Stories): 9 stories above current garage level

Maximum Height: Average of 220' above O'Hara Street

Setback= 8' @ Desoto Street

VI. TEN YEAR DEVELOPMENT ENVELOPE - MASTER PLAN

At the time of this IMP, UPMC has no plans to develop the property at 4104 Bigelow Boulevard, as it currently accommodates a large complement of parking spaces required to meet our current and future parking needs in the 10 year IMP. If this were to change, any development would be reviewed with the neighborhoods and be submitted to the City Planning Department for the required Planning, Zoning, Public Hearing, and City Council approvals as set forth in the City of Pittsburgh Zoning Code.



Legend

- Facilities Expansion
- UPMC Buildings
- Non-UPMC Buildings
- UPMC Leased Building
- UPMC/PITT Mixed Ownership Building
- Green Space

VI. TEN YEAR DEVELOPMENT ENVELOPE - CAMPUS STACKING DIAGRAM

Primary Campus Facilities

Campus Guidelines: The right program in the right place, consolidate hospital services in one place, OP's separated except for invasive procedures, 5th Avenue the gateway to the campus, convenient parking

Clinics that serve patients with limited or no need to use other parts of the campus

New facility focused on universal nursing format, OP services that have need for direct connections to D & T services and comprehensive patient care. Primary parking for public and limited employees/physicians

Full connection between buildings and public circulation

Renovate most wings to support universal nursing format, renovate/consolidate D & T services with focus on service line integration

Scaife Hall and north sections focused on hospital support, and office functions, limited to no patient use

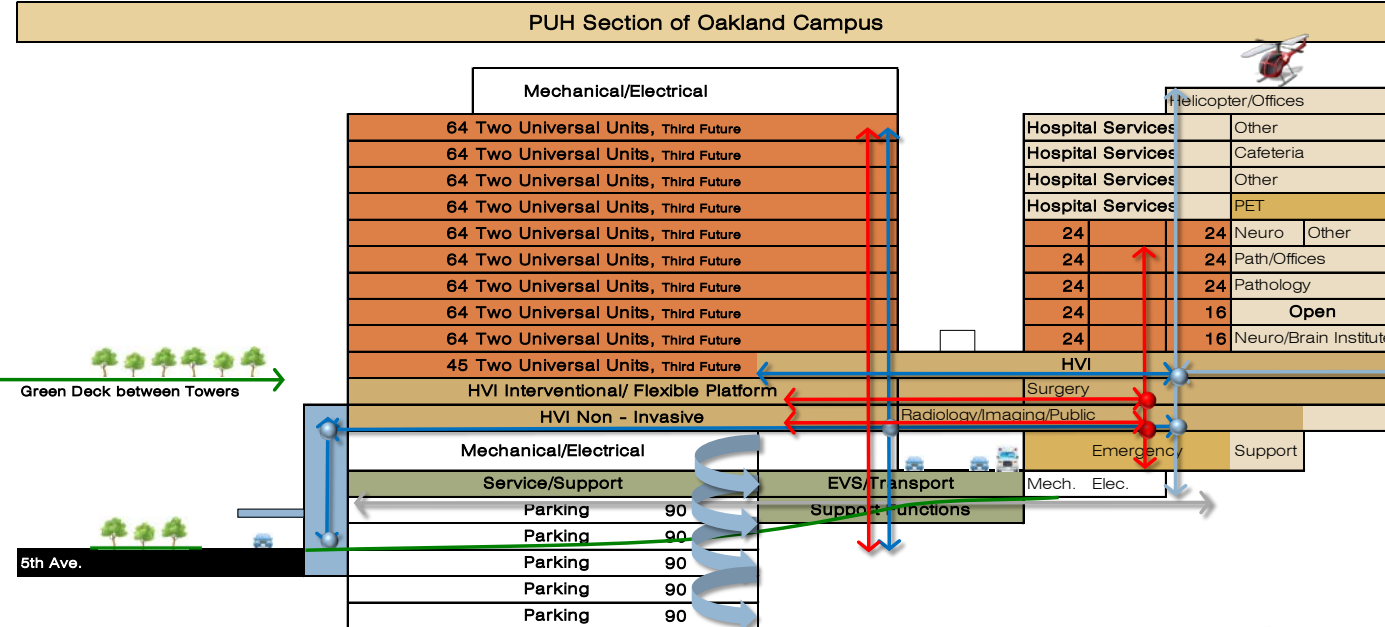
Redistribution of spaces with primarily patient, physician, and some staff parking

Facility would be focused on primary OP care with the goal of little or no transfer between MUH & PUH by patients.

Limited investment due to condition of the building. Remove any patient functions, utilize for administrative purposes with limited connections to hospital.

Oakland central clinical laboratory servicing all of PUH/MUH, & Magee

Falk (all OP)



MUH Deck

MUH OP

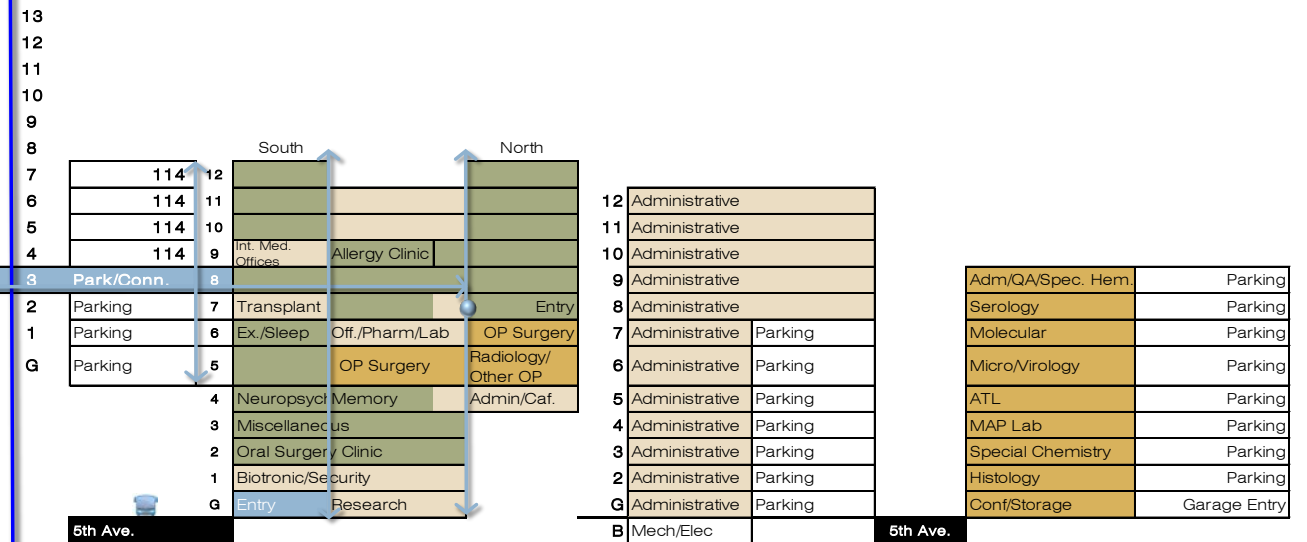
Kaufmann (Admin.)

