

Development Activities Meeting Report (Version: 12/20/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: UPMC Presby Bed Tower	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Applicants, RCO staff, Neighborhood Associations, residents, OTMA and other non-profits.
Parcel Number(s): 28-B-256	
ZDR Application Number: DCP-ZDR-2021-12955	
Meeting Location: Virtual (Zoom)	
Date: 11/30/2021	
Meeting Start Time: 6:00 p.m.	
Applicant: UPMC and design team including HGA, IKM, Langan Engineering, and OLIN Studios	Approx. Number of Attendees: 42
Boards and/or Commissions Request(s): Planning Commission	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Team showed the project location, how it fits into the campus portals and districts, focus on creating two main entrees to better distribute the visitors to the site. Speak to high level design ideas of keeping prominent publicly accessible open space on the site, the diversity of building types and scales, review of key touchstones that they responded to with their design effort (verticality, limestone, buildings set among park spaces), noted that original hospital had open arms approach with arrival court that's been lost and the new design tries to recreate. Showed renderings of Oakland from different locations with the new bed tower added in. Used rendering from southeast to highlight open spaces and how they connect to the street and the activities inside the building. Showed renderings of the different entrance areas during the day and at night. Spoke about the desire to have retail and other ways for staff to get away from stress and also to provide amenities for surrounding community. Then showed the Lifestyle Village concept including retail on the ground floor: gift shop, Starbucks coffee, sit down restaurant, retail market that changes over time including community vendors/healthy food on weekends/kiosks, etc. Second floor there is an Education Center that could have community wellness programs, spaces for community uses. Third floor has spiritual center and area for contemplation. Showed loading areas. Also highlighted where public art will be incorporated and spoke briefly about artist selection happening right now. Provided images of other similar glass buildings and how they pick up sky colors and reflections. Showed use of limestone at bases similar to other Oakland buildings and how materials change as you go to upper floors. Walked through the site plan and described the various open space areas, functions, design goals, habitat and tree canopy efforts, how they relate to the activity inside the building. Then described how stormwater is managed on site through vegetation (green infrastructure) and other modes throughout the open spaces. Spoke to effort to create a variety of scales and types of trees, shrubs, other plants to create habitat and variety. Showed site plans with the movement of pedestrians throughout the site, all of which are accessible (below 5% grade). Then walked through sustainability and stormwater management plan, spoke specifically to the modeling of glare to make sure they aren't creating a lens effect or problems for adjacent buildings, and the choice of glass to allow for maximum use of natural light inside. Finished with the mobility component of the project. Don't expect to have more visitors, just more beds

for the existing patient load. This means they are moving existing trips to new entrances to reduce congestion and responding to new Bus Rapid Transit (BRT) conditions. Showed site plan with the various parking garage areas, how they will be accessed, and by whom including how valet system is integrated into the garages and drives. Showed how the drive through area will operate. Then showed traffic study and management plan, location of bicycle facilities, etc. Then walked through the community engagement and meetings attended.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
RCO asked Derek Dauphin from DCP to summarize the Performance Targets Program for attendees.	Derek described the nature of the program, collaborative meetings with staff from many departments and agencies over three meetings to achieve excellence, go above and beyond Zoning Code requirements.
Questions about how to better manage congestion particularly bottleneck at Fifth and DeSoto and Peterson Center, transit access to the site, why the transportation study didn't go beyond Forbes to the southeast.	Haven't looked at that bottleneck yet. Over a third of the traffic that is coming to that area is being diverted to other entrances. Remember that this is traffic already coming to the site, just moving it around. Biggest change to Fifth and DeSoto is BRT which will change the lane configurations, reduction of lanes for cars, but will be replaced with much better transit with dedicated lane.
Who makes the determination of the lane changes and signal adjustments?	DOMI.
Will this change how the UPMC shuttles are routed and impact on-street parking?	No, won't impact that.
Comment about whether there could be a shuttle circulator that residents and hospital users could use.	Circulator been discussed for a long time, still under discussion. Can't answer whether non-UPMC staff can use the shuttles, but can explore this.
What size buses are accommodated at the bus stop?	Port Authority says they could be articulated buses, the stop would allow for two of them.
Materials related questions about glare, façade seeming out of place with buildings around it, what will reflected light be like on DeSoto Street, why was glass chosen and can it be smashed with a hammer.	Glass was chosen to reduce the weightiness of the impact of the building's size and massing, reflect the community back on itself without having a strong character. Curve is an efficient floorplan for the healthcare use. Also noted that the project will be an international destination for some of the most difficult transplant surgeries with long hospital stays and research shows that people recover better and faster with more access to daylight and views, which is achieved by the glass. Doing a lot of modeling of the glass, the shading fin, to ensure that experiences inside the building are positive. Noted that the DeSoto Street façade will almost always be in shade, have great views of the Cathedral of Learning, other side of buildings needs to be carefully designed to make that more comfortable. Goal is to provide an unusually great experience for patients. Glass will be nearly the full width and height of the rooms other than beams and ducts.

Questions and Comments from Attendees	Responses from Applicants
<p>Comment about the building being significantly larger than context. Can you compare the building to the Children's Hospital that was on the site?</p>	<p>Building is similar bulk and scale as the BST to the west. Not as tall as Litchfield but close. Taller/significantly bigger than Children's Hospital, but much smaller footprint. Design of slender tower close to the street surrounded by significant open space should provide great experience for public.</p>
<p>Do windows open, will building sway in the wind?</p>	<p>Windows don't open, have to manage airflow mechanically for health and safety. Building won't sway.</p>
<p>Will there be meeting space for community, will the terrace be open to the public, have food, will there be free parking for residents, free wifi.</p>	<p>First three to four floors are open to the public, provide a variety of amenities from restaurants and cafes to educational programming, farmers' markets, food trucks, looking into movies in the park that are open to the community as well as the staff and patients, working with the Symphony about having performances here, also want to provide things like Yoga in the Park like what happens at Market Square. Can't answer question about free parking, have to provide it for patients and employees. Good idea about discount on parking, can look into that. Not sure how far the guest wifi will go out into the park, will look into how to extend it into the park and piazza spaces.</p>
<p>How were community groups involved in the designing of the spaces in the village area? What is the square footage of the restaurant?</p>	<p>Started 3-4 years ago, involved hundreds of staff, patient families, quarterly community group meeting, to establish the lifestyle village. Have more documentation about that they can share. Restaurant should be about 4,000 sf.</p>
<p>Questions about permeable pavement, trees, stormwater management seem to have been covered already during the presentation.</p>	<p>Nothing to add beyond the roof and ground plane working together. Tree species are recommendation from City's Urban Forester.</p>

Other Notes

None

Planner completing report: Derek Dauphin