



# ALLEGHENY GENERAL HOSPITAL

Hospital Institutional Master Plan | 20 November 2017



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## Introduction

Opening its doors in 1885 with modest facilities and medical resources, Allegheny General Hospital (AGH) in Pittsburgh has evolved from 50 beds inside of two adjoining brick homes into one of the country's premier health-care institutions. Through the decades, our talented and expert physicians and health-care professionals have always dedicated themselves to providing patients with innovative treatments, pioneering research discoveries, and exceptional medical care that is both personalized and compassionate.

Allegheny General Hospital has 576 licensed beds, approximately 800 physicians and 4,000 staff members. We are committed to improving and maintaining the good health of people in our communities and utilizing every possible technology, resource and talent to make that happen.



## Services & Specialties

Allegheny General Hospital 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 AGH each year.

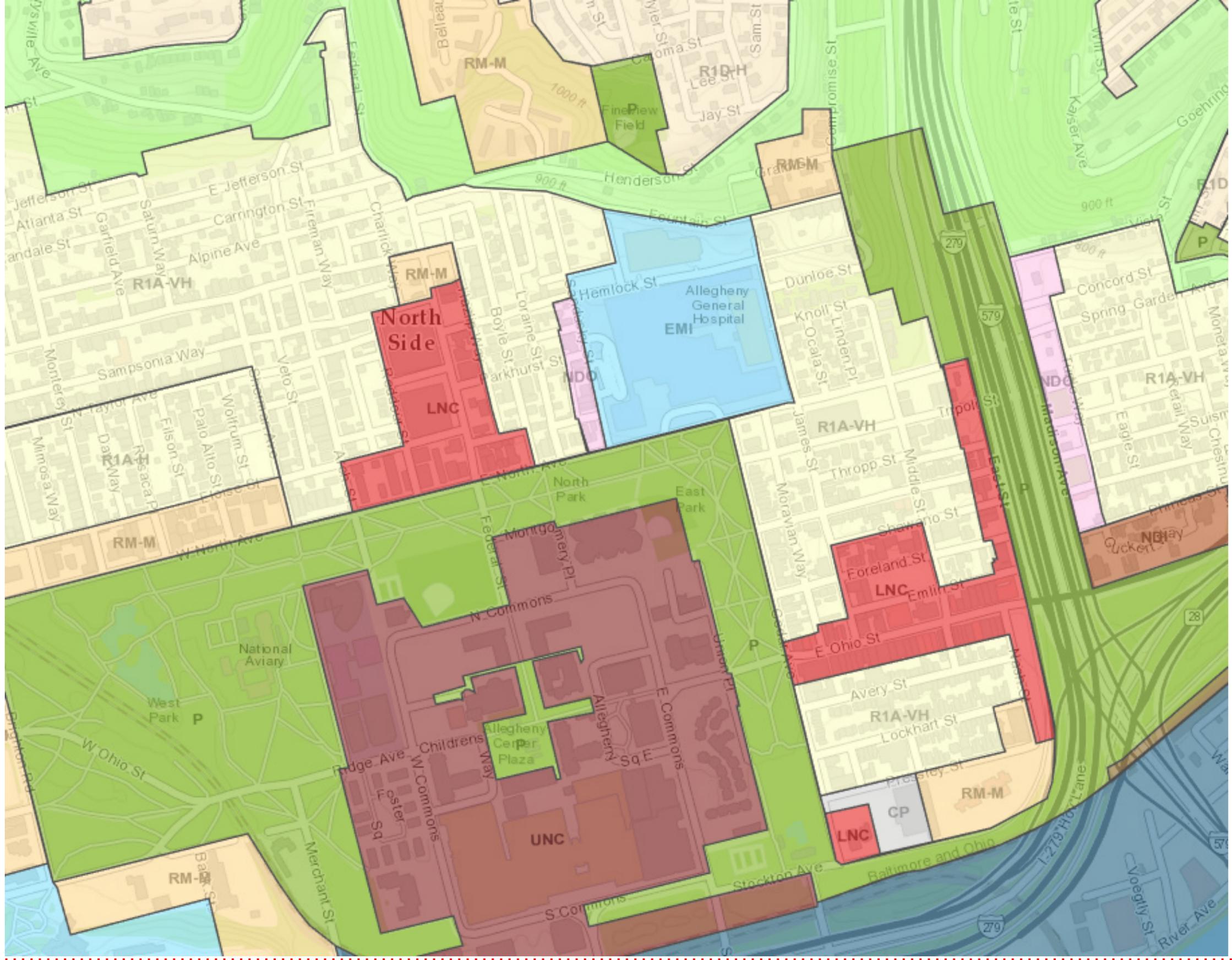
### Service Lines Included:

Allegheny General offers a variety of specialty areas, including:

- |                                       |                                    |
|---------------------------------------|------------------------------------|
| Allergy & Immunology                  | Cancer Care Services               |
| Cardiology                            | Cardiothoracic Surgery             |
| Colorectal Surgery                    | Dental Medicine                    |
| Diagnostic & Interventional Radiology | Endocrinology                      |
| Emergency Medicine                    | General Surgery                    |
| Gastroenterology                      | Infectious Disease                 |
| Hospitalists                          | Liver & Bile Duct Surgery          |
| Internal Medicine                     | Minimally Invasive Surgery         |
| Maternal & Fetal Medicine             | Nephrology                         |
| Mohs Micrographic Surgery             | Neurosurgery                       |
| Neurology                             | Ophthalmology                      |
| Nutrition                             | Otorhinolaryngology                |
| Oral & Maxillofacial Surgery          | Pathology and Laboratory Medicine  |
| Palliative Care                       | Physical Medicine & Rehabilitation |
| Pediatrics                            | Psychiatry                         |
| Plastic & Reconstructive Surgery      | Transplant                         |
| Reproductive Medicine & Fertility     | Vascular Surgery                   |
| Urogynecology                         |                                    |

The hospital also has a number of disease-specific comprehensive centers, including:

- |                            |                    |
|----------------------------|--------------------|
| Diabetes                   | Digestive Health   |
| Epilepsy                   | Genetic Disease    |
| Cancer Genetics            | Prenatal Genetics  |
| Minimally Invasive Surgery | Multiple Sclerosis |
| Neuro-oncology             | Orthopedic Surgery |
| Sports Medicine            | Stroke             |
| Wound Care                 |                    |



The existing Educational/Medical Institution (EMI) district for Allegheny General Hospital (AGH) is bounded by E North Street to the south, Sandusky Street to the west, an irregular alignment of McKirdy Way from Sandusky to Porterfield Street to Fountain Street to James Street to the north, and James Street to the east. The district is directly adjacent to neighborhood office, residential, park and hill side zoned properties.

All future work identified in the 10 year and 25 year master plan is within the existing EMI district.

**Zoning Legend:**

- Downtown Riverfront
- Planned Unit Development
- Educational/Medical Institution
- Neighborhood Office
- Parks
- Hillside
- Neighborhood Industrial
- Urban Industrial
- Local Neighborhood Commercial
- Urban Neighborhood Commercial
- Single-Unit Attached Residential
- Single-Unit Detached Residential
- Multi-Unit Residential

Source: Pittsburgh Zoning GIS

**ii** Planning area – existing zoning map

## Mission, Vision, Values & Objectives

Allegheny General Hospital (AGH) is a proud member of the Allegheny Health Network. Working as an integrated system within Highmark Health, employees are committed to improving health and promoting wellness in our communities, one person at a time. Inside the hospital's South Tower, the founders etched into a stone wall, "Erected for the benefit of mankind to save life, relieve suffering and conserve health."

### Mission

AGH is designed to deliver high quality, accessible, understandable and affordable experiences, outcomes and solutions for our patients and caregivers.

### Vision

AGH's dedicated and respected employees will be leaders in the health care industry, working to improve the total health care experience of our patients.

## Values

### People Matter

Every person contributes to our success. We strive for an inclusive culture, regarding people as professionals and respecting individual differences while focusing on the collective whole.

### Stewardship

Working to improve the health of communities we serve and wisely managing the assets which have been entrusted to our care.

### Trust

Earning trust by delivering on our commitments and leading by example.

### Integrity

Committing to the highest standards encompassing every aspect of our behavior including high moral character, respect, honesty and personal responsibility.

### Patient-focused Collaboration

Because no one person has all the answers, we actively seek to collaborate with each other to achieve the right outcomes for our patients.

### Courage

Empowering each other to act in a principled manner and to take appropriate risks to do what is right to fulfill our mission.

### Innovation

Committing to continuous learning and exploring new, better and creative ways to achieve our vision.

### Excellence

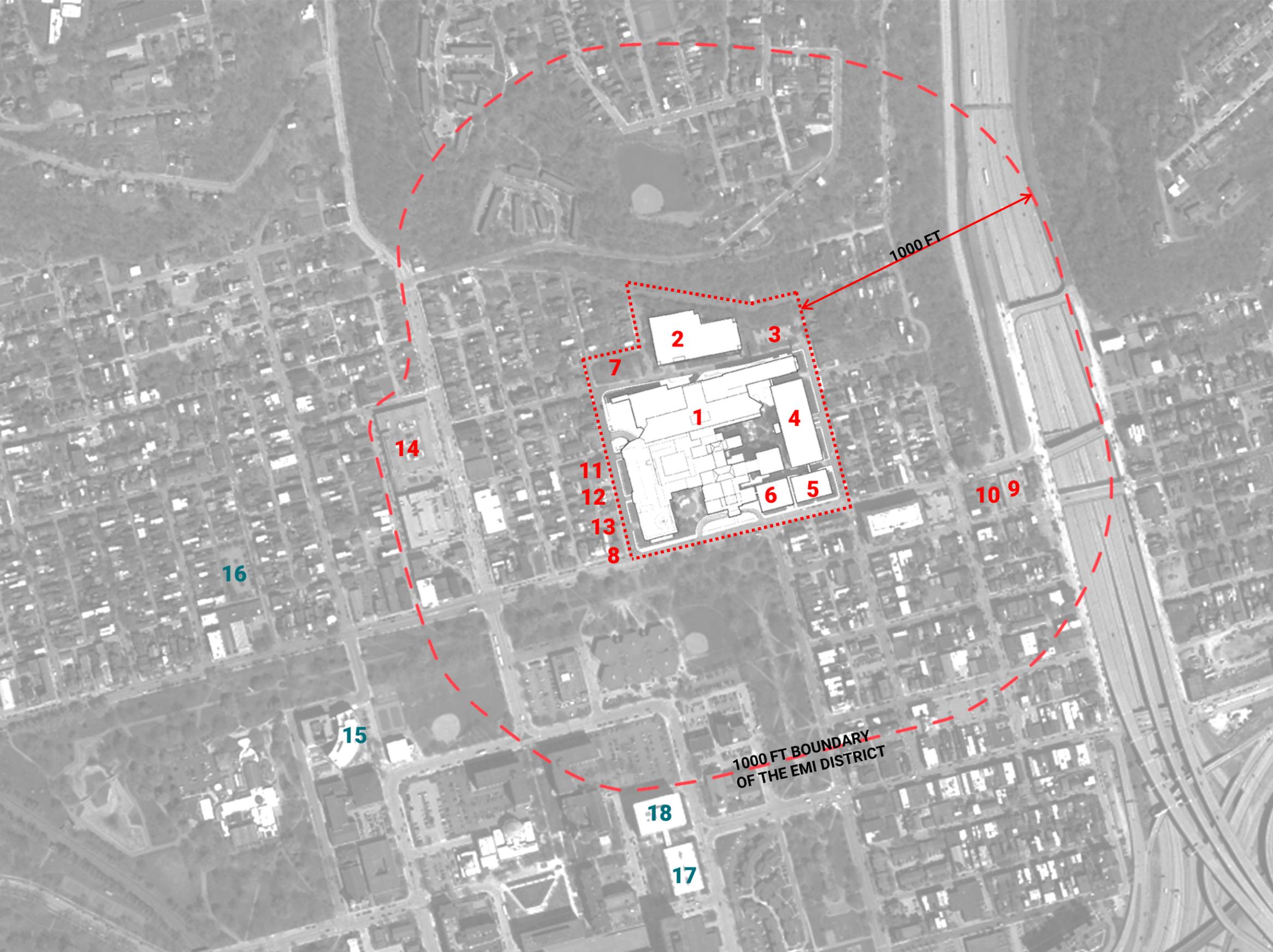
Being accountable for consistently exceeding the expectations of those we serve.

## Objectives

The following objectives have been identified for the Institutional Master Plan:

- Provide facilities to accommodate projected growth; AGH is projected to experience growth over the next ten (10) years within their oncology department. The 10 year plan shows where a new Cancer Center addition is projected to be placed.
- Structures to accommodate future interior renovations:
  - A storage structure
  - A docking station for medical mobile equipment. This is intended for services such as a mobile MRI during times of construction when an existing MRI is being renovated.
- There will be minimal growth of new structures at the AGH campus because the intent is to redistribute existing on-campus activity to other Allegheny Health Network facilities throughout the region to provide high quality patient care closer to their homes.





This map identifies the properties and buildings owned or leased by Allegheny General Hospital (AGH) and Allegheny Health Network (AHN) that support, either directly or indirectly, operations at AGH. See the charts on page 7 for more information regarding each location identified on this northside map to the left.

The planning area for the Institutional Master Plan includes the EMI district, described contiguous properties owned by AGH, and properties owned by AHN within one thousand (1,000) feet of the EMI District. The area within the red dashed profile is the area in particular being considered for this Institutional Master Plan. This plan also identifies other institutional ownership on the Northside and the following page indicates zoning for these properties and the surrounding parcels.