Clinical Lab

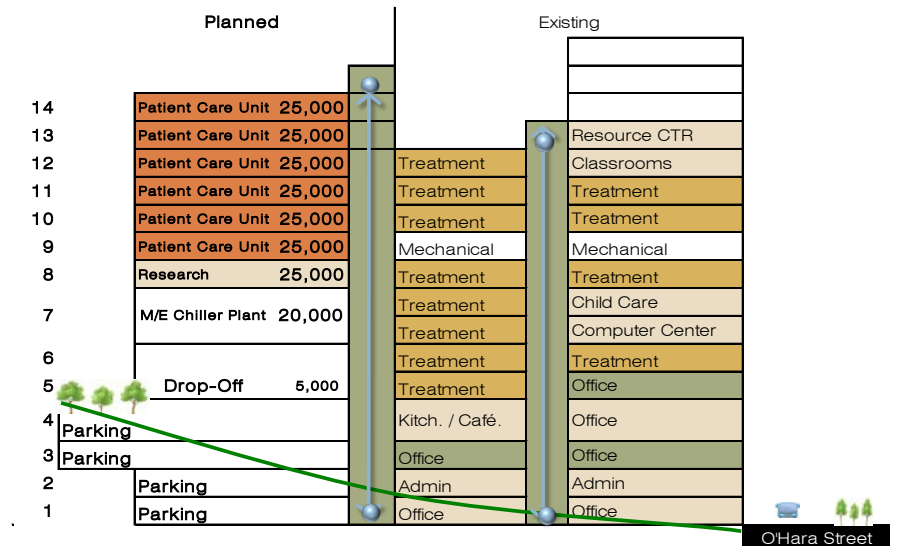
Legend

Patient Care Units	Orange
Hospital Services	Light Orange
Diagnostic & Treatment	Yellow
Outpatient Care	Light Green
Parking	White

6	Clinics
5	Clinics
4	Clinics
3	Clinics OP Rad.
2	Dia. Inst. OP Pharm
1	Entry Pt. Relate



Western Psychiatric Institute and Clinic



VII. TWENTY-FIVE YEAR DEVELOPMENT ENVELOPE

The twenty-five year development envelope is the same as the ten-year development envelope. The future of healthcare is evolving and forecasting to 10-25 year envelope is purely speculative. At the time of this study we can only predict parking expansion for Kaufmann. As MUH and Kaufmann transition to outpatient services it is anticipated that additional parking will be required for capacity as well as parking infrastructure improvements.

