Plan Commission Briefing / Hearing

UPMC Presbyterian

March 8, 2022
Project Location/Scope
Corner of 5th and DeSoto

- 636 Private Beds

Project Square Footage
- Hospital – 871,462 SF
- Retail / Restaurant – 4,818 SF
- Parking – 201,095 SF
  - 450 Cars

- ED and Ambulance drives to remain in place
5th Avenue & deSoto – looking east
deSoto Street – looking east
5th Avenue – looking north-east
IMP Alignment
Exterior Design & Materials
Night Lighting DeSoto Street Level Experience
Exterior Building Materials
LIMESTONE W/GRANITE BASE

METAL PANEL

GLASS

METAL REVEAL

SOLAR SHADERS

LIMESTONE W/GRANITE BASE
Materials & Textures – details of Base and Tower
East Exterior Elevation – 5th Avenue
South Exterior Elevation – 5th Avenue
Landscape Design & Site Accessibility
LANDSCAPE PLAN

• Introduce significant new tree canopy
• Include native plant species that support local pollinators and fauna
• Capture significant storm water on site
EXISTING TREE CANOPY

- Existing tree canopy coverage 6,237 sq.ft.
- Majority of the trees on site are under 3” caliper
STREET TREE PLANTING – SITE CONSTRAINTS

- Existing steam vaults and utility tunnel on De Soto Street
- Existing on street parking on De Soto Street
- Zero lot line on De Soto Street side (IMP)
- BRT station clearance and sight line requirements
PROPOSED TREE CANOPY

- Roof terrace x 30 trees proposed
- Entry Level x 37 trees proposed
- Proposed tree canopy coverage at installation – 15,296 sqft
PRELIMINARY PLANTING PALETTE – TREES AND SHRUBS – ENTRY LEVEL
SUN/SHADE STUDY – OVERALL SITE

SPRING/FALL EQUINOX
March 20
September 22

SUMMER SOLSTICE
June 21

WINTER SOLSTICE
December 21
• Permanent shade structure over stage
• Permanent shade structure over outdoor dining area
• Strategically placed large shade trees
• Paving Materials comply with LEED heat island reduction requirement
PEDESTRIAN CIRCULATION – ENTRY LEVEL

[Map with various symbols indicating building entries, existing bus stops, pedestrian flow, and accessible pedestrian flow with handrails.]
Community Engagement
COMMUNITY ENGAGEMENT SUMMARY

Community Engagements
July 13, 2021       Oakland Task Force
July 27, 2021       Schenley Farms Meeting
July 27, 2021       Oakland Business Improvement District
August 31, 2021     Oakland Planning Development District Community Meeting
October 11, 2021    BirdSafe Pittsburgh
November 2, 2021    Intro Meeting w/ Nadine Masagara-Taylor of West Oakland
November 9, 2021    West Oakland Neighborhood Council
November 19, 2021   Tree Pittsburgh
November 30, 2021   OPDC Development Activities Meeting
December 14, 2021   Contextual Design Advisory Panel Meeting

Upcoming Milestones
Early March          Planning Commission Briefing
Late March           Planning Commission Hearing
Performance Targets
Performance Targets Meetings

- **Meeting #1** = August 20, 2021
- **Meeting #2** = October 13, 2021
- **Meeting #3** = December 10, 2021

- Stormwater management plan has been reviewed and **approved by DCP** in October 2021
  - Site will use a mix of the following to effectively manage stormwater
    - Bio-Retention / Rain Gardens
    - Intensive Green Roofs on Structure
    - Below grade gravel release structure
  - Reduction of run off **5,300 cu.ft.** (40,000 gallons)
  - Stormwater release rates reduced from 1 year up to **100 year event**

- Project team is targeting **LEED Silver** Certification

- Project Team is targeting **75% diversion** of on-site construction waste
Energy Usage Intensity & Water Usage Intensity

- Project team is targeting **45% reduction** of energy use from the baseline
  
  Hospital Tower EUI – 227 kBtu/sf/yr  
  Parking Garage EUI – 6.4 kBtu/sf/yr  
  Composite EUI – 180 kBtu/sf/yr

- N+1 Systems + “Pandemic Mode” have been incorporated for added resiliency

- Project team is targeting **26% reduction** of water use from the baseline
  
  Targeting WUI of 47 gallons / sf
Diversity, Equity, Inclusion
Diversity, Equity, Inclusion Council (DEIC)

UPMC has structured a Diversity, Equity & Inclusion effort that expands the boundaries of Enterprise Spending, Workforce Development, and Community Engagement. While all of these are spaces in which UPMC has invested much energy, the UPMC Presbyterian initiative provides a special opportunity to expand these efforts. The work is designed to be replicable scalable, and sustainable with the infrastructure required to support meaningful and long-term commitment.