Legend:

**RED** = AGH Property or Leased Building

**BLUE** = AHN Property or Leased Building

### AGH Properties and Buildings in the Central Northside Neighborhood.

	Owned/Leased	Property/Parcel Name	Land Use	Owned Lot #	Zoning	Gross Floor Area (Within 1000' boundary only)
1	Owned	Main Allegheny General Hospital campus	Multiple interconnected buildings comprising the licensed hospital	0023-M-245-0000	EMI	~ 1,600,000 SF
2	Master Leased	Hemlock St. Garage	Parking Garage	0023-H-0247-000S	EMI	~ 445,000 SF
3	Owned	400 Hemlock	Surface Parking	0023-H-245-0000	EMI	Surface parking
4	Master Leased	James St. Garage	Parking Garage	0023-M-010-000S	EMI	~ 260,000 SF
5	Owned	Allegheny Professional Building	Medical Offices, Fitness Center	0023-M-010-00S	EMI	~ 450,000 SF
6	Master Leased	East Wing Office Building	Medical Offices	0023-M-005-000S	EMI	~ 80,000 SF
7	Owned	200 Hemlock	Vacant Lot	0023-G-174-0000	EMI	~8,100 SF
8	Owned	Aeberli Building	Historic building with restored exterior and interior shell. Vacant	0023-L-258-0000	NDO	~ 8,500 SF
9	Owned	AGH Child Care Center	Employee Child Care Center	0024-J-022-0000	R1A-VH	~ 12,000 SF
10	Owned	AGH Child Care Playground	Child Care Center playground	0023-M-165-0000	R1A-VH	Surface Playground
11	Owned	1217 Sandusky St	Vacant Lot	0023-L-243-0000	NDO	Vacant Lot
12	Owned	1219 Sandusky St	Vacant Lot	0023-L-244-0000	NDO	Vacant Lot
13	Owned	1205 Sandusky St	Vacant Lot	0023-L-249-0000	NDO	Vacant Lot
14	Individual Suite Leases	Federal North Clinic	Medical Office	0023-L-020-0000	LNC	~ 150,530 SF

These locations are the properties/buildings owned or leased by Allegheny General Hospital and Allegheny Health Network that support, either directly or indirectly, operations at AGH.

The properties and buildings identified in these charts are labeled on the associated partial map of the Northside on page 6.

### AHN Properties and Buildings in the Central Northside Neighborhood.

*These locations are outside of the required Master Plan area, and are included for reference purposes only.*

	Owned/Leased	Property/Parcel Name	Land Use	Owned Lot #	Zoning	Gross Floor Area (Within 1000' boundary only)
15	Owned	Former Kindred Hospital	Vacant pending future decisions as to use. Includes Diamond Street	0023-P-90-0000 0023-P-501-00	UNC	Outside of 1000' boundary
16	Owned	1201-1215 Sherman Ave	Vacant Lot at Sherman and Eloise	0023-K-174-0000	R1A-H	Outside of 1000' boundary
17	Master Leased	4 Allegheny Center	Garage	0008-C-300	UNC	Outside of 1000' boundary
18	Master Leased	4 Allegheny Center	Office Building. Multiple sub-tenants	0023-R-050-0-1	UNC	Outside of 1000' boundary



# EMI Buildings Existing Information

This page identifies buildings located within The EMI District, including additional detail as to the specific buildings that make up the Allegheny General Hospital.

## Allegheny Professional Building

Gross SF: ~ 450,000  
 Building Height: ~93' above grade  
 # of Stories: 6 stories

## East Wing

Gross SF: ~ 80,000  
 Building Height: ~75' above grade  
 5 stories above grade  
 2 stories below grade

## Power House

Gross SF: ~ 42,000  
 Building Height: ~75' above grade  
 4 stories above grade  
 2 stories below grade

## South Tower

Gross SF: ~ 410,000  
 Building Height: ~265' above grade  
 21 stories above grade  
 2 stories below grade

## Northwest Wing

Gross SF: ~ 140,000  
 Building Height: ~70' above grade  
 5 stories above grade  
 2 stories below grade

## Sandusky Garage

Gross SF: ~ 120,000  
 Building Height: ~15' above grade  
 3 stories above grade  
 \*Helipad Location

## Snyder Pavilion

Gross SF: ~750,000  
 Building Height: ~202' above grade  
 13 stories above grade  
 1 story below grade

## Allegheny Cancer Center

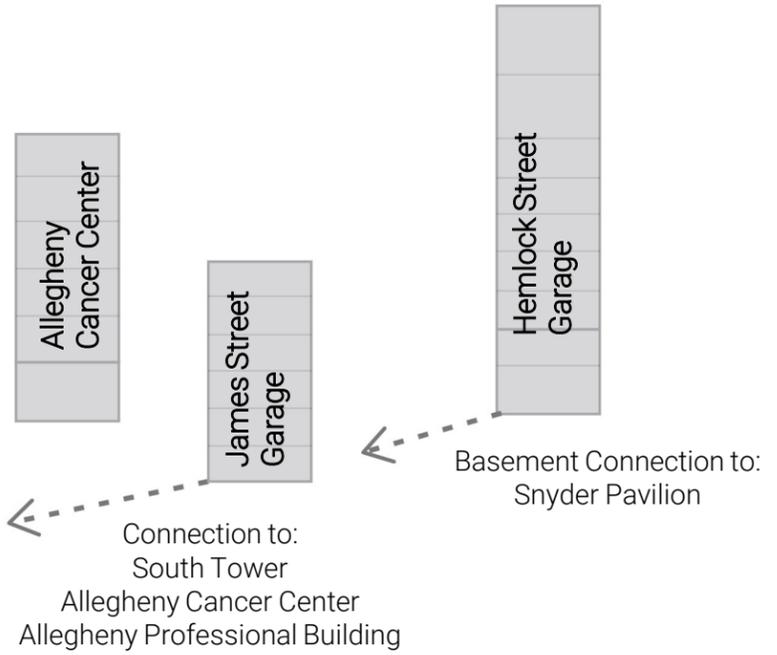
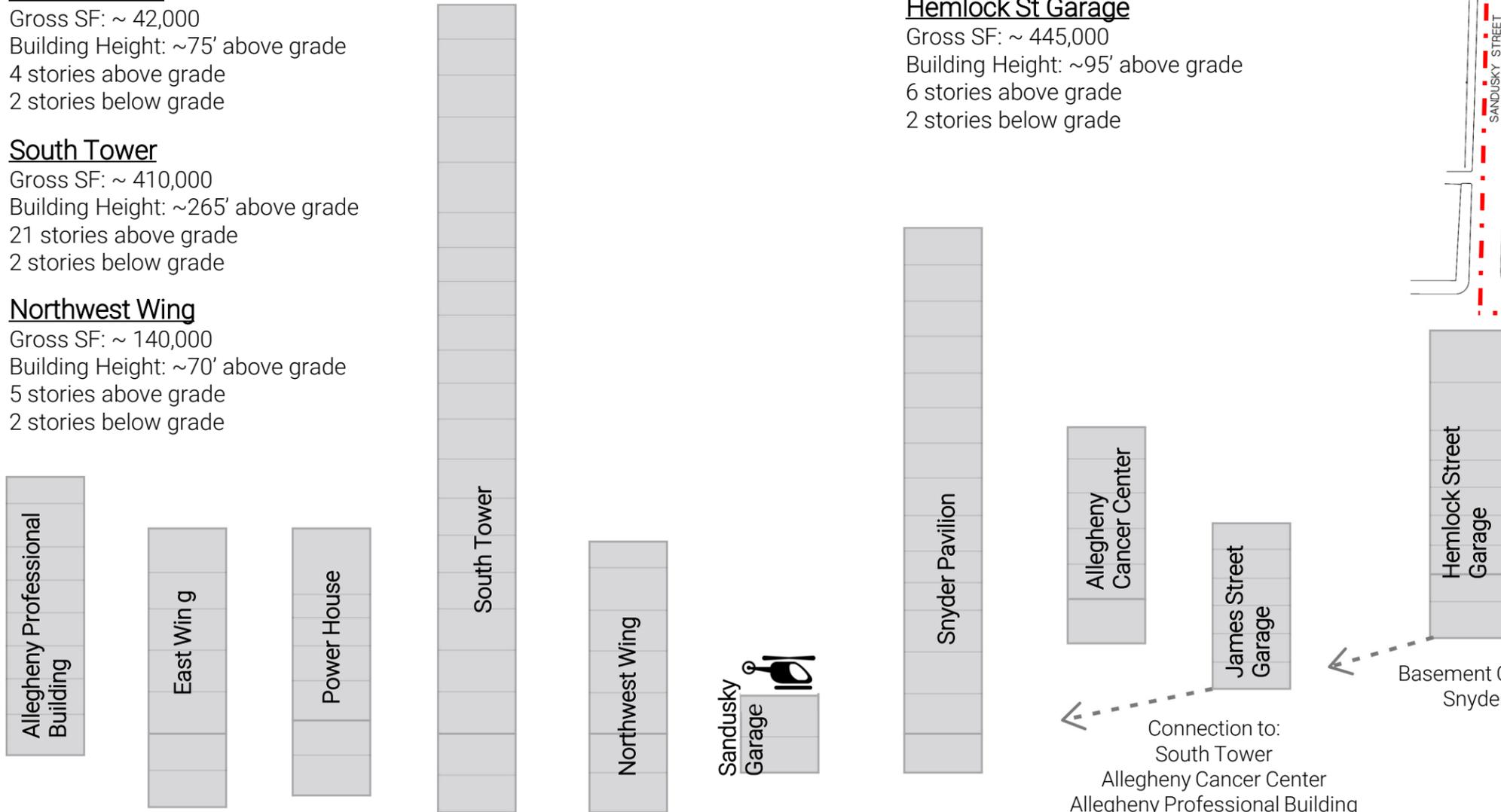
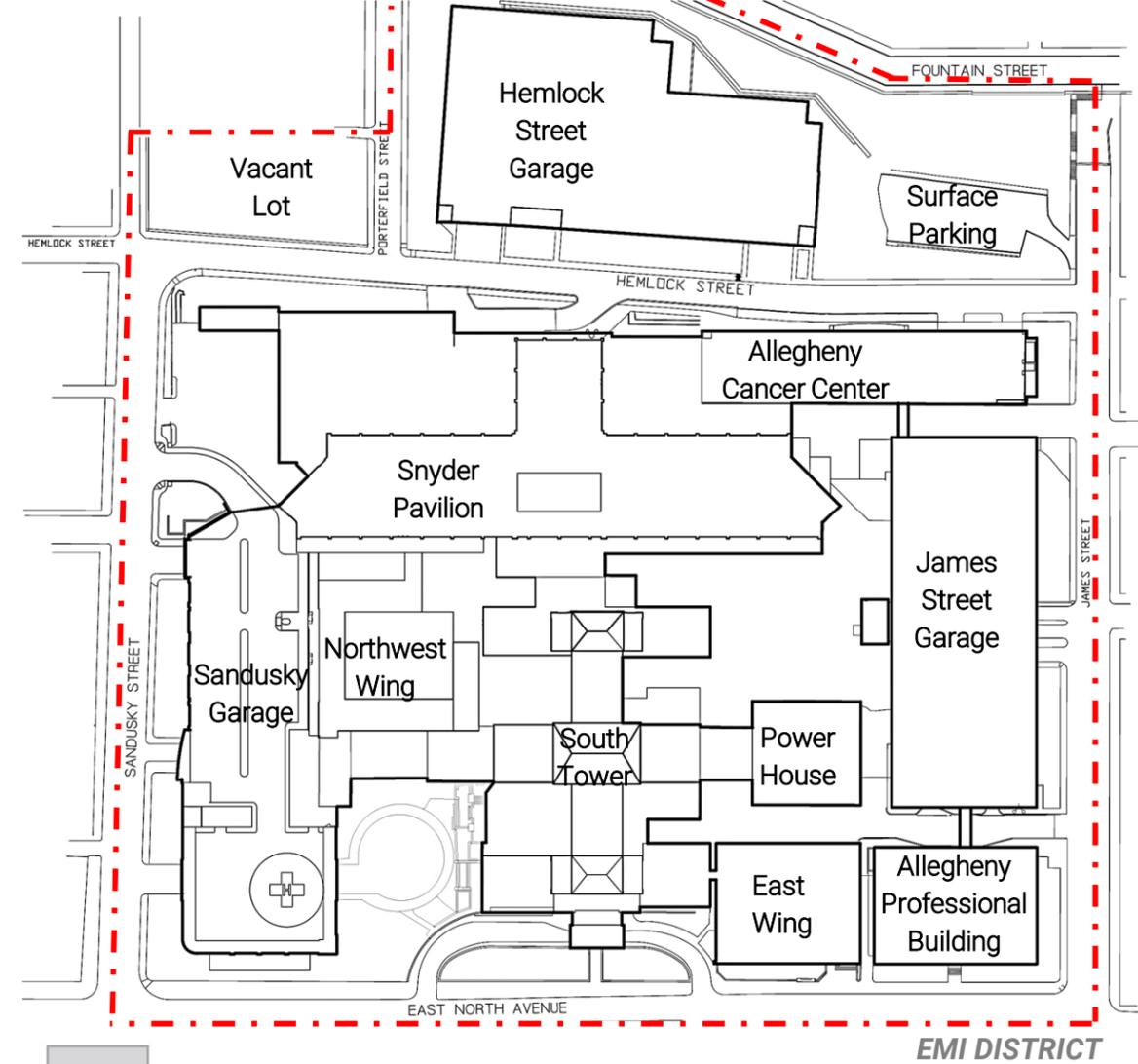
Gross SF: ~100,000  
 Building Height: ~80' above grade  
 5 stories above grade  
 1 story below grade