Kaufmann Parking Garage Addition

Location: Above Kaufmann Medical Office Building and Garage

Description: Proposed 200,000 gsf parking garage addition

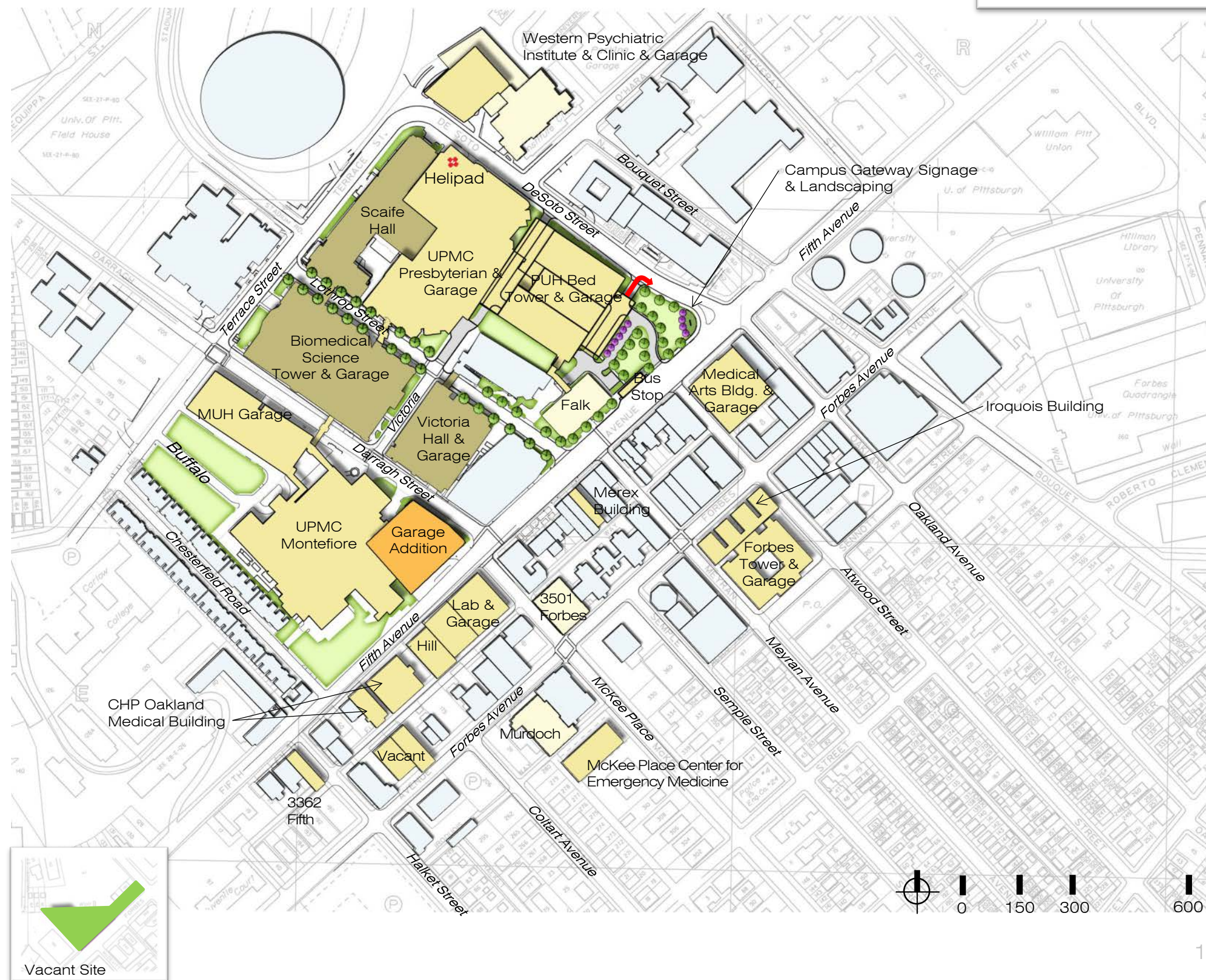
Maximum Floor Area: 34,000 gsf

Maximum Height (Stories): 6 levels, average of 75' above Fifth Avenue

Setback: 0' at Darragh Street and 0' at Fifth Avenue.

Legend

- UPMC Facilities Expansion
- UPMC Buildings
- Non-UPMC Buildings
- UPMC Leased Building
- UPMC/PITT Mixed Ownership Building
- Green Space



VIII. TRANSPORTATION MANAGEMENT PLAN

Under the 2023 combined mitigated conditions, the following mitigation measures are required in order to minimize impacts on intersection levels of service:

- × Modified shuttle routes away from residential streets have been negotiated with each neighborhood
- × Improve traffic signal operations in the area by:
 - × Optimize peak hour traffic signal timings; and
 - × Optimize network peak hour signal timing offsets.
- × Update the existing traffic signal at the intersection of Fifth Avenue and Atwood Street to signalize the new driveway approach for the new Presbyterian Garage Driveway. The traffic signal will be coordinated to coincide with the existing traffic signal system along the Fifth Avenue corridor. Pedestrian crossing equipment including pedestrian countdown timers, audible alerts, and crosswalks will also be provided to comply with City of Pittsburgh standards;
- × Construct a right-out only driveway on DeSoto Street between Fifth Avenue and O'Hara Street
- × Construct a full-access driveway on Lothrop Street between Fifth Avenue and Victoria Street for the new Presbyterian Garage;
- × Restripe the southbound approach of Darragh Street to provide two travel lanes from Victoria Street to Fifth Avenue. At Fifth Avenue, the southbound lanes will consist of one (1) through lane and one (1) exclusive right turn lane;
- × Install all-way stop traffic control at the intersection of Victoria Street/UPMC Presbyterian ED driveway and Lothrop Street. In addition, pedestrian crosswalks will be painted on each approach. This will provide a significant improvement in pedestrian crossing safety at this location;
- × Install "Stop Here on Red" sign at intersection of Fifth Avenue and Lothrop Street/ Meyran Avenue;
- × Install "Do Not Block Intersection" sign at intersection of Fifth Avenue and Lothrop Street/Meyran Avenue;
- × Provide valet parking service for outpatients and visitors as needed. The majority of outpatient services will occur in the western part of the Oakland campus, with most outpatient parkers using the Montefiore (MUH) garage and its valet service;
- × The Falk Clinic will continue to offer valet parking service as it does today;
 - + Provide new Victoria Garage entrance to eliminate valet traffic from Fifth Avenue.
- × Valet parking will also be provided, if requested, at the new Presbyterian Garage for inpatients;
- × Valet parking services will continue to be provided on the Presbyterian ED driveway for ED parkers and parkers destined for the HVI (Heart Vascular Institute);
- × Hospital wayfinding signage will be updated to reflect the changes at the UPMC Oakland campus as they are completed;
- × Provide new bicycle parking facilities as required by the City of Pittsburgh Zoning Code Section 914.05. According to the code, the new Presbyterian Garage will require 45 bicycle parking spaces. The Montefiore Garage expansion will require 46 bicycle parking spaces;
- × Pedestrian crosswalks will be repainted within the campus study area as necessary; and
- × Provide new streetscape treatment wherever roadways and sidewalks are disturbed in accordance with City of Pittsburgh standards.

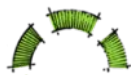







In summary, UPMC anticipates only a 5% increase in Parking need due to staffing changes. This increase is nominal due to the goal of right-sizing the institution and going to an "All Private" bed model for our facilities. While the footprint will increase the patient count and staffing will be similar to our current configuration. (Current Parking 7376 spaces, 10 year envelope 8387 spaces)