**Enterprise Initiatives**
- Contractual Requirements for Diverse Spend (15%)
- Targeted Bid Packages for diverse businesses
- Focus on Partnerships with Diverse Vendors with Mentor-Protegee Priority
- Expanding the List of Qualified Vendors by implementing a graduated Qualification system for New Vendors and Expanding the Solicitation Area for Vendors in Under Supported Categories
- Flexible Contracts and Payment Structure for Diverse Businesses

**Workforce Initiatives**
- 12% Minority Workforce Target
- 6.9% Women Workforce Target
- Voluntary Veteran, Disabled Veteran, Disabled, and LGBTQ+ Workforce Tracking
- Residency Workforce Tracking

**Community Initiatives**
- Provide and Facilitate Long-term Education, Training, and Career Building Resources
- Support Diverse Local Businesses
- Support Neighborhood and Social Programs
Community Contributions

- **UPMC contributed $1.7 Billion in Community Benefits in fiscal year 2020 — more than any other health system in Pennsylvania**
  - $509 million to make care more accessible for the most vulnerable residents in our communities, including $121 million in free or discounted care to 20,000 patients.
  - $558 million for community health and wellness programs and charitable contributions.
  - $599 million for medical research and education, advancing breakthrough treatments and cures while training the next generation of clinicians. UPMC funds more than half of all hospital-funded research in Pennsylvania.

- **UPMC cares for a disproportionate number of high-need patients throughout all the regions it serves, bringing resources within reach.**
  - 8 out of 10 substance use patients in Allegheny County.

- **As the Commonwealth’s largest non-governmental employer, UPMC supports more than one in four hospital jobs in Pennsylvania, and paid $919 million in federal, state and local taxes last year.**
Providing Care for the Region

UPMC Presbyterian Shadyside

In Fiscal Year 2020, UPMC Presbyterian Shadyside contributed $657.6 million in community benefits and dedicated $159.2 million of that amount to care for those without means to pay.

UPMC Western Psychiatric Hospital

In Fiscal Year 2020, UPMC Western Psychiatric Hospital contributed $58.3 million in community benefits and dedicated $16.7 million of that amount to care for those without means to pay.

Supporting Programs that Enhance the Health of the Community

Many of these programs address health priorities identified in UPMC Presbyterian Shadyside’s and UPMC Western Psychiatric Hospital’s Community Health Needs Assessment.

Fueling the Region’s Economy

UPMC Presbyterian Shadyside’s annual economic impact to the region is $4.7 billion.
Community Engagement in Oakland Affordable Housing

- **Second Avenue Commons (formerly known as Project Cares)**
  - Second Avenue Commons is a sanctuary and support facility for people experiencing homelessness in downtown Pittsburgh.
  - Led by PNC, this project is currently being constructed on 2nd Avenue near the Allegheny County Jail and being funded by a number of Western Pa companies and organizations.
  - UPMC is contributing $6M in clinical care toward the project.

- **Presbyterian Senior Care LGBTQ Affordable Housing**
  - Near Forbes & Craft, UPMC has provided a no-cost ground lease for a $2M parcel of land to enable this project.
  - This project is designed to enhance safe and affordable housing to the members of the LGBTQ Senior Community.
  - This new community will be the first of its kind in Western Pennsylvania and one of a very few in the nation.
Community Engagement in Oakland
Oakland Land Trust

- In partnership with the Oakland Planning and Development Corporation for the Oakland Community Land Trust initiative, UPMC has helped fund loans and promoted homes for sale through their internal channels to help build residential growth and promote affordable homeownership in the Oakland community.

- The Oakland Community Land Trust provides for inclusive and equitable development, community empowerment, and neighborhood stability for the community of Oakland and surrounding areas.