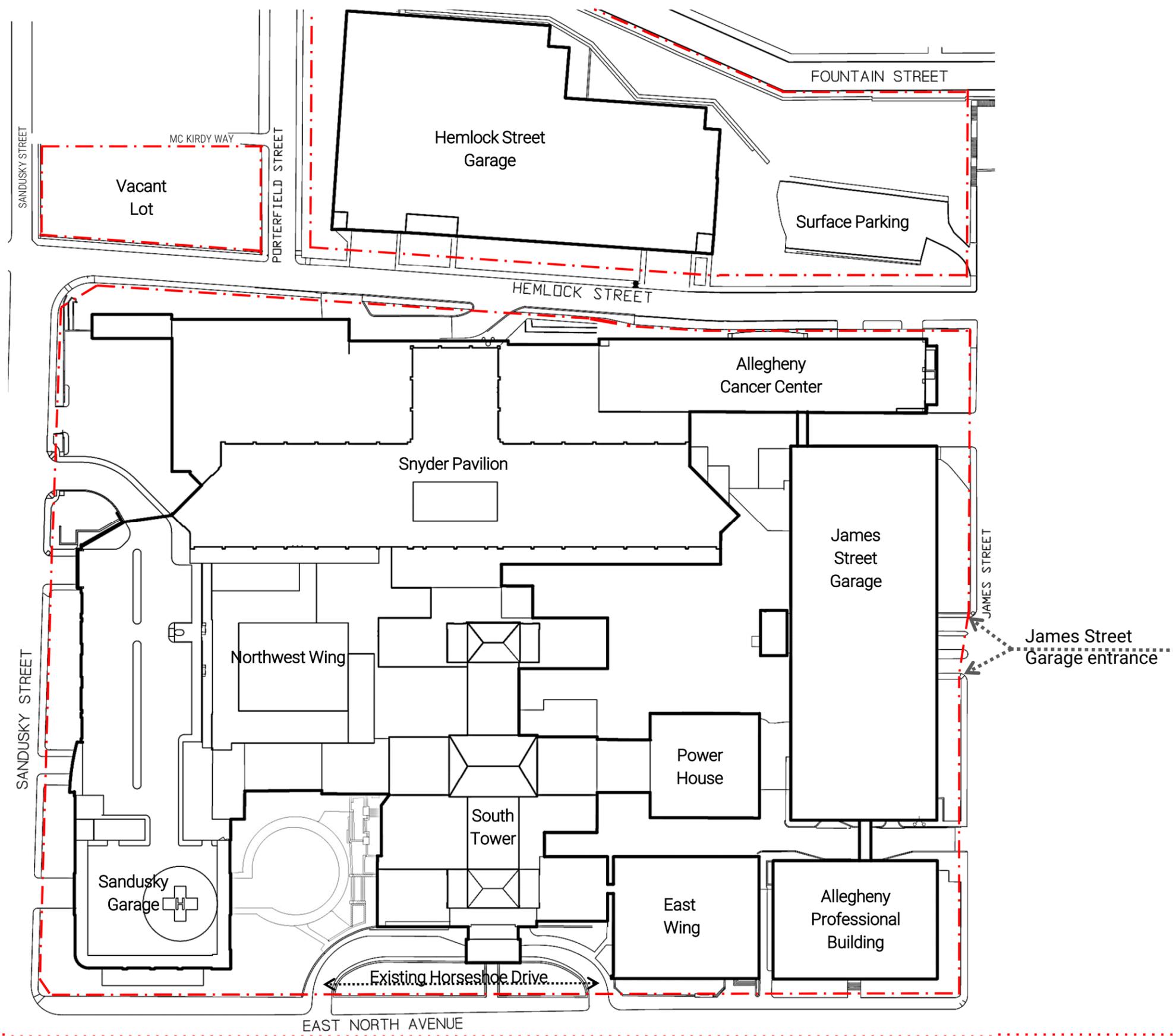
## James St Garage

Gross SF: ~ 260,000  
 Building Height: ~70' above grade  
 7 stories above grade

## Hemlock St Garage

Gross SF: ~ 445,000  
 Building Height: ~95' above grade  
 6 stories above grade  
 2 stories below grade





Legend:  
- - - Property Line



### \* Parking within the EMI District

The 10-year master plan envisions no increase in parking capacity within the EMI district or within the 1000 foot zone around the district. Priority use of on-campus parking will continue to be assigned to patients and their families. Staff parking that cannot be accommodated within the existing facilities will continue to be located in facilities outside a 1000 foot radius of hospital and shuttle busses will transport staff to and from the hospital.

Facility	Total Parking Spaces
*1 James St Garage	769
*2 Sandusky Garage	131
*3 Hemlock Garage	1240
*4 Surface Parking Lot	28
<b>TOTAL</b>	<b>2168</b>

### Existing Northside Commercial Parking

For illustrative purposes only.

Information Source: Pittsburgh Geographic Information Systems (GIS) Maps

Staff parking needs that cannot be accommodated in the on-campus facilities will continue to be located in facilities outside of the Central Northside area. Shuttle busses will continue to transport staff to and from the Hospital. An AGH shuttle bus map is located on page 16. AGH currently leases parking capacity in facilities adjacent to Heinz field to provide the additional spaces necessary to meet the staff parking requirement.

### Existing Residential Permit Parking

For illustrative purposes only.

Information Source: Pittsburgh Geographic Information Systems (GIS) Maps

### Loading

AGH receives supplies at its loading dock on Sandusky Street. Some classes of supplies are shipped directly to the hospital by vendors, and others are received at the corporate receiving warehouse in Zelienople, PA where the semi-trucks unload, supplies sorted, and deliveries are made with smaller trucks. This delivery process will continue in the future and no change is expected with the future growth. This Master Plan does not address loading activities during construction. Construction management plans will be developed and adopted in due course as specific projects are advanced.

### Other related parking information:

- Off Campus Parking supporting EMI district operations: AGH leases 750 spaces in the "Gold Lot 1" garage adjacent to Heinz Field. Employees parking at this location are transported to the AGH campus by shuttle bus.
- Linkage to Public Transportation: AGH operates a shuttle bus service for its staff between the AGH campus and the "T-Station" on General Robinson Street.

## Allegheny General Hospital Existing Institution

AGH currently has approximately 576 beds, 800 physicians, and 4,000 staff members. The hospital is committed to improving and, maintaining the good health of people in our communities and utilizing every possible technology, resources, and talent.

Each year, AGH accommodates approximately:

Admits 24,000 patients

Records 300,000 outpatient visits

Handles more than 55,000 emergency department registrations

Performs more than 23,000 surgical procedures

The institution has a long history of conducting basic, clinical, and translational research that has contributed to finding more effective ways to prevent, diagnose and treat disease. This provides their patients with a direct gateway to some of the most cutting-edge treatments and therapies as AGH continually acquires new medical knowledge and translates its findings to help save lives and improve outcomes.

AGH continues its commitment to academic medicine, including graduate and undergraduate medical education and health sciences education. AGH serves as the clinical campus for third- and fourth- year students of the Temple University School of Medicine. AGH is a clinical affiliate hospital of Drexel University College of Medicine and accredited by the Accreditation Council for Continuing Medical Education (ACCME) to provide continuing education for physicians.

## Allegheny General Hospital Future Volumes and Needs

The AGH campus is planning to see a slight growth over the next 10 years. AGH plans to build 3 exterior building additions to the existing campus: (1) A storage building above an existing roof. (The roof is located interior of the campus perimeter between the Snyder Pavilion and the existing Allegheny Cancer Center); (2) A docking station for medical mobile equipment such as a temporary MRI unit during interior renovations of the hospital. (This structure will be located along Hemlock Street); (3) A new Cancer Center to accommodate projected increase in patients and staff. (This new building is located along E. North Avenue).

### Inpatients

Advances in medical technology are increasingly shifting treatment from an inpatient to an outpatient environment. The effective result will be a fewer number of hospital inpatients who have a higher average acuity. This will be combined with a shift from two-patient rooms that currently predominate the hospital, to single patient rooms. Renovations of the hospital nursing units will reflect this dynamic.

### Outpatients

AHN's goal is to bring cancer care to patients through a network of off-campus, community-based outpatient facilities. As AHN continues to develop these facilities, cancer care outpatient visits to the AGH campus are expected to increase slightly: 2,165 annual visits to AGH by year 5. It is expected that same-day procedures will increase, inpatient visitor traffic will decrease, and those admitted to the hospital will stay longer.

### Physicians

Over the next 10 years, AGH is planning for a physician increase of 5%.

### Staff Members

The future care delivery model places the availability of medical care closer to where the patients live. We anticipate most of the growth in healthcare staff to be at outlying locations. Since more staff growth is expected in outlying regions, in the next 3 years the AGH campus projects a personnel increase of only about 55 employees. This includes but is not limited to, doubling its infusion staff and coaches. By the 10 year mark, there is only a slight growth projection of 2% from current staff levels.



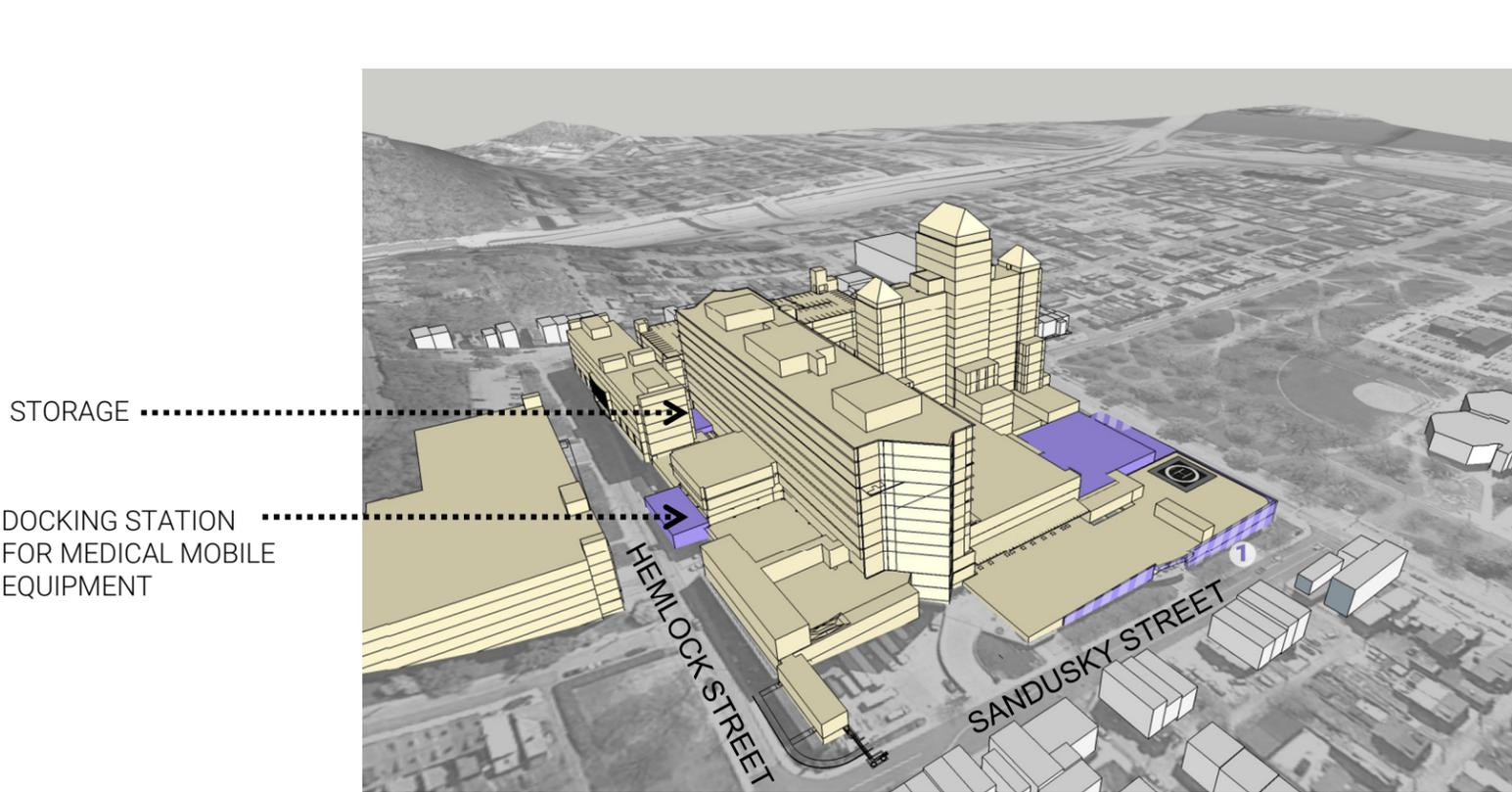
The ten year development envelope as shown in the perspective images below designates a larger envelope volume than what AGH plans on building. The envelope identifies the maximum outer extent envisioned for anticipated projects. Actual layout within the envelope will be defined in the specific projects as they are designed and advanced.