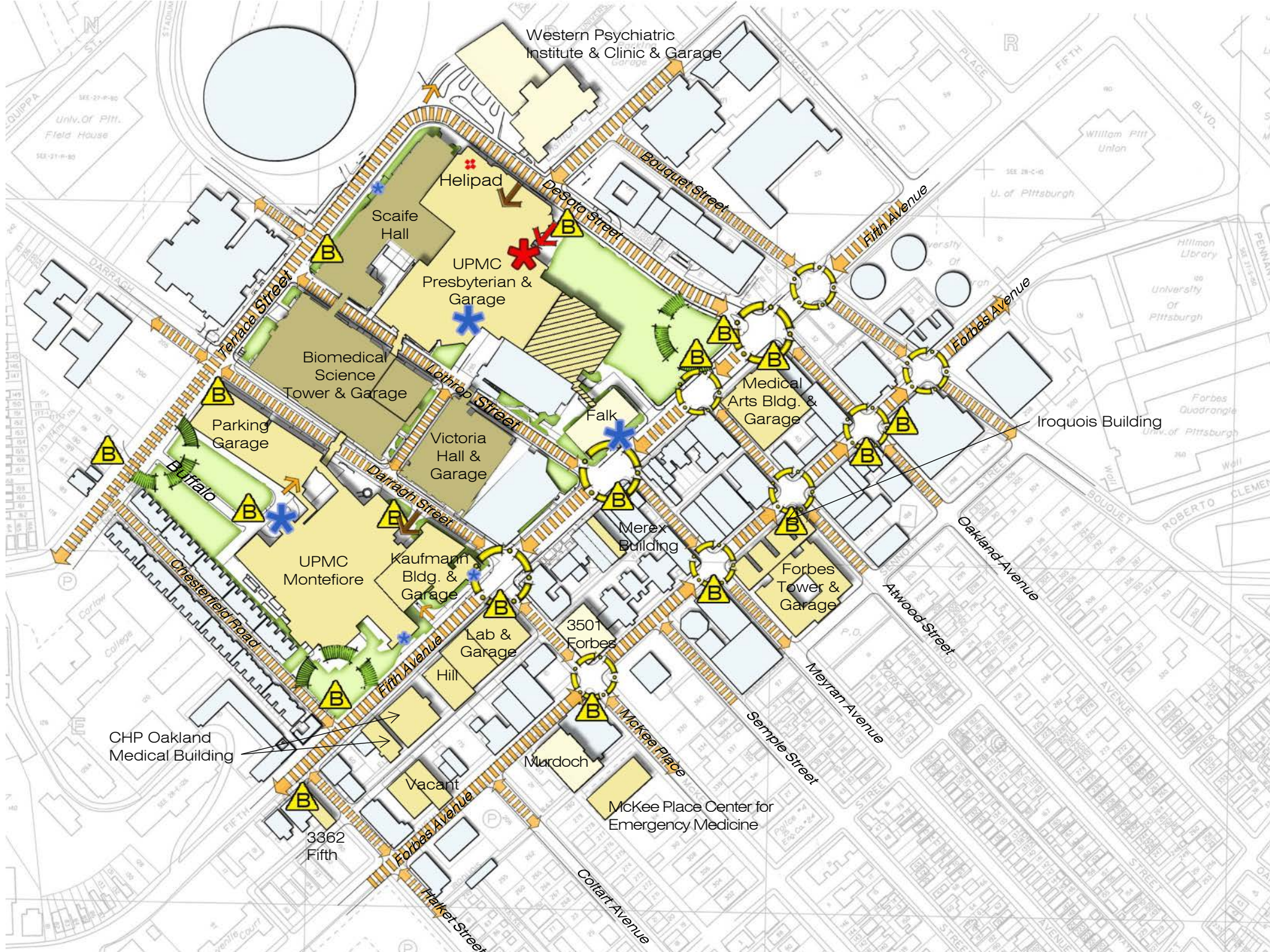
It is anticipated that the existing congested conditions within central Oakland, the third-highest trip generation location in the Commonwealth of Pennsylvania, will continue to increase over time. Parts of the increase in congestion will be related to trip pattern changes related to the Oakland Portal project, and part of the expansion of the UPMC Oakland campus related to its 10-year Master Plan, However, provided the recommendations are implemented, the traffic, parking, loading, and pedestrian impacts of the proposed UPMC Oakland 10-Year Master Plan will be appropriately mitigated in terms of queue containment and optimized safety enhancements.

The projects identified within this IMP will complete the required traffic study if they move forward with design. UPMC will review with the community neighborhood committees prior to submission to the Planning Department and the City.

VIII. TRANSPORTATION MANAGEMENT PLAN - EXISTING VEHICULAR CIRCULATION

Legend

- Campus Gateway 
- Signalized Intersection 
- Emergency Vehicles 
- Service Vehicles 
- General Vehicles 
- Emergency Point of Entry 
- General Point of Entry 
- Bus Stop 



VIII. TRANSPORTATION MANAGEMENT PLAN - PROPOSED TRAFFIC PATTERN

Entrance to UPMC Presbyterian will be added off of Fifth Avenue.

Objectives

- ✘ Prepare for reorganization of inpatient & outpatient
- ✘ Clarify the campus entries
- ✘ Build a safer, more organized pedestrian environment
- ✘ Eliminate Valet Traffic from Fifth Ave – Victoria Parking Garage Access from Lothrop Street.