- UPMC has loaned or was the guarantor to OPDC for $862,000 for affordable housing in Oakland over the past ten (10) years.
Community Engagement in Oakland
CHS Oakland Food Pantry / Peoples Oakland

- Over the past 11 years, UPMC has raised over $600,000 in donations from their Annual UPMC Presbyterian Shadyside Golf Outing, which mostly benefited Community Human Services Oakland Food Pantry and Peoples Oakland
  - In 2020-2021, CHS Oakland Food Pantry, located at 370 Lawn Street in Oakland, distributed over 250 tons of fresh produce, meat & dairy, and healthy canned goods, and serves an average of 850 families each month.
  - Peoples Oakland is located at the corner of Bates and Zulema Streets in Oakland. They serve over 200 members with chronic mental illness throughout Allegheny County by providing Counseling & Therapeutic Support, Social & Recreational Services, Nutrition & Fitness Services, and Employment Services.
Community Engagement in Oakland
Argyle Studio

• Argyle Studio is a pop-up retail facility where a variety of vendors can pay a small fee to participate without sacrificing a portion of their sales.
  • Argyle Studio provides an affordable premium retail access location for vendors. Vendors can choose to be in the store for one month or become an anchor vendor and stay for three months. The plan is to rotate fresh vendors into the shop throughout the duration of the pop-up.

• The concept for Argyle Studio came from the Oakland Business Improvement District, with support from InnovatePGH, the Redevelopment Authority of Allegheny County Community Infrastructure & Tourism Fund, the City of Pittsburgh and the Urban Redevelopment Authority. UPMC, another project partner, provided the storefront.
  • UPMC has donated this retail space (rent free) to support this initiative.
Public Art
Exterior Locations

Ned Kahn
Fifth Ave and DeSoto Façades

Stacy Levy
Garden

Interior Public Places

Martha Jackson Jarvis
And Jackson Jarvis Studio
Inpatient Lobby

Norie Sato
Spiritual Center

Erwin Redl
Lifestyle Village
Fifth Ave and DeSoto Street Facades
NED KAHN: Wind Activated, Kinetic Façade Sculpture
De Soto Street looking south
Garden
STACY LEVY: Hardscape Design Features Referencing Nature
Transportation & Parking Analysis
TRAFFIC MANAGEMENT PLAN

- **MONTEFIORE HOSPITAL**
- **EXISTING PRESBYTERIAN GARAGE**
- **NEW PRESBY GARAGE**
  - 450 SPACES
  - 30 STAFF
  - 420 GUEST / VALET
- **VICTORIA GARAGE**
  - 572 SPACES
  + 30 VALET
- **MONTEFIORE GARAGE**
  - 1000 SPACES
  - 800 STAFF / VALET
  - 200 VISITOR
- **REGIONAL TRAFFIC**
  - VIA TERRACE ST
  - VIA O'HARA ST
- **COMMUNITY TRAFFIC**
- **REGIONAL TRAFFIC**
  - VIA FORBES AVE
- **PATIENT / VISITOR VALET DROP OFF**
- **37% OF VEHICLES REROUTED TO NEW GARAGE**
- **REROUTED TRIP ENTER NEW GARAGE DRIVEWAY**
- **REROUTED TRIPS EXITING NEW GARAGE DRIVEWAY**
VEHICULAR MOVEMENTS
TDM Strategies for Employees

• UPMC will create a TDM Coordinator position to manage TDM strategies and initiatives.
• UPMC is a title sponsor of Walk Pittsburgh.
• UPMC participates in the regional Commute Info carpooling/vanpooling matching program.
• UPMC provides preferred parking locations and reduced pricing for carpools and vanpools.
• Pretax transit benefits for employees using payroll deduction Port Authority bus pass are available.
• UPMC provides secure bicycle parking with repair stations and equipment.
• Electric Vehicle (EV) charging stations are installed in most of UPMC’s garages and lots.
• UPMC holds annual transportation fairs at various UMPC Hospitals and work locations.
• UPMC is currently evaluating a Scoop rideshare program in detail.
• UPMC is currently evaluating a program of Uber service for business, for last mile connections between UPMC campuses and UPMC off-site employee parking facilities.
• UPMC is in the early stages of exploring a program of employee transit passes with the Port Authority of Allegheny County.
TDM Strategies for Patients and Visitors

Patients, visitors, and the general public could take advantage of TDM initiatives that could include:

- Bicycle storage facilities.
- Easily accessible Uber/Lyft pick-up/drop-off locations.
- Last-mile transit connections.
- Evaluate offering coordinated Uber service to bring local patients from home to UPMC Presbyterian (direct door-to-door contract).
- Include information on public transit, bicycling, pedestrian paths, and car share stations on the UPMC Presbyterian website(s), and provide this information and links to UPMC physician offices for use by their patients.
- Plan deployment of real-time transit and rideshare information screens in the main lobby of UPMC Presbyterian to allow both patients/visitors and employees to see their options before they leave the facility.
Construction Management Plan
From Exit 78B - on I-376 Westbound (Wilkinsburg)
Follow Ardmore (becomes Penn and then 5th Ave.)
Approx 5 miles on secondary roads to project gate.
Thank You!