**Docking Station for Medical Mobile Equipment**

The building envelope along Hemlock Street is intended to be a docking station for medical mobile equipment, such as a mobile MRI, during periods of interior construction renovations. This structure is anticipated to be 1,000 square feet (*Maximum square footage: 1,500*) and maximum height of 20 feet along Hemlock Street. The proposed structure will not extend over the existing sidewalk along Hemlock Street. (Up to a 0' feet setback from the property line along Hemlock)

**Storage Structure**

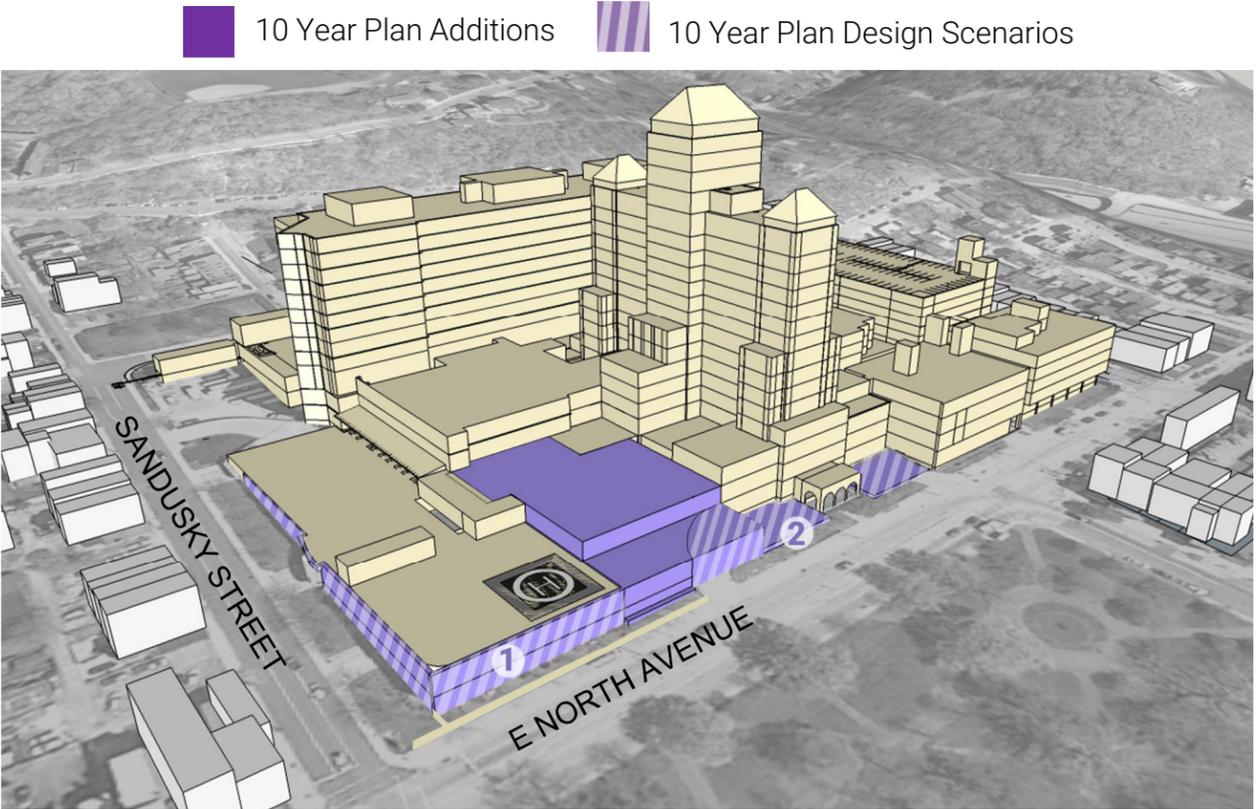
There is a proposed storage structure located between the existing Allegheny Cancer Institute and the Snyder Pavilion. It is intended to be built on top of an existing roof. The storage structure is anticipated to be 1,500 square feet (*Maximum square footage: 2,000*) and maximum of 20 feet in height above grade along Hemlock Street. (one story)



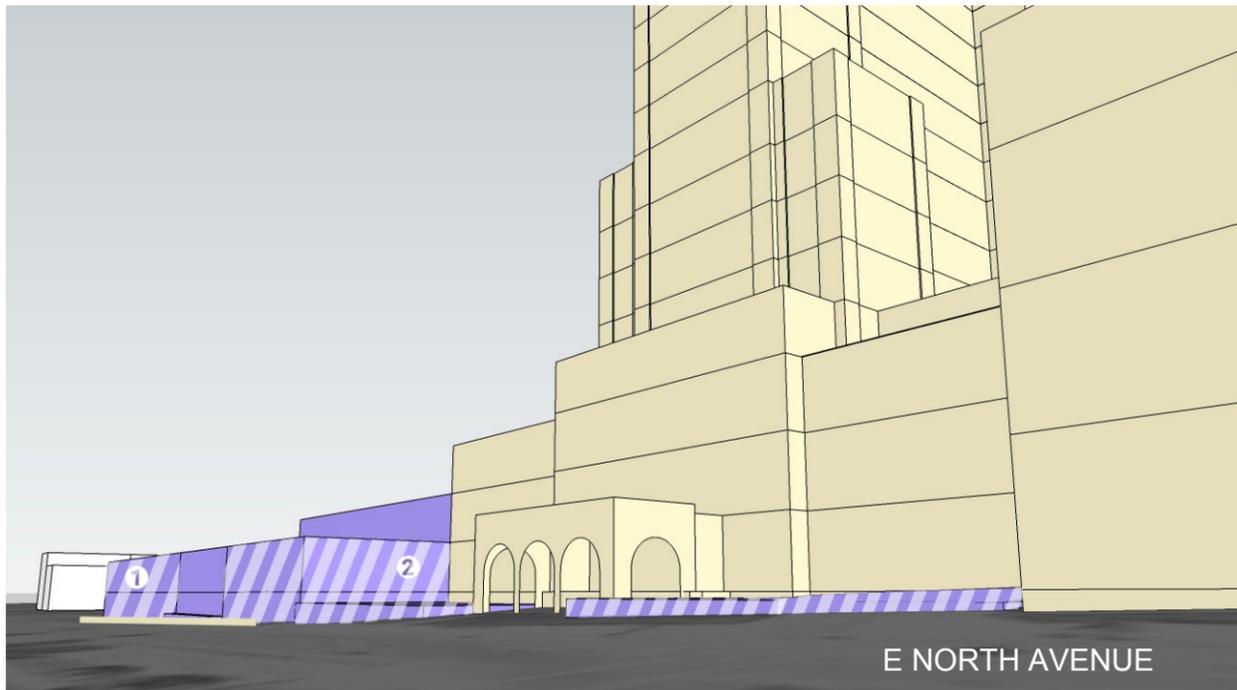
**Cancer Center**

The proposed new Cancer Center addition is planned to be along E North Avenue between the Sandusky Garage and the South Tower. It is estimated to be 75,000 square feet, with a maximum of 90,000 square feet. The building is bounded by the following elements: Sandusky Garage, Northwest Wing, South Tower, and the property line along E North Avenue. The intent is for the exterior wall of the Cancer Center along E. North Avenue to generally align with the Sandusky Parking Garage except for architectural encroachments such as and including, without limitation, facets/light-wells (which allow for natural light to shine into the lower levels of the facility). This may allow for a landscaping area between the building front and the existing property line. *See page 14 for a plan view.* There may be some landscaping modifications needed between that end of the building and the existing E North Avenue sidewalk.

The project is intended to be 2 floors below ground and maximum of 3 floors above ground. The anticipated height to be 50 feet with a maximum height being 65 feet. The above grade portion of the building will not impede the existing helicopter flight path and clearances. The 02 level is intended to be connected underground with a tunnel to AGH's existing radiation oncology department. The master plan 10 year envelope shows two overall potential scenarios that could occur: 1) re-cladding the Sandusky Garage and 2) redesigning the area around the historical portico entrance to the South Tower. *See the following page for additional information regarding the design scenarios.*



# Cancer Center



## Possible Multiple Design Scenarios:

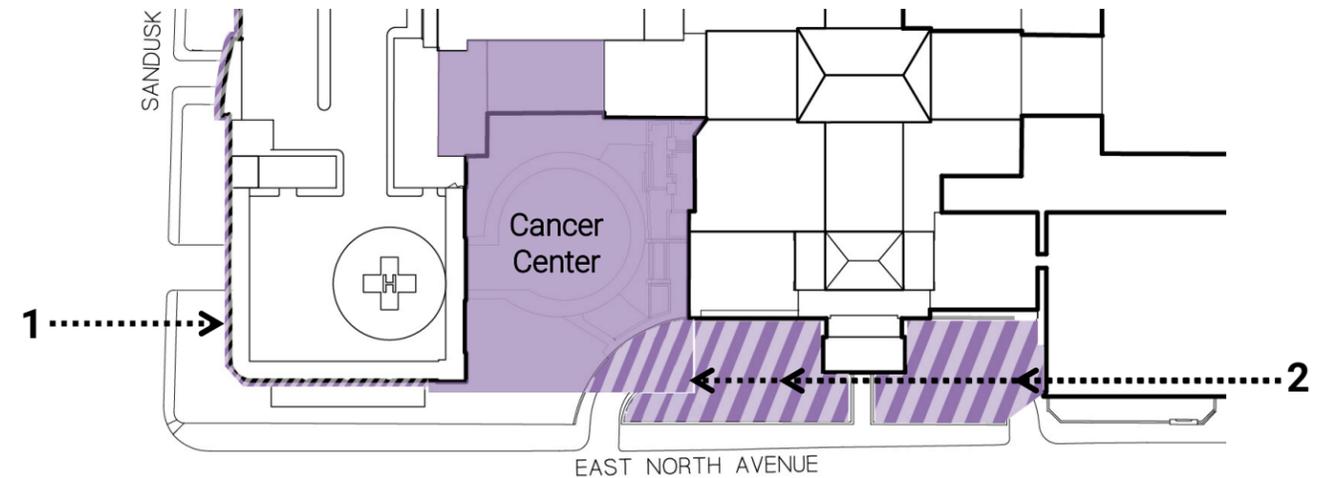
*(areas hatched on the site plan)*

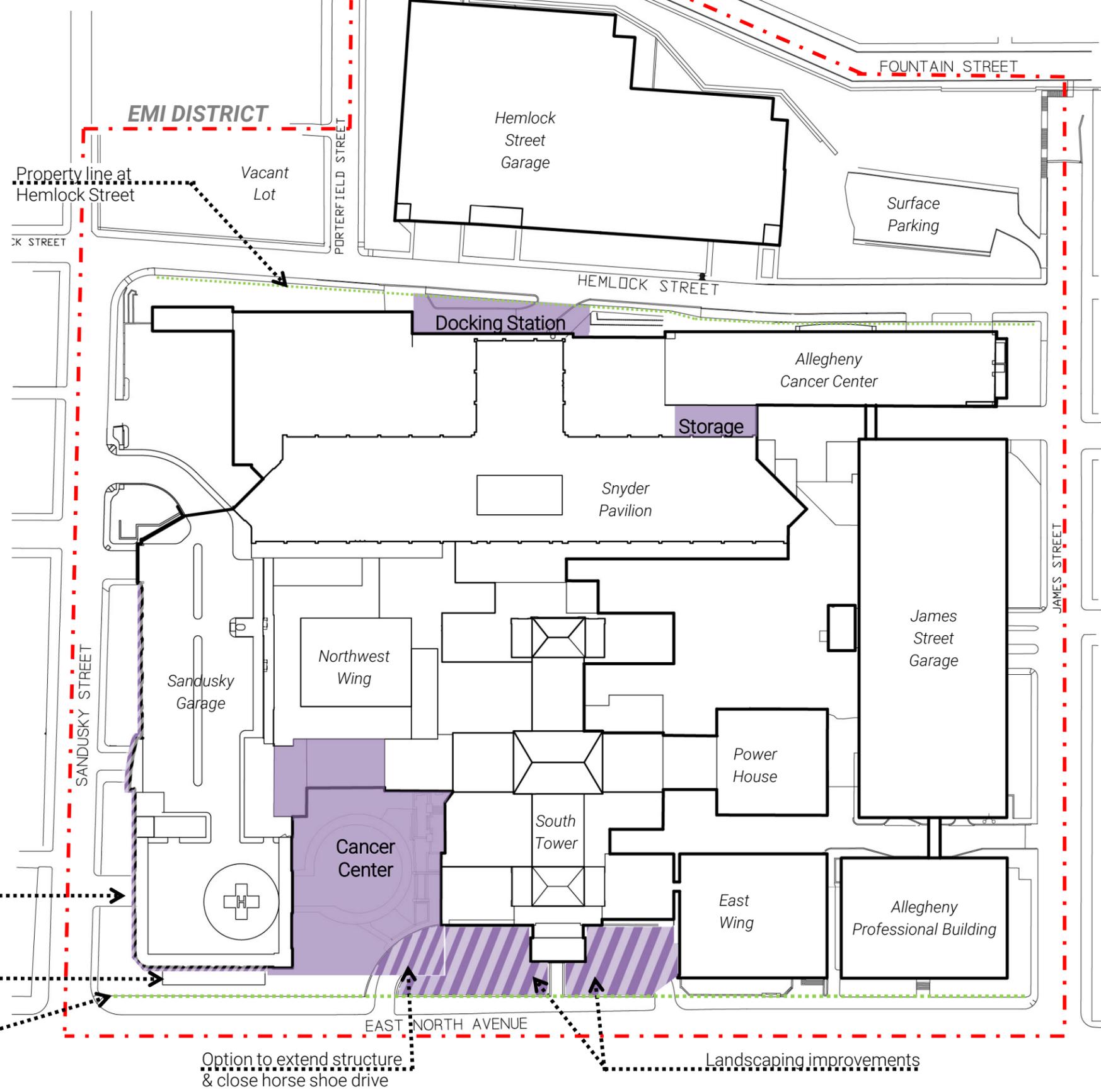
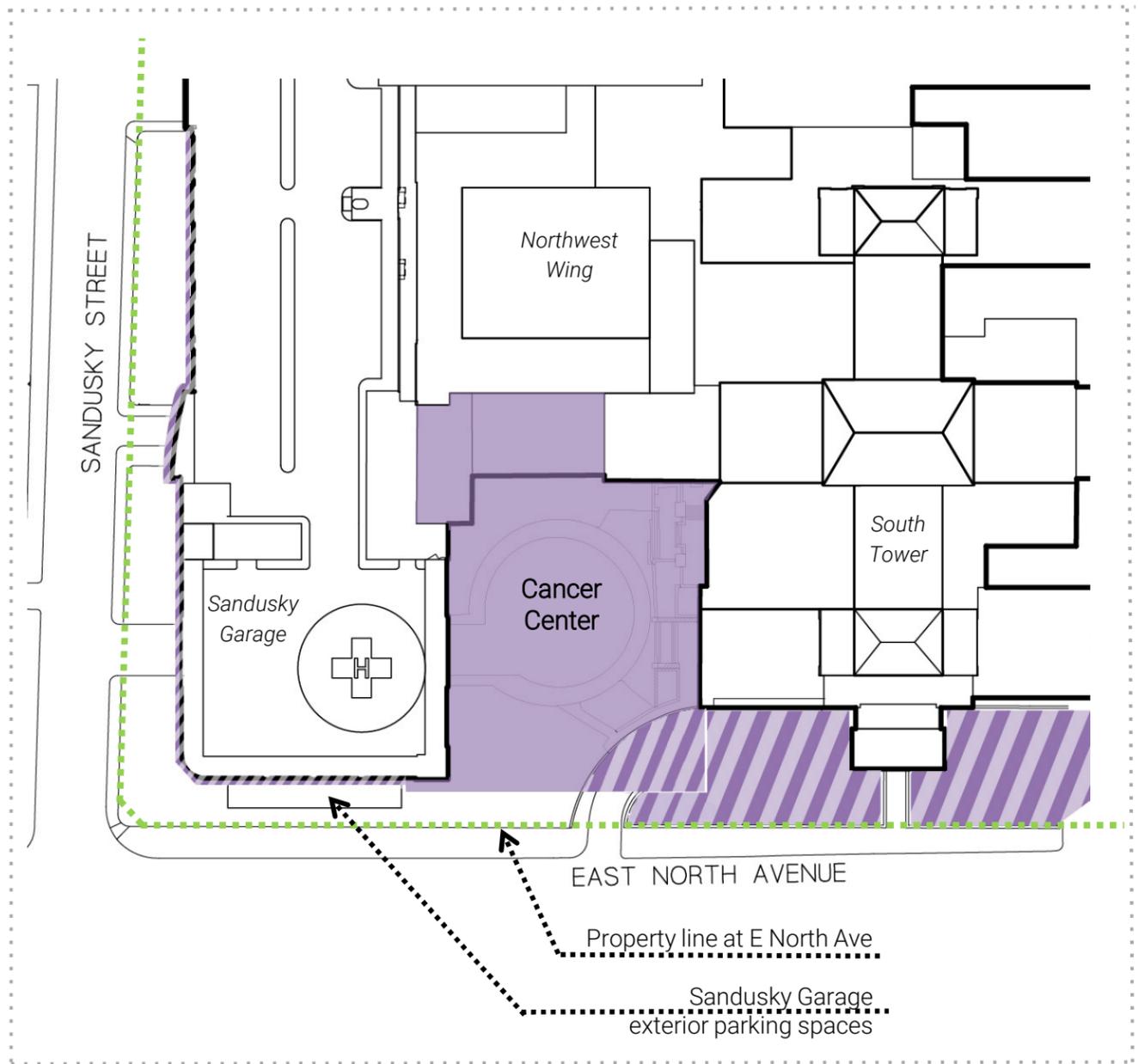
### 1. Re-clad the Sandusky Parking Garage.