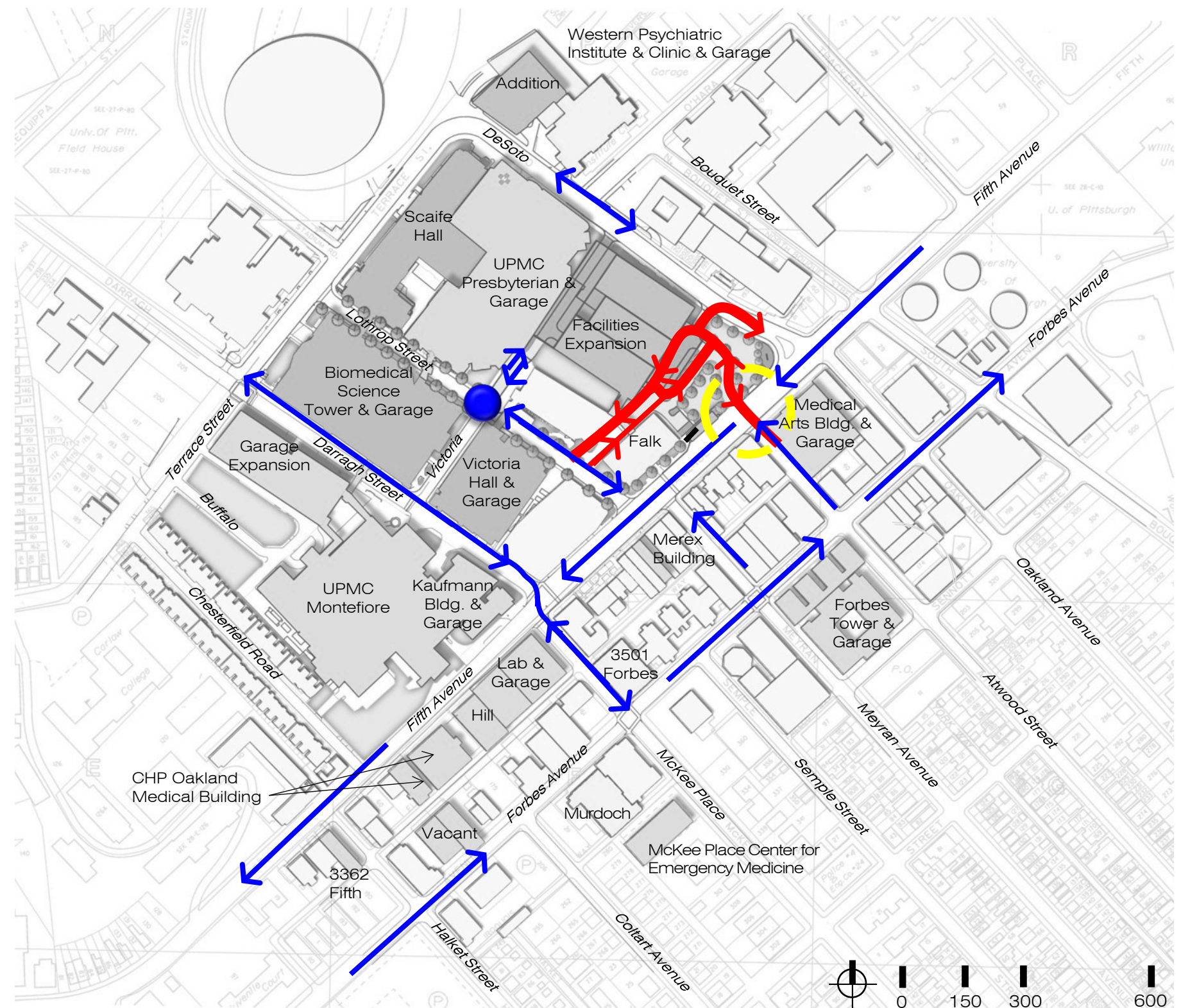
Methods

UPMC is proposing the following improvements:

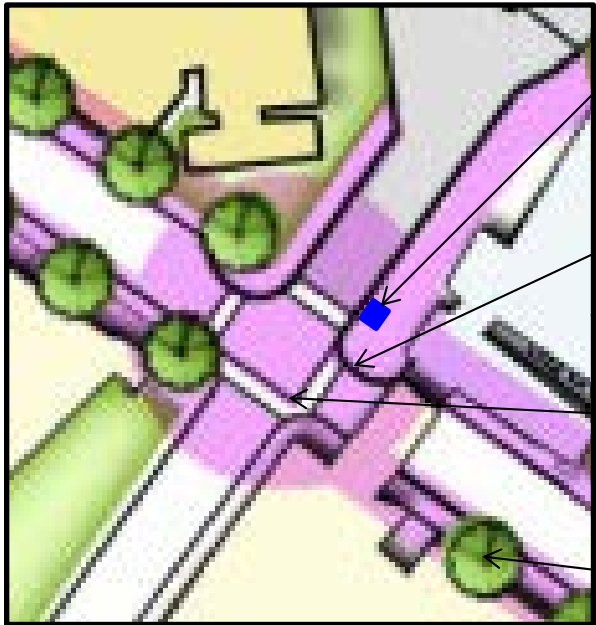
- ✘ Modify traffic signal at Fifth and Atwood to include new entry drive to UPMC Presbyterian Garage
- ✘ Provide traffic calming measures for safety

Benefits

- ✘ Oakland circulation clarity
- ✘ Safer & more organized for cars and pedestrians
- ✘ Wayfinding to entry more visible off Fifth Avenue.



