Project Location

3701 Fifth Ave
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
deSoto Street – looking east
5th Avenue – looking north-east
IMP Alignment
<table>
<thead>
<tr>
<th><strong>UPMC Presbyterian – Institutional Master Master Plan</strong></th>
</tr>
</thead>
</table>

### Table: Project Specifications

<table>
<thead>
<tr>
<th>Feature</th>
<th>2014 IMP</th>
<th>Concept Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjacent EMI Boundaries</td>
<td>Desoto &amp; Fifth Ave</td>
<td>Desoto &amp; Fifth Avenue</td>
</tr>
<tr>
<td>Adjacent Zones</td>
<td>UP EMI, OPR-C</td>
<td>UP EMI, OPR-C</td>
</tr>
<tr>
<td>Building Program</td>
<td>Inpatient beds,</td>
<td>Inpatient beds, diagnostic &amp;</td>
</tr>
<tr>
<td></td>
<td>diagnostic &amp;</td>
<td>treatment, outpatient care</td>
</tr>
<tr>
<td></td>
<td>treatment,</td>
<td></td>
</tr>
<tr>
<td>Parking Spaces (#)</td>
<td>450</td>
<td>450</td>
</tr>
<tr>
<td>Maximum Floor Area (SF)</td>
<td>900,000</td>
<td>NTE 900,000</td>
</tr>
<tr>
<td>Maximum Height (Feet)</td>
<td>300 above Fifth Ave</td>
<td>Not to Exceed 300</td>
</tr>
<tr>
<td>Maximum Height (Stories)</td>
<td>17</td>
<td>Not to Exceed 17</td>
</tr>
<tr>
<td>Setback @ Lothrop (feet)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Setback @ Desoto (feet)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Setback @ Fifth (feet)</td>
<td>20</td>
<td>Minimum 20</td>
</tr>
<tr>
<td>New Helipad</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>New Vehicular Access Coverage</td>
<td>From Fifth and Desoto</td>
<td>Not to Exceed 89%</td>
</tr>
<tr>
<td>Impervious Surface Coverage</td>
<td>89%</td>
<td>Not to Exceed 89%</td>
</tr>
</tbody>
</table>

### Diagram:
- **UPMC Presbyterian and Garage Map**
- **UPMC Presbyterian – Institutional Master Master Plan**
  - Cooling Towers
  - AHUs
  - Electrical
  - AHUs
  - ICU (28)
  - Recovery Care Center
- **Floor Plan**
  - Lifestyle Village
  - Linen
  - Mgmt
  - Parking
  - Loading Dock
  - Design
  - Electrical
  - Generators
  - Chillers & Plumbing
  - Parking

---

*Scale and Height Indications: 540' and 287'*
Exterior Design & Materials
DeSoto Street
Exterior Building Materials
GLASS TOWER EXPERIENCE
Materials & Textures – details of Base and Tower
Existing Presbyterian Patient Room

Proposed New Presbyterian Patient Room
Spatial Daylight Autonomy (sDA)
Area of the room with good daylight.
This number should be as high as possible, at least 45%.

Annual Sun Exposure (ASE)
Area of the room with daylight over-intensity typically causing glare. This number should be as low as possible, ideally below 10%, but 30% is a realistic goal for the SW facade.

LEED Daylight
Spatial Daylight Autonomy
40% = 1 point
55% = 2 points
75% = 3 points

Annual Sun Exposure
10% or less
11-20% with glare reduction strategies

Spaces with an automated dynamic façade system or spaces smaller than 250 square feet are exempt from the ASE requirement. Patient rooms are 242 square feet.

Blinds Closed
Amount of time per day on average that the blinds are predicted to be closed due to visual discomfort. Less than 3 hours per day is a realistic goal for the SW facade.
Bird Safe Glass

According to the National Audubon Society, the most hazardous areas of all buildings, especially during the day and regardless of overall height, are the ground level and bottom few stories. Here, birds are most likely to fly into glazed facades that reflect surrounding vegetation, sky and other attractive features.

Jonathan Rice, the Urban Bird Conservation Coordinator for CMNH and BirdSafe Pittsburgh, recommends that glass within the first three stories in close proximity to green roofs, street trees and habitat patches should include measures to reduce bird collisions.
Peak Annual Reflected Irradiance - Visible Reflectance (Visual Glare)

Reflections as low as 50 W/m² may be visible to people, depending on outdoor lighting levels.

Figure 6a: Maximum Annual Intensity of Visible Reflections at Pedestrian Height
Southeast Exterior Elevation – 5th Avenue
Southwest Exterior Elevation From Lothrop
Northeast Exterior Elevation – DeSoto Avenue
Landscape Design & Site Accessibility
• 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 41 trees proposed
- Proposed tree canopy coverage at installation – 16,002 sqft
PRELIMINARY PLANTING PALETTE – GROUNDCOVERS
SUN/SHADE STUDY – OVERALL SITE

SPRING/FALL
EQUINOX
March 20
September 22

SUMMER SOLSTICE
June 21

WINTER SOLSTICE
December 21
SUN/SHADE STUDY – ROOF TERRACE AT SUMMER SOLSTICE (JUNE 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
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
• 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
Diversity, Equity, Inclusion Council (DEIC)

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 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.
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 Innovate PGH, 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
Garden
STACY LEVY: Hardscape Design Features Referencing Nature
Transportation & Parking Analysis
TRAFFIC MANAGEMENT PLAN
TRAFFIC MANAGEMENT PLAN

MONTEFIORE HOSPITAL

EXISTING PRESBYTERIAN

MONTEFIORE GARAGE (465)

PRESBY GARAGE
1000 SPACES
800 STAFF / VALET
200 VISITOR

VICTORIA GARAGE
572 SPACES
+ 30 VALET

NEW PRESBY GARAGE
450 SPACES
30 STAFF
420 GUEST / VALET

INPATIENT TOWER

REGIONAL TRAFFIC

FORBES AVE

COMMUNITY TRAFFIC VIA TERRACE ST

MONTEFIORE GARAGE

PRESBY GARAGE

1000 SPACES
800 STAFF / VALET
200 VISITOR

REGIONAL TRAFFIC

FIFTH AVE

COMMUNITY TRAFFIC VIA O’HARA ST

NEW PRESBY GARAGE
450 SPACES
30 STAFF
420 GUEST / VALET

REROUTED TRIP
ENTER NEW GARAGE DRIVEWAY

REROUTED TRIP
EXITING NEW GARAGE DRIVEWAY

PATIENT / VISITOR VALET DROP OFF
37% OF VEHICLES REROUTED TO NEW GARAGE
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 site.