In connection with the new Cancer Center, the exterior of the Sandusky Parking Garage may be re-cladded to provide for a more cohesive design along E. North Avenue and Sandusky Street with the new Cancer Center. Such a project will give street presence of the new Cancer Center to Sandusky Street, showcase the AGH's partnerships with other institutions (such as John's Hopkins), and making the parking garage more aesthetically pleasing. The intent is to have the same materials used on the new Cancer Center as those used to re-clad the Sandusky Garage.

### 2. Improving the existing horseshoe drive to the South Tower

The existing horseshoe drive along E North Avenue to the historical South Tower portico entrance may be improved during the new Cancer Center project. The scope of this design scenario may include: 1. Updating the landscaping and the horseshoe drive otherwise remains in its current condition, 2. The horseshoe drive to be modified west of the South Tower portico but remains open to vehicular traffic, or 3. The horseshoe drive may be closed to vehicular traffic and become a pedestrian entrance only. If the horseshoe drive is closed to vehicular traffic, the additional improvements that may occur on the west side of the portico include: a healing garden, additional open/green space, extension of the Cancer Center, or minor improvements to the existing green space. The east side of the portico shall complement the landscaping design decisions of the west side. If it is closed to vehicular traffic, the intent would be to keep the historical portico as a pedestrian entrance only.





- LEGEND:
- 10 Year Plan Additions
  - 10 Year Plan Design Scenarios

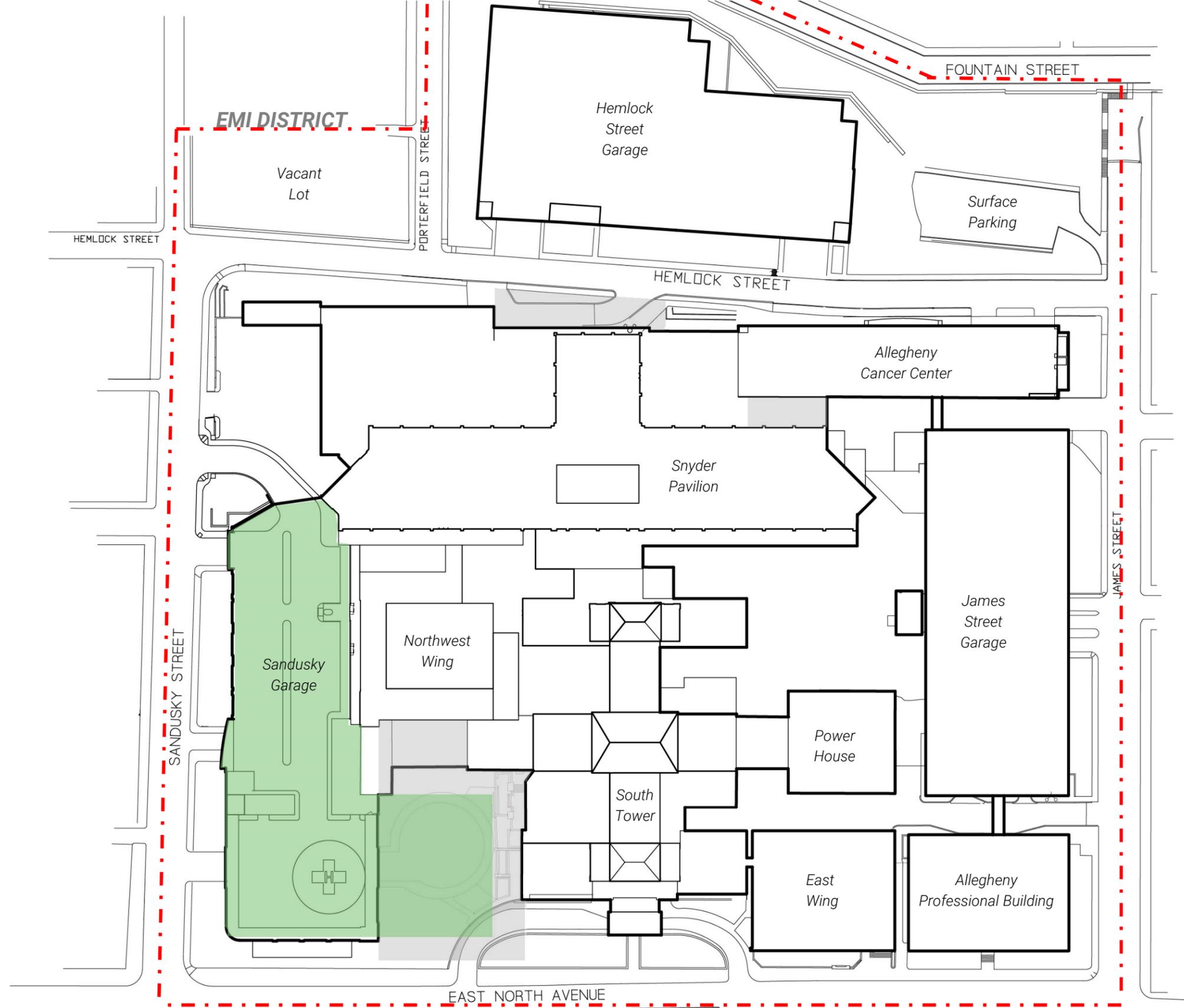
- Re-clad Sandusky Garage
- Sandusky Garage exterior parking spaces
- Property line at E North Ave

- Option to extend structure & close horse shoe drive
- Landscaping improvements

## Twenty-Five Year Development Envelope

Due to the constant advancements in technology and healthcare it is difficult to have a plan for 25 years into the future beyond the 10 year plan. The 25 year development envelope identifies the area over the Sandusky Garage as a potential location for future external growth. The intent of the 25 year plan is to show possible expansion of the hospital.

The area noted within the 25 year development envelope is roughly 46,000 square feet. There is no intent that external growth of the 25 year plan to be this entire development envelopment identified in plan. If development is to expand in this area the intent is that the height of a new building shall not exceed the height of the Snyder Pavilion.



LEGEND:

- 25 Year Plan Addition
- 10 Year Plan Proposed Additions



## Transportation & Parking

The site plan to the left indicates that following information: traffic signal locations, emergency transportation, service transportation, general vehicular transportation, public transportation stops, and points of entry.

The Healthy Ride Bicycle Sharing Station is located on the park side of the intersection of Federal Street and E North Avenue. Within the AGH campus there is a covered bicycle parking location, in Level 2 of the Sandusky Garage next to the northern driveway. There are two (2) bicycle racks that each hold 10 bicycles, for a total of 20 available bicycle parking spaces.

The 10 year master plan transportation and parking study was conducted by Trans Associates. The parking priority on the Allegheny General Hospital campus is, and will continue to be, based on serving patients and visitors first, and then physicians and staff. See the transportation study for the full parking and transportation report.

The improvements related to Allegheny General Hospital's 10 year plan that effect transportation and parking are in relation to the Cancer Center. The docking station for medical mobile equipment, and storage do not increase the parking needs of the EMI district. Additionally there is no projected increase in parking needs in relation to the multiple design scenarios, the garage cladding, landscape improvements, and healing garden.

If the design scenario of closing the existing horseshoe drive to vehicular traffic is chosen, there would be little impact to transportation. The drive is currently not an ADA accessible drop off and is restricted to "authorized vehicles only" per existing signage along E North Avenue. The closing of the horseshoe drive to vehicular traffic would not effect pedestrian access to the historical entrance to the South Tower.