VIII. TRANSPORTATION MANAGEMENT PLAN - PROPOSED TRAFFIC CALMING

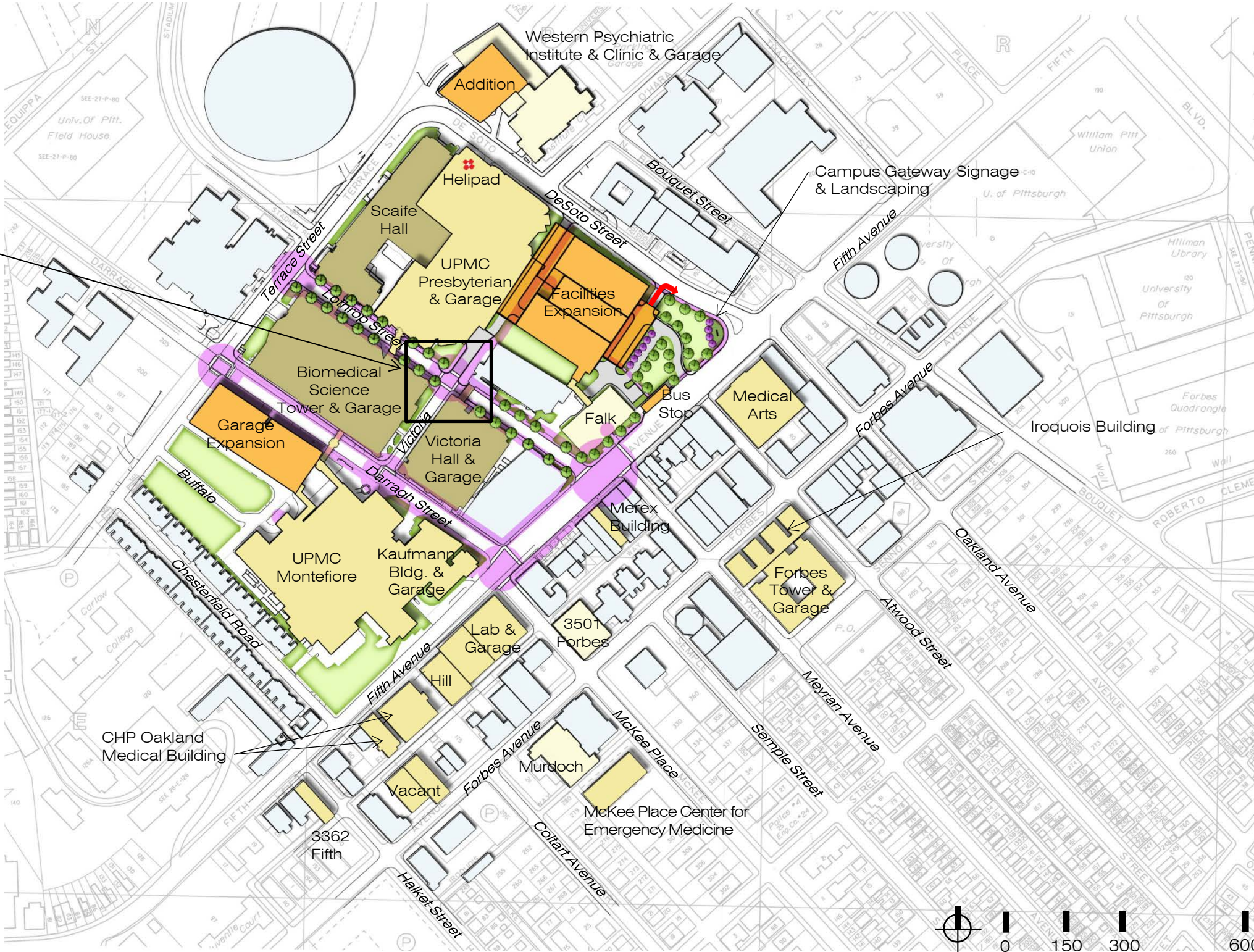


- Bike Racks (Encourage Alternative Transportation)
- Curb Bump-Outs
- Enhanced Pedestrian Crossings
- Street trees

Enlarged Intersection Traffic Calming Measures

Legend

- UPMC Facilities Expansion
- UPMC Buildings
- Non-UPMC Buildings
- UPMC Leased Property
- UPMC/PITT Mixed Ownership Building
- Green Space



IX. ENVIRONMENTAL PROTECTION PLAN

Environmental Overlay Districts

The master plan is located in a developed, urban site. The following environmental overlay districts will be minimally effected by the development, as noted below:

View Protection Overlay District: The site has limited views due to its proximity to the local retail district and its distance from the riverfront. There are limited views from the upper floors of the existing structures that will be impacted by the proposed development, however, the vertical expansion planned will provide new opportunities for expanded view corridors.

Stormwater Management Overlay District: The site is currently approximately 86% impervious surfaces as a result of the demolition of Children's Hospital, including roadways, parking lots and buildings which are serviced by an existing stormwater management conveyance system. Previous to this demolition, the site was covered by approximately 92% impervious surfaces.

The impervious surfaces on the site are expected to be approximately 89% coverage as a result of the design of this project, however, there will be less impervious surfaces than prior to the demolition of Children's Hospital, which had previously been accommodated by the stormwater system.

The Project Master Plan will not effect other Environmental Overlay Districts in the City of Pittsburgh not mentioned above.

Environmental Performance Standards

The following is a breakdown of the planned Environmental Performance Standards of the projects within the ten year development envelope:

Presbyterian Hospital Facilities Expansion:

Views into the site will be enhanced with a new building expansion and landscaping. Fifth Avenue and DeSoto Street will have opportunities for green space at the intersection.

Montefiore Parking Garage Expansion:

There are views from the upper floors of existing buildings that will be limited due to the planned building addition, however, the expansion that is planned will provide

new opportunities for expanded view corridors. The proposed building expansion will have no effect on the amount of impervious surfaces or stormwater system.

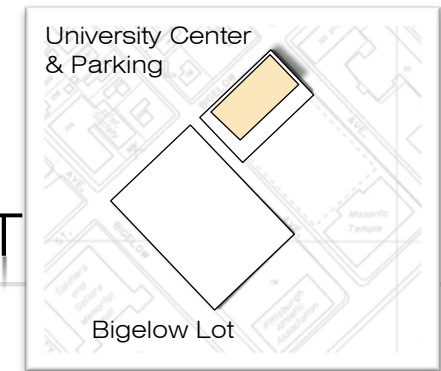
System Initiatives

- × UPMC has committed to 2 major public energy conservation goals through its active participation in the BBC (Better Buildings Challenge) 2020 competition as well as the Green Building Alliance (GBA) Pittsburgh and Oakland 2030 district.
- × The Better Buildings Challenge is a public-private partnership program in which leading organizations commit to improve the energy intensity of their building portfolios by at least 20 percent over 10 years and share their strategies and results with the market.
- × In 2014 (with a reporting portfolio of + 12 million square ft.) UPMC was nationally recognized as one of only 3 Hospitals in the country showing an overall energy reduction of 4% in its first two years of reporting.
- × The GBA (Green Building Alliance) Pittsburgh / Oakland 2030 Districts are comprised of a group of building owners and managers, community partners, and local resource partners who are taking on the [2030 Challenge](#). Collectively, they represent buildings in Downtown Pittsburgh and Oakland that are actively working to achieve 50% reductions in energy use, water use, and transportation emissions by the year 2030. UPMC has committed 2.2 million square ft. to the Downtown District and 4.28 million square Feet to the Oakland District.
- × While the GBA challenge (Oakland) only began in late August 2014, UPMC has acted as a leader, making the first non-profit institutional commitments and actively providing data for annual review.







UPMC's commitment to both the BBC 2020 and the GBA 2030 competition continues to demonstrate its commitment to energy reduction and ultimately its overall goal to reduce its carbon foot print.

- × UPMC will attempt to achieve an increase in alternative transportation usage in the next 10 years by 10%. This would include public transportation, car pooling, alternative energy vehicles, bicycles and walking to work.