### Legend:



Signalized Intersection



Emergency Vehicles



Emergency Helicopter Path



Service Vehicles



General Vehicles



PAAC Stop



Helicopter Pad



Emergency Point of Entry



General Point of Entry



Public Transportation Bus Stop



AGH Bus Shuttle Stop

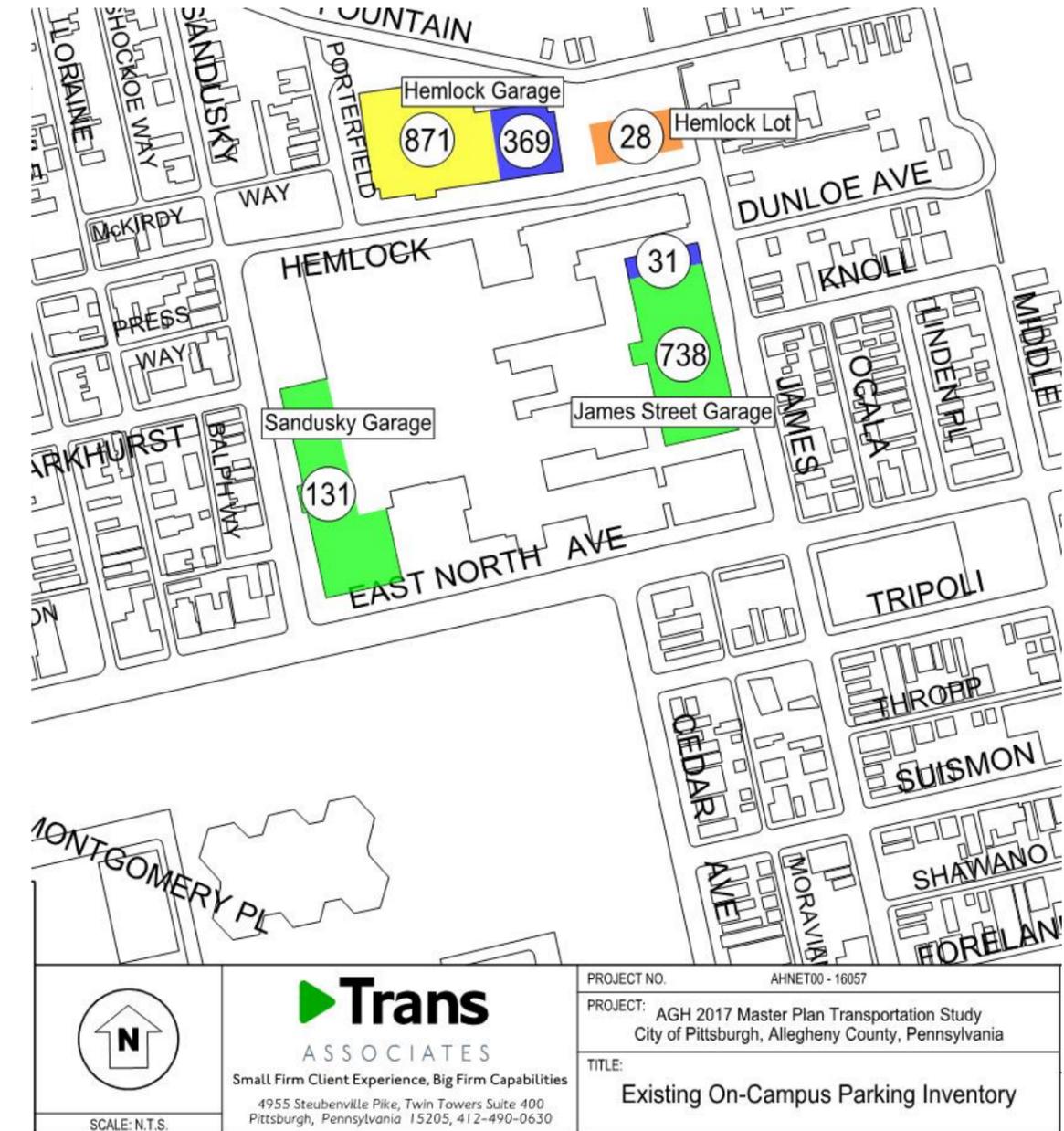


Bike Sharing Station



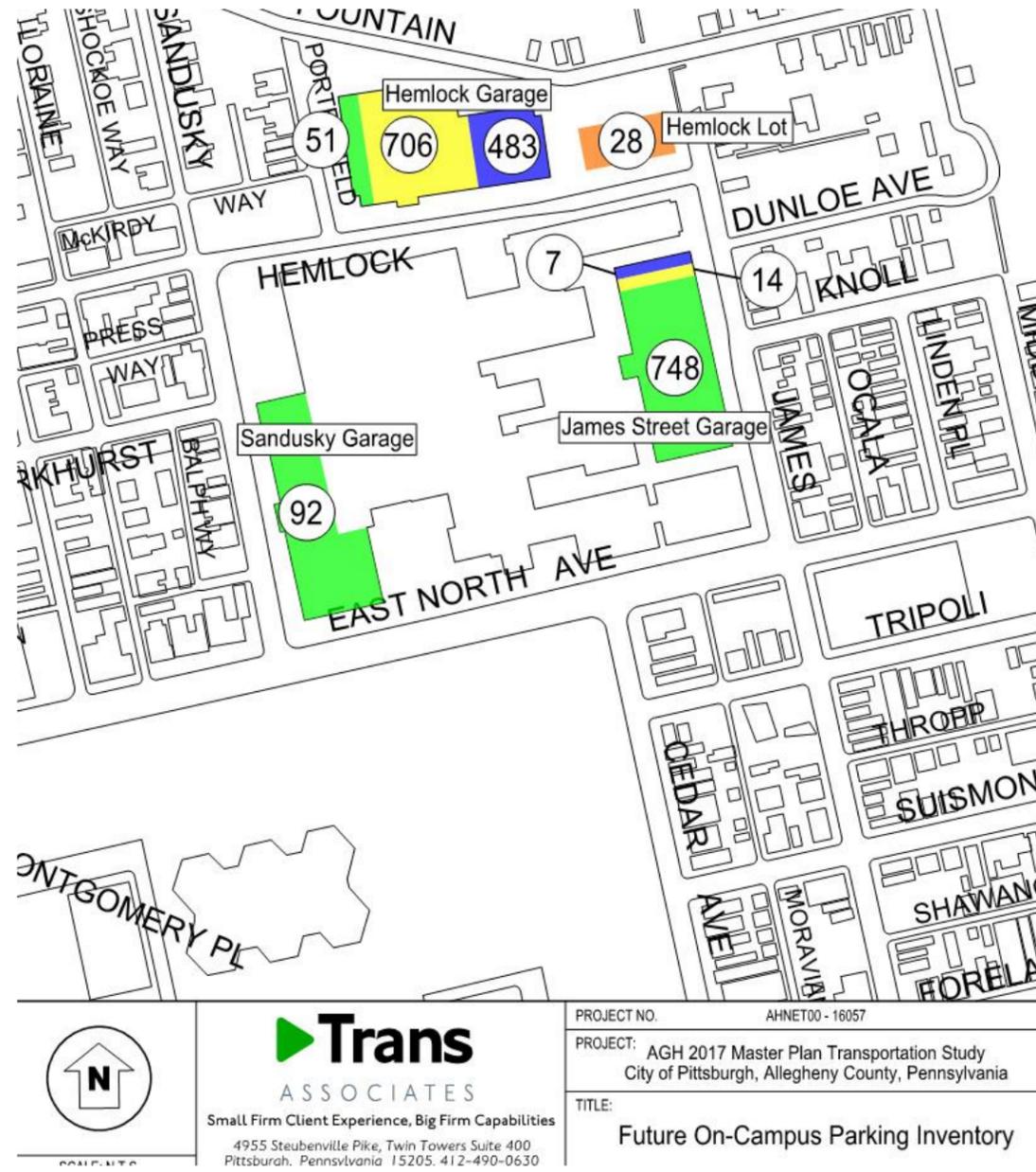
Bike Parking

Figure T-1



Source: Summary by Trans Associates in the Allegheny General Hospital Institution Master Plan transportation study.

Figure T-2



Source: Summary by Trans Associates in the Allegheny General Hospital Institution Master Plan transportation study.

## Transportation & Parking Management Plan

Parking priority on the AGH campus is, and will continue to be, based on serving patients and visitors first, and then physicians and staff. The 2017 on-campus parking allocation is shown in Figure T-1. (Noted figures are all within the AGH IMP Transportation and Parking Management Report) Improvements related to the construction of the Cancer Center as part of the 10 year Master Plan will result in a minor decrease in parking spaces in the Sandusky Garage due to the connection of the new Cancer Center structure. The 2027 on-campus parking allocation, using a 90 percent efficiency, is presented in Figure T-2. Valet parking will continue to be offered to patients and visitors.

Staff parking needs in 2017 are met through the lease of 750 spaces in the Gold 1 Garage, and use of the Eloise and Sherman Lot. By 2027, reallocation of on-campus parking will result in a need for 992 off-campus staff parking spaces. The location(s) of these spaces will be documented over time as the Master Plan components are advanced.

Legend:  Physician Parking  Employee Parking  Patient/Visitor Parking  Surface Parking Lot 12 # of parking spaces

## Existing AHN Parking Bus Shuttle Map



### AHN Parking Bus Shuttle Map Legend:

-  Bus Shuttle Route
-  1 AGH Stop
-  \* AGH Stop after 6pm.
-  2 West General Robinson Stop
-  3 Gold 1 Garage Stop
-  4 Isabella Stop
-  5 4AC Stop

## Transportation & Parking Management Plan

Shuttle service between the AGH campus, the Gold 1 Garage (off-campus), and the T station is provided by AGH as shown in the existing AHN parking bus shuttle map. As part of the 10 year Master Plan, shuttle service will continue to be provided to all off-campus parking located more than 1,000 feet away from the campus over the course of the Master Plan.

### Transportation Management

Transportation management for the campus includes mitigation of traffic impacts, as well as the implementation of measures intended to reduce the usage of single-occupant vehicles and increase the use of active transportation, public transit, and ridesharing.

### Traffic Impact Mitigation

The small anticipated increase in patients and staff, combined with the reallocation of parking spaces by 2027 to provide more patient/visitor parking on campus and move more employee parking off campus, will result in a modest decrease in traffic volumes around the campus during peak periods. Recommended traffic impact mitigation includes optimization of traffic signal timings at the intersections within the transportation study area.

### Transportation Management Plan

Measures to decrease the usage of single-occupant vehicles, primarily addressing employee travel, include the measures presented in the table shown on the right. These measures will be explored in detail over the course of the 10 year Master Plan.

## TRAVEL DEMAND MANAGEMENT STRATEGY

### AGH 2017 Master Plan Transportation Study

GOAL	ACTIONS
Increase Bicycle Usage	<ul style="list-style-type: none"> <li>Promote bicycle usage for employees at new employee orientation.</li> <li>Increase number of on-campus bike racks, bike rooms, etc.</li> <li>One healthy ride station is located at the intersection of Federal St and North Ave. Increase the number of stations close to the site.</li> </ul>
Increase Public Transit Use	<ul style="list-style-type: none"> <li>Promote transit usage for employees at new employee orientation.</li> <li>Explore methods of payroll deduction and other mechanisms to encourage transit use.</li> </ul>
Increase Walking	<ul style="list-style-type: none"> <li>Promote walking for employees at new employee orientation.</li> </ul>
Increase Auto Occupancy among Those Who Drive	<ul style="list-style-type: none"> <li>Promote "carpooling" for employees at new employee orientation.</li> <li>Provide a preferential parking location to employees who carpool</li> <li>Provide decreased parking rates to employees who carpool.</li> </ul>
Promote Use of Ridesharing Apps	<ul style="list-style-type: none"> <li>Establish a pick-up/drop-off location for employees who utilize Uber/Lift and other ridesharing apps.</li> </ul>
Special Event Parking Accommodation	<ul style="list-style-type: none"> <li>Coordinate with the AGH parking office during special events</li> <li>Utilize valet parking</li> <li>Direct attendees to off-site parking location(s), to be served by shuttles.</li> </ul>

Source: Chart summary information provided by Trans Associates in the Allegheny General Hospital Institution Master Plan transportation study.

## Environmental Overlay Districts

The EMI district is located on an urban site within the Northside neighborhood. The intent for future growth and development of the hospital will be contained within the existing AGH campus EMI district. Most of the development within the next 10 years will be focused on updating its existing facility and resources. However, there will be some external growth with three (3) new proposed structures built as additions to the existing hospital: new Cancer Center, storage structure, and docking station for medical mobile equipment.

## Landslide-Prone Overlay District

Steep slopes are located north and north east of the hospital EMI district. The location of these steep slopes has been identified on the Environmental Overlay District Plan. The Master Plan does not anticipate building any new structures within the landslide-prone overlay.

## View Protection Overlay District

AGH is aware of the view corridors from the Fineview neighborhood, just north of the EMI district. The structures proposed in the 10 year master plan are between 1 to 3 stories in height above existing grade (maximum 60 feet) and will not have any impact on the current view corridors from the Fineview neighborhood.

## Storm Water Management Overlay District

The EMI site currently is predominantly impervious surfaces as a result of its urban setting. The 10 year master plan will reduce some of the pervious area near the corner of E North Avenue and Sandusky Street. (At the location of the new Cancer Center) The new Cancer Center will evaluate measures to accommodate storm water through: underground means, area within the existing horseshoe drive other potential alternatives due to the urban nature of the site, and will evaluate the best practices for storm water management in urban areas. The storage structure and docking station for medical mobile equipment are located on existing impervious surfaces.

## Environmental Performance Standards

The proposed development in the 10 year plan does not need any additional land acquisition for the EMI district. This plan uses AGH's existing land resources efficiently rather than sprawling into the northside community to accomplish AGH's objectives. While the requirements of any particular environmental certified organization (i.e.. LEED) may not be met, each project will evaluate the particular needs of the project and will be designed with sustainable practices.

## Environmental Initiatives

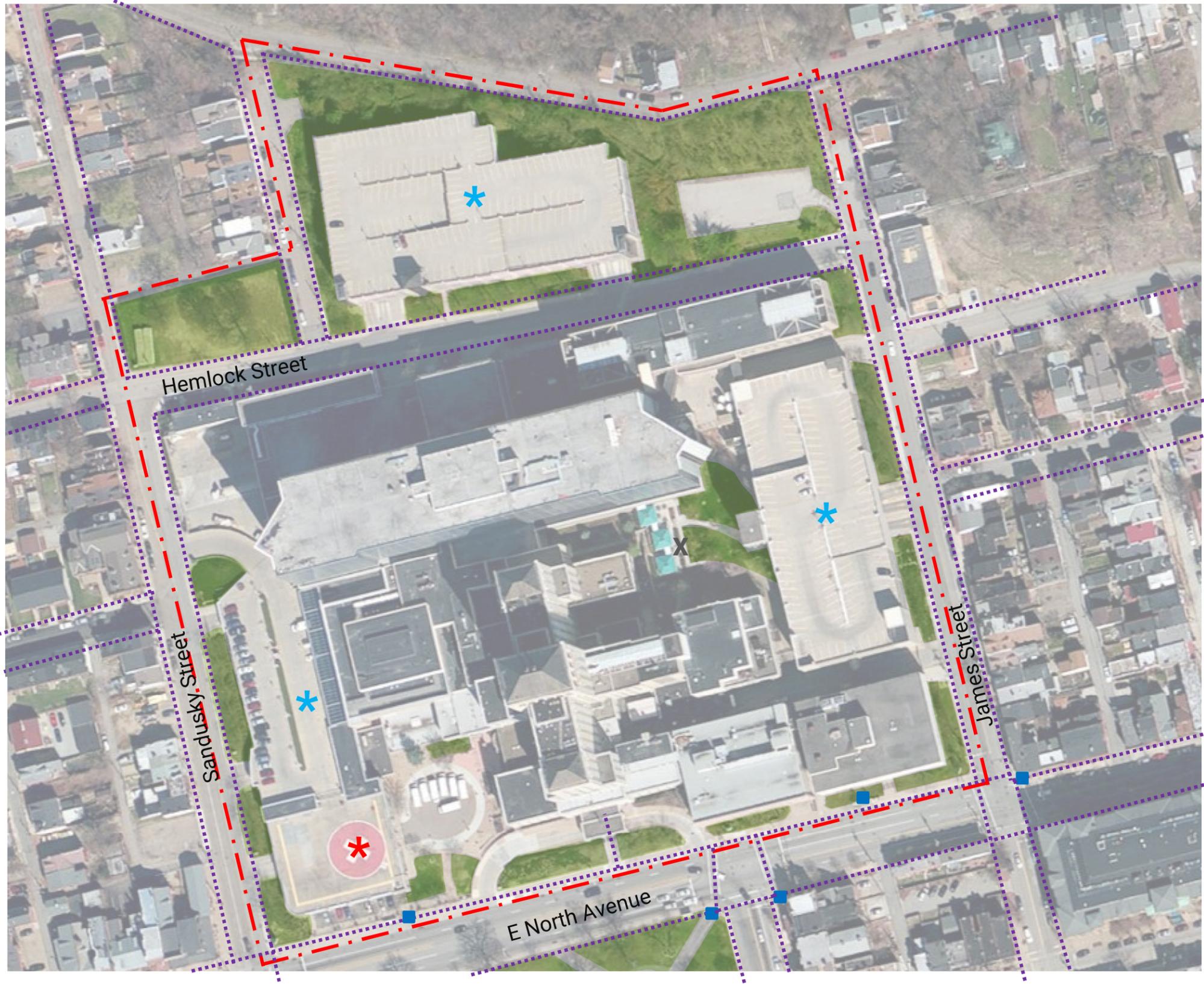
The proposed projects shall assess possible initiatives based on each project's particular design. Strategies will be used to create an efficient design while trying to minimize impacts to the environment and surrounding community. The docking station for medical mobile equipment along Hemlock Street will focus more on efficiency with building envelope while considering the special needs of the staff, patients, and potential mobile temporary facilities.