IX. ENVIRONMENTAL PROTECTION PLAN - EXISTING OVERLAY DISTRICT

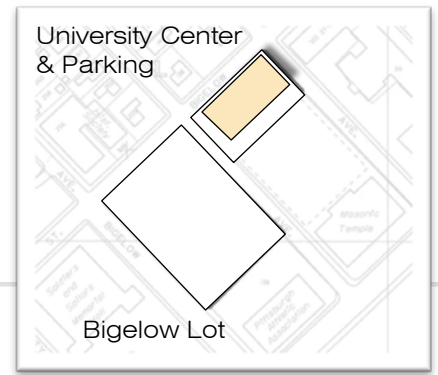


Legend









-  Views
-  UPMC Pervious Areas
-  UPMC Impervious Areas
-  UPMC Impervious Buildings
-  UPMC/PITT Mixed Ownership Building
-  Non-UPMC Buildings



IX. ENVIRONMENTAL PROTECTION PLAN - PROPOSED OVERLAY DISTRICT PLAN



Legend

-  Views
-  UPMC Pervious Areas
-  UPMC Existing Impervious Pavement
-  UPMC Proposed Impervious Pavement
-  UPMC Proposed Impervious Buildings
-  UPMC Existing Impervious Buildings
-  UPMC/PITT Mixed Ownership Building
-  Non-UPMC Existing Buildings



X. OPEN SPACE & PEDESTRIAN CIRCULATION PLAN

The central existing green space on the Montefiore campus has been preserved with this Project Master Plan. Situated at the main entrance to the hospital, the area serves as an area of respite and welcoming entry image to visitors and patients visiting the hospital. Covered drop-off areas protect patients as they arrive and depart at the main lobby entrance and other main entrances to the buildings on campus. The new facilities expansion at Presbyterian Hospital will also be designed to incorporate covered drop-off areas and canopies at all major building entrances.

The Master Plan has been designed to incorporate new opportunities for green space in the proposed development. The demolition of Children's Hospital and planned facility expansion at Presbyterian Hospital provided the greatest project landscaping opportunity for a new image at the Fifth and DeSoto intersection. A bus stop with new walks, landscaping and a shelter is planned for pedestrians on Fifth Avenue and landscaping for the pedestrians (and motorists) arriving at the new southeast entrance.

At the intersection of Victoria and Lothrop Street, a few street parking spaces are planned to be removed on Lothrop, with curb bump-outs installed. This provides a safer and shorter distance for pedestrians to cross the street, and allows additional room for bike racks, benches, trees and other site amenities at the bump-outs. It also cues the motorist that there is a pedestrian zone, and traffic should slow down to allow pedestrians to cross.

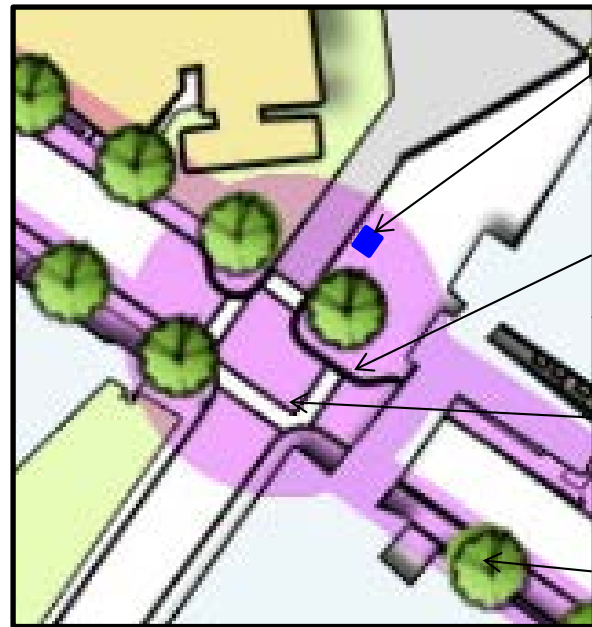


X. OPEN SPACE & PEDESTRIAN CIRCULATION PLAN - EXISTING CIRCULATION PLAN

- Legend**
- Pedestrian Circulation
 - Emergency Point of Entry ✱
 - General Point of Entry ✱
 - Bus Stop B