The design of the new Cancer Center will be designed with sustainable practices, but AGH may decide not to seek any particular environmental certification. The design scenarios will effect how the following are handled: landscaping, storm water, materiality, and open space. The final design of the Cancer Center will not only take into account the historical importance of the AGH South Tower but also any new landscaping of the project in relationship with the historical park across E North Avenue.

## Environmental Overlay District Plan



Source: Pittsburgh Geographic Information Systems (GIS) Maps



### Pedestrian & Open Space - Existing

The existing public pedestrian circulation is along the perimeter of the EMI district and existing city sidewalks. There is no exterior public path straight through AGH's existing campus. There are limited number of pedestrian entrances to the hospital along E North Avenue and Sandusky Street. Most of the staff and patient entrances to the hospital are through parking garages. There are underground tunnels or enclosed bridges that connect the parking garages to the hospital corridors. Therefore, once inside a parking garage occupants do not go outside to the public way to enter the hospital. Six (6) mass transit buses run along E North Avenue.

The open green space north of Hemlock Street is within the landslide prone overlay, which was shown in the previous page. Any portion of the EMI within the land-slide prone overlay will remain as existing.

Within the hospital block between Hemlock Street and E North Avenue, the hospital is very dense. Most of the green space is along the perimeter public walkways to allow for a landscaping buffer between the public way and hospital structures. The open space interior of the hospital block is an open green space outside the cafeteria used by hospital occupants/visitors. Part of this location is the designated employee smoking area. This space is not accessed from the public way.

**Legend:**

- - - EMI Footprint
- ..... Pedestrian Circulation
- \* Emergency Helicopter Pad
- \* Vehicular Parking
- Public Transportation Bus Stop
- Open Space/Park Stop
- X AGH Employee Smoking Area

## Pedestrian - Proposed

In the 10 year plan, there are three (3) locations where additions are planned: Cancer center along E North Ave, docking station along Hemlock Street, and a Storage addition interior on the EMI site on top of an existing roof. None of these additions change the existing public pedestrian circulation paths around the EMI district or adjacent properties. The entrances to all (3) additions within the 10 year plan will be entered from within the existing hospital or an existing parking garage.

The proposed docking station for medical mobile equipment is being located on existing hard surfaces. There is a dock in this location that will be abandoned and sealed to accommodate this addition. The structure will not impede on the public way along Hemlock Street. The proposed storage structure is being located over an existing roof interior of the hospital. It will not change the amount of roof area or public pedestrian circulation.

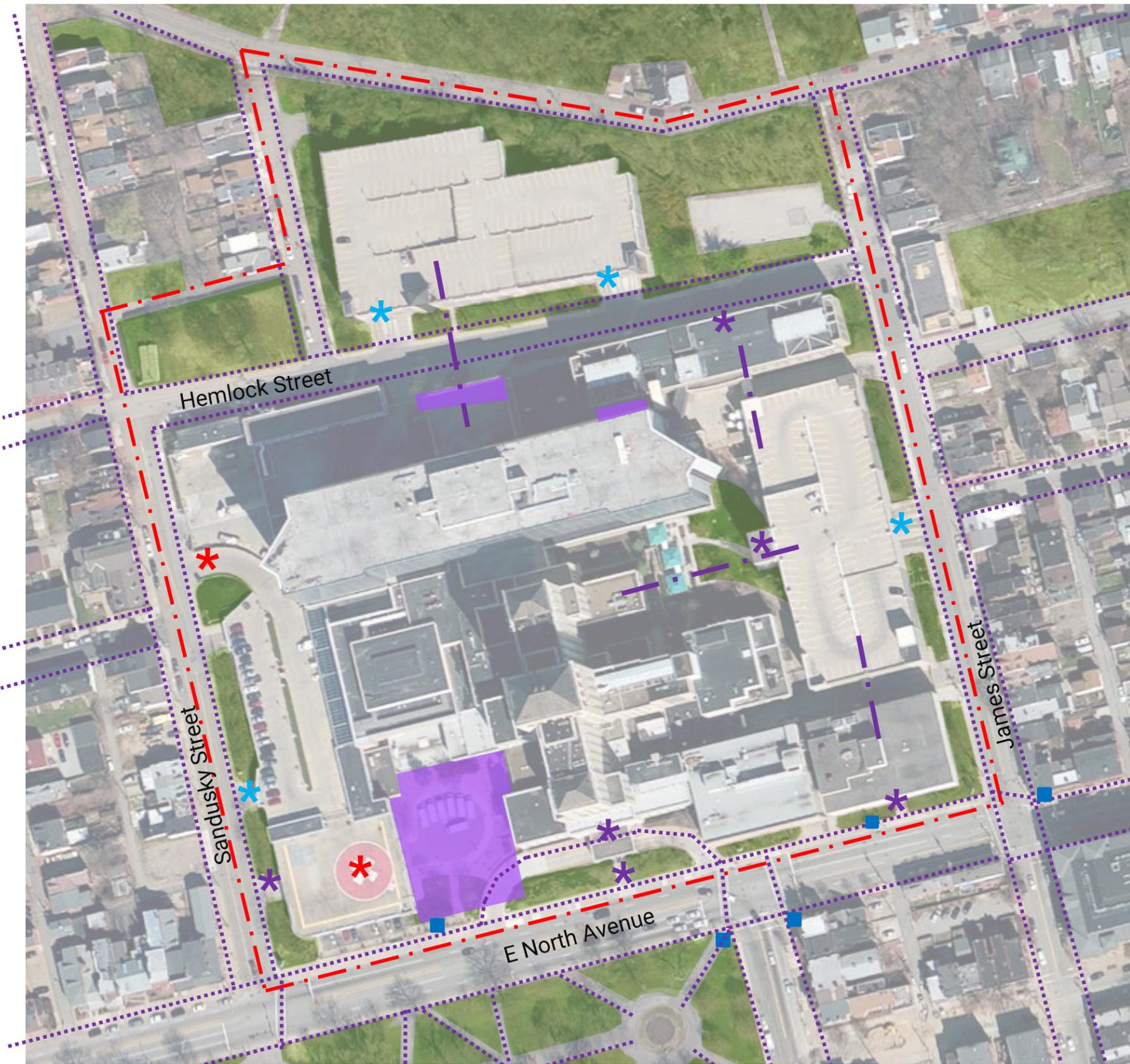
The Cancer Center addition will be placed on an existing surface lot for AGH transit buses between the South Tower and the Sandusky Garage. The transit buses that currently park within the proposed footprint of the new Cancer Center will be relocated to an off-street parking area to be determined at the time of project development plan approval.

### Legend:

- - - EMI Footprint
- ..... Pedestrian Circulation
- · - Parking Garage Pedestrian Connections

Underground: Hemlock St Garage to Snyder Pavilion  
 Underground: James St Garage to South Tower  
 Bridge: James St Garage to Allegheny Cancer Center  
 Bridge: James St to Allegheny Professional Building

- \* Emergency Point of Entry
- \* Vehicular Point of Entry
- \* Pedestrian Point of Entry
- Public Transportation Bus Stop
- Open Space/Park
- 10 Year Master Plan Buildings

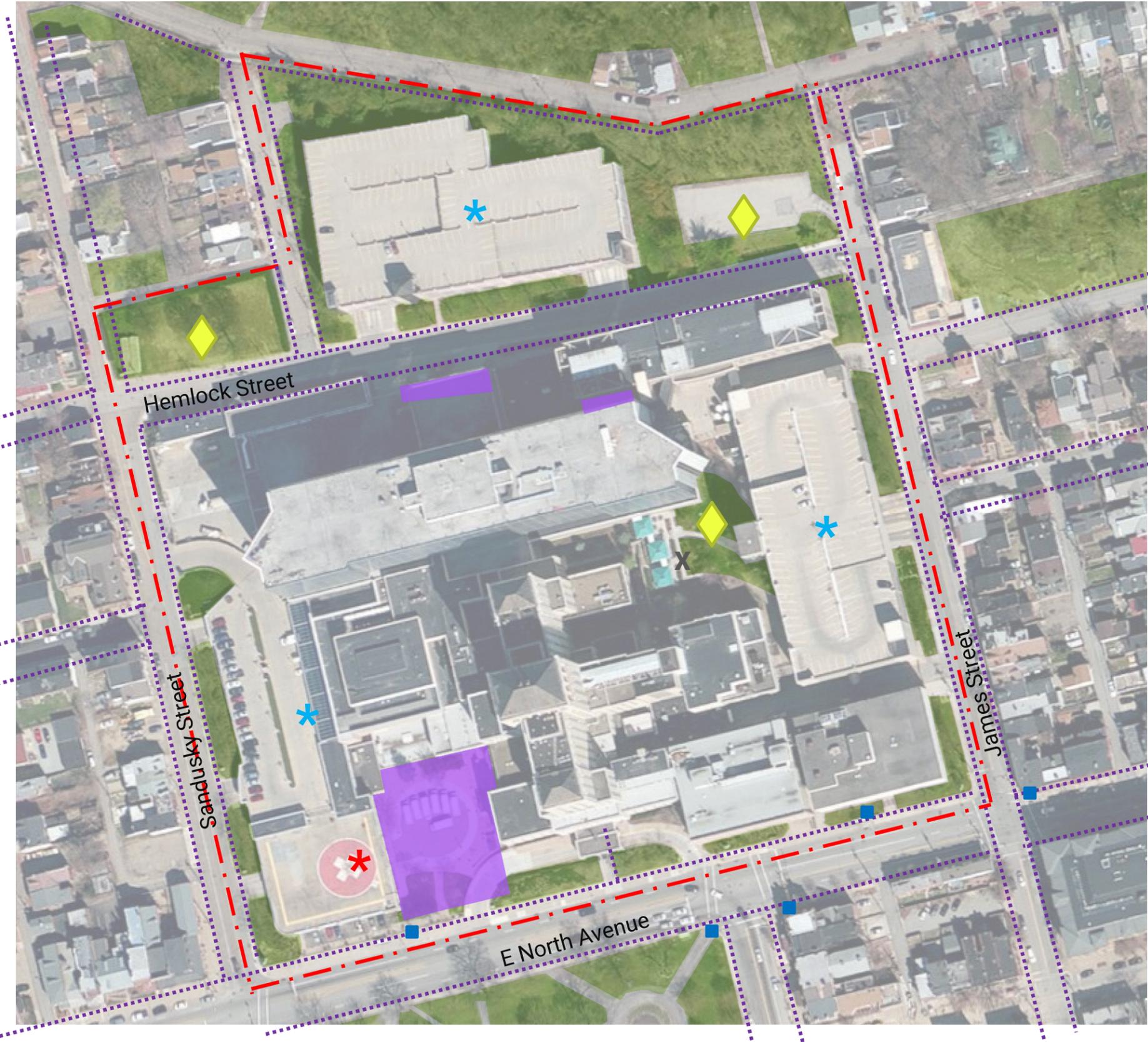


## X Pedestrian & Open Space - Proposed

### Open Space - Proposed

The proposed Cancer Center along E North Avenue will change some of the greenscape within the EMI. There are existing small trees and bushes located closer to the north side of the Cancer Center location that will be removed to accommodate the new structure. The intent is to preserve the trees that are between the Sandusky Garage and E North Ave and Sandusky Street. If the Sandusky Garage is to be re-cladded, the contractor is to not impede on the drip line of the existing trees. There are (2) existing trees along E North Avenue where the proposed Cancer Center may impede of the drip line of the existing trees, if they must be removed they should be relocated within the EMI or donated to a park. The landscaping may be modified and updated between the proposed Cancer Center and the existing brick half wall along E North Avenue. A landscaping area between the new Cancer Center and the public way along E North Avenue is intended with the potential to build up to the 0' foot setback in some areas. It is the intent of the design to provide greenspace and landscaping to enhance the pedestrian experience if possible.

AGH has identified Landscape Enhancement Areas with the help of community input. Areas are noted on the adjacent graphic as well as the parking lot/land around the AGH Child Care Center (See page 6 for location). These areas provide opportunities for additional plantings and/or ameliorating existing conditions within and around existing parking areas. In addition, these areas present opportunities for healing gardens or other landscape features that enhance the streetscape and have a positive community impact. As specific plans are advanced for any Landscape Enhancement Area, AGH will consult with community members.



- Legend:**
- - - EMI Footprint
  - ..... Pedestrian Circulation
  - \* Emergency Helicopter Pad
  - \* Vehicular Parking
  - Public Transportation Bus Stop
  - Open Space/Park Stop
  - X AGH Employee Smoking Area
  - 10 Year Master Plan Buildings
  - ◆ Landscape Enhancement Areas

### X Pedestrian & Open Space – Proposed

## Materials, Colors, Transparency & Design Elements

The existing AGH campus is located within the Northside neighborhood and intends to stay within the current defined EMI district boundaries. The intent of the new potential building additions will architecturally complement the existing neighborhood materiality off campus as well as the historical South Tower. The design intent of the new proposed structures will strive to compliment adjacent structures, not impede on existing public ways, consider the historical buildings with in area, and understand any/all impacts to the community.

Exterior mechanical equipment associated with any of the projects within the master plan will have screening as part of the design.

### Storage Structure:

The potential materials intended may be one or a combination of the following: metal, fiber cement, or masonry. The color to match the Snyder Pavilion metal or the brick of other campus structures.

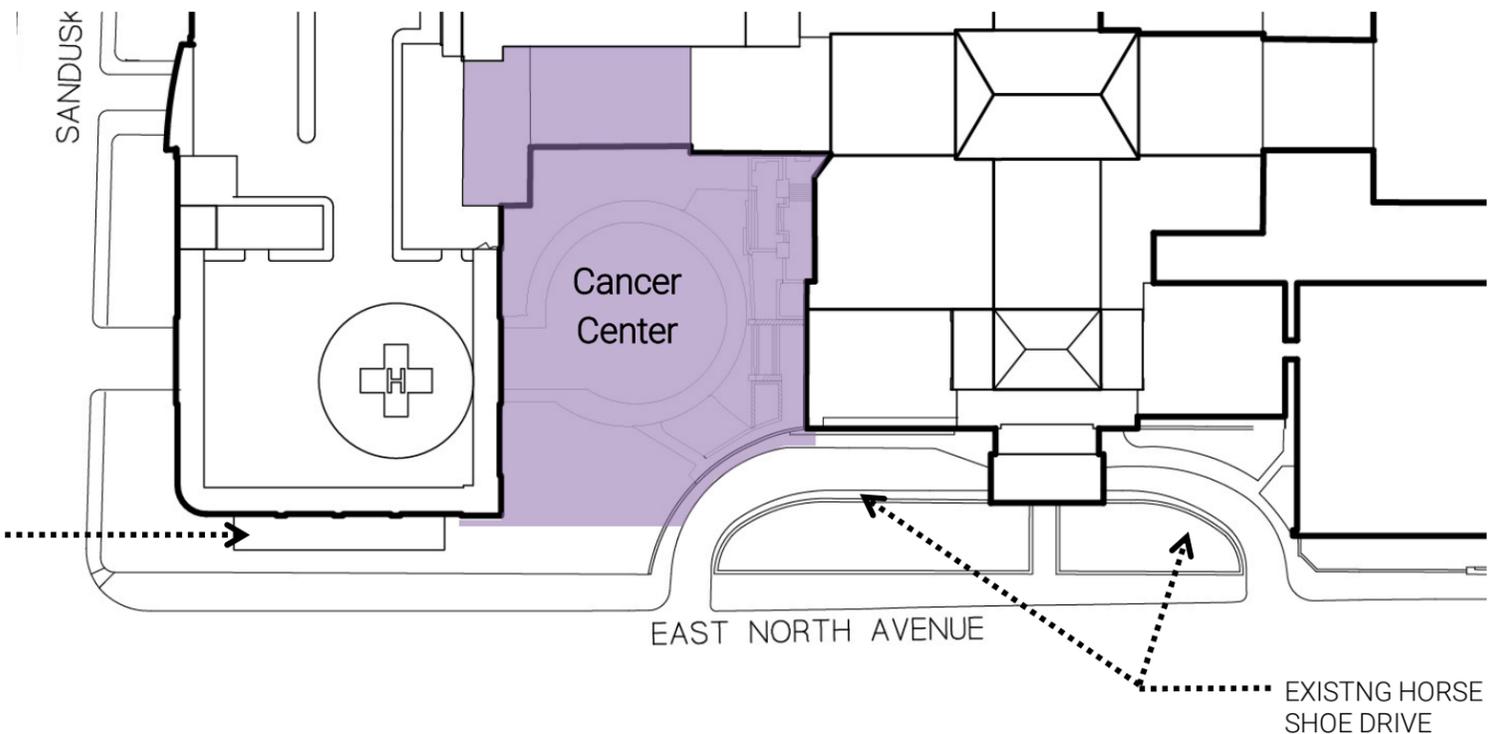
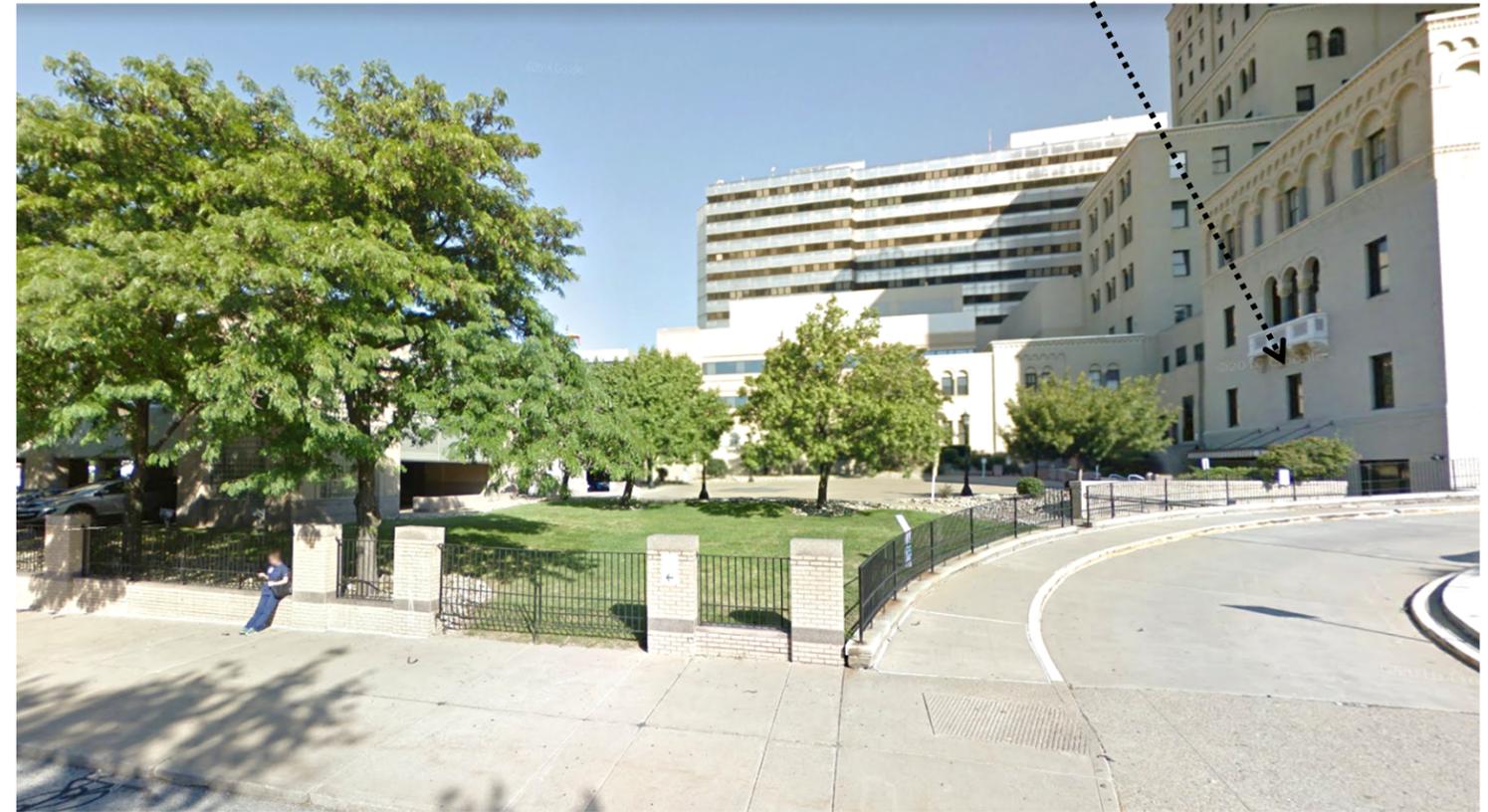
### Docking Station for Medical Mobile Equipment:

The potential materials intended may be one or a combination of the following: metal panel, masonry, or glass. The color to match the Snyder Pavilion metal or the brick of other campus structures. The design to allow enough space for multiple types of temporary facilities to be located here.

### Cancer Center:

The intent of the materials of this building is to include glass along E North Avenue to provide natural light to interior spaces. Glass may also be used along the east side of the Cancer Center to preserve the view of the existing South Tower façade and existing detail work. The potential materials may be a combination of the following: glass, masonry to match existing South Tower, and rain screen panel in limited locations. These materials are also to be included in the design options to re-clad the Sandusky Garage and landscaping type work around the Cancer Center.

PRESERVE SOUTH TOWER FAÇADE AND DETAIL

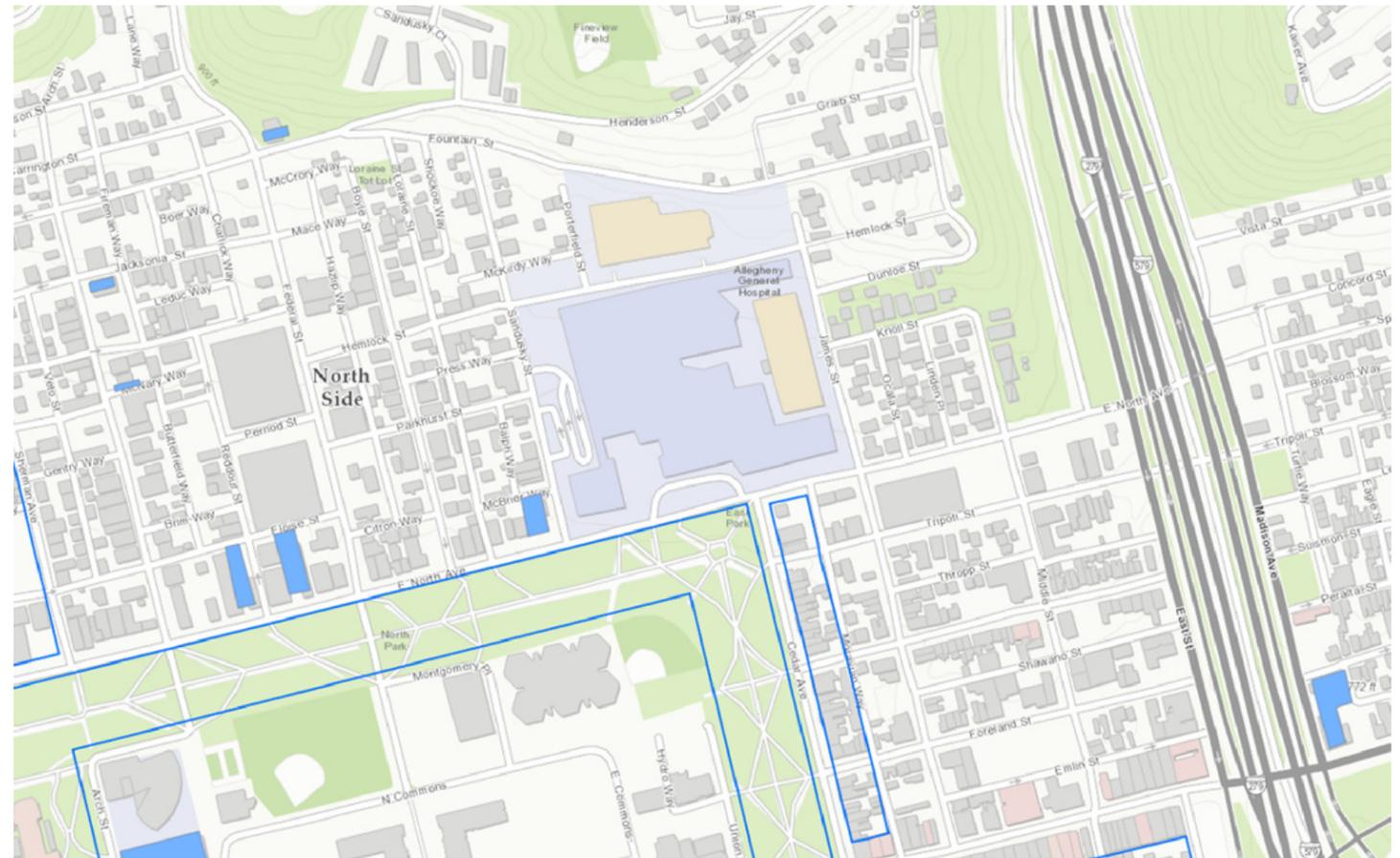
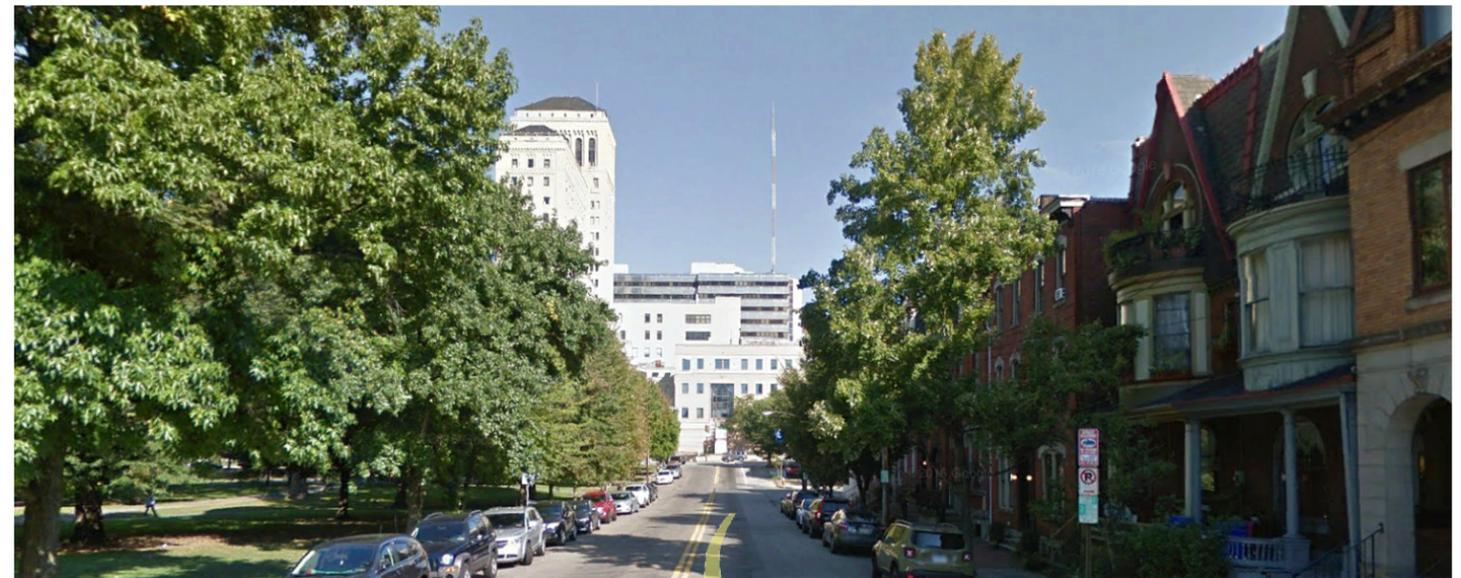