X. OPEN SPACE & PEDESTRIAN CIRCULATION PLAN - PROPOSED CIRCULATION PLAN

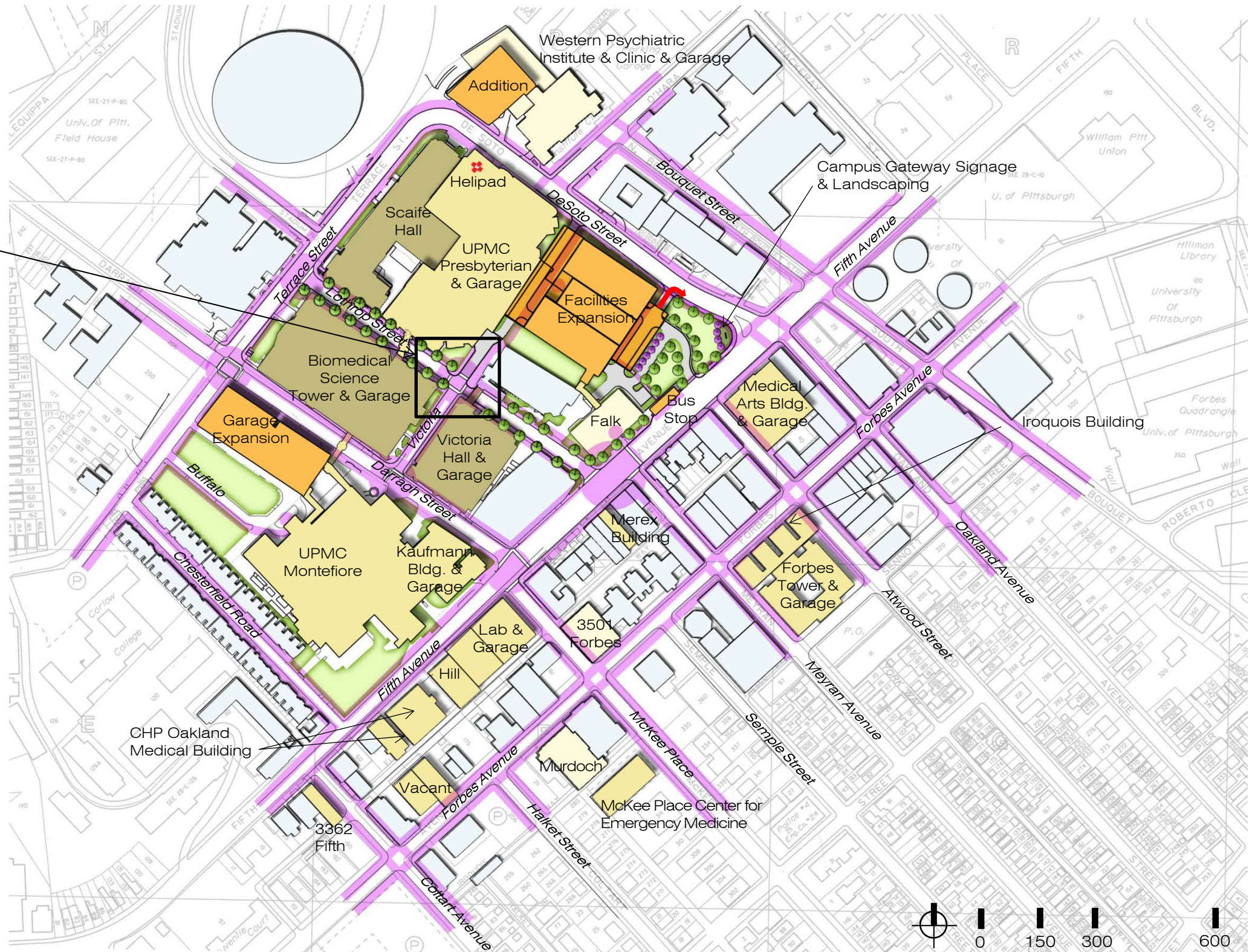


- Bike Racks (Encourage Alternative Transportation)
- Curb Bump-Outs
- Enhanced Pedestrian Crossings
- Street trees

Enlarged Intersection
Traffic Calming Measures

Legend

Pedestrian Circulation



XI. URBAN DESIGN GUIDELINES

Materials, Colors & Design Elements

The existing campus is reasonably compact and defined. Montefiore and Presbyterian Hospitals are respectively architecturally similar in character. Materials and colors for new construction will be high quality, durable materials, with an effort to create continuity and clarity within the project area appropriate to its respective hospital.

Buildings will receive special treatment at important locations, including entrances and view termini. Such treatment shall be appropriate to its unique situation and shall help to enhance aesthetics and overall project intelligibility.

Setbacks

The setback requirements for the PUH Facilities Expansion will require 0' @ Lothrop Street, 0' @ DeSoto Street and 20' @ Fifth Avenue. The setback requirements for the MUH Parking Garage Expansion will require 0' @ Darragh Street and 3' @ Terrace Street. Finally, the setback requirements for the WPIC Addition will require 8' @ DeSoto Street.

Height

The PUH Facilities Expansion will be an average maximum height of 300' above Fifth Avenue. The MUH Parking Garage Expansion will be an average maximum height of 75' above Darragh Street, and the WPIC Addition will be an average maximum height of 220' above O'Hara Street.

Bulk and Massing

Buildings shall be arranged and massed to allow for light, air, and circulation while optimizing overall site development. Typically, the massing of the buildings will be scaled to fit in with the existing campus and the surrounding neighborhood.

Landscaping & Screening

The master plan has been designed to preserve existing green spaces currently on campus, such as the green space at the Montefiore Hospital main entrance. The Project Area Master Plan also incorporates new opportunities for green space in the proposed development at Presbyterian Hospital. Street trees, flowering trees and shrub/perennial planting areas are planned at the new southeast entrance of the Presbyterian Hospital facility expansion. Architectural signage and landscaping at the corner of Fifth Avenue and DeSoto Street, and a new welcoming south entrance and green space at the PUH Facilities Expansion will create a new gateway to the Oakland Campus area. In addition, mechanical equipment, loading, parking and waste facilities will be properly screened, if visible from a public right-of-way. Screening will be provided although this is not required by the Zoning Ordinance, Chapter 918, Landscaping and Screening Standards.



XII. NEIGHBORHOOD PROTECTION STRATEGY

The Project Master Plan describes the development of this area while maintaining or minimizing the impact of the existing and new facilities on the quality of the surrounding neighborhoods. Specific impacts that are addressed in the Master Plan include:

Vehicular Circulation

Traffic calming measures are proposed with curb bump-outs for enhanced pedestrian crossings at intersections. New vehicular circulation will occur on the northwest side of the new Presbyterian Hospital facilities expansion and a new drop-off will be located on the southeast side.

Pedestrian Circulation

As previously stated, on streets with street parking, a few street parking spaces are planned to be removed at intersections, with curb bump-outs installed. This provides a safer and shorter distance for pedestrians to cross the street, and allows additional room for bike racks, benches, street trees and other site amenities at the bump-outs and along the streets. It also cues the motorist that there is a pedestrian zone, and traffic should slow down to allow pedestrians to cross. ADA approved ramps will be installed at all new pedestrian crossings. Crossing striping will be repainted, as needed, to enhance all crosswalks in the area.

Loading Docks

The present loading dock locations will be maintained. Additional loading docks at Presbyterian Hospital will be properly screened, as needed, per the Zoning Ordinance, Chapter 918, Landscaping and Screening Standards.

Emergency Entrances

Emergency traffic routes are not affected by the changes in the plan.

Lighting

The present site lighting standards will be maintained. Lighting proposed for the Project Master Plan will be lit with cut-off style fixtures, limiting the light

spill onto neighboring properties.

Noise Mitigation Strategy

UPMC acknowledges that the EMS Flights impact the surrounding neighborhoods. We are actively engaged and will continue to engage the community to mitigate the noise associated with an academic medical center where possible. UPMC will work within the FAA regulations to adjust flight operations, continue to reduce non-patient flights, and report our operations to the City of Pittsburgh. We strive to develop reasonable solutions within the neighborhood that can reduce this impact, yet preserve patient care and safety.

Neighborhood Participation

UPMC strives to be good neighbors in the Oakland Community and beyond. We commit to keeping the local neighborhood and business committees abreast of our plans for development. UPMC supports the Oakland 2025 Masterplan and further details are in the appendix. The UPMC Institutional Masterplan is subject to all Local Zoning Codes.

It is UPMC's intention to be completely transparent and collaborate with all stakeholders which will only enrich our campus and the services we provide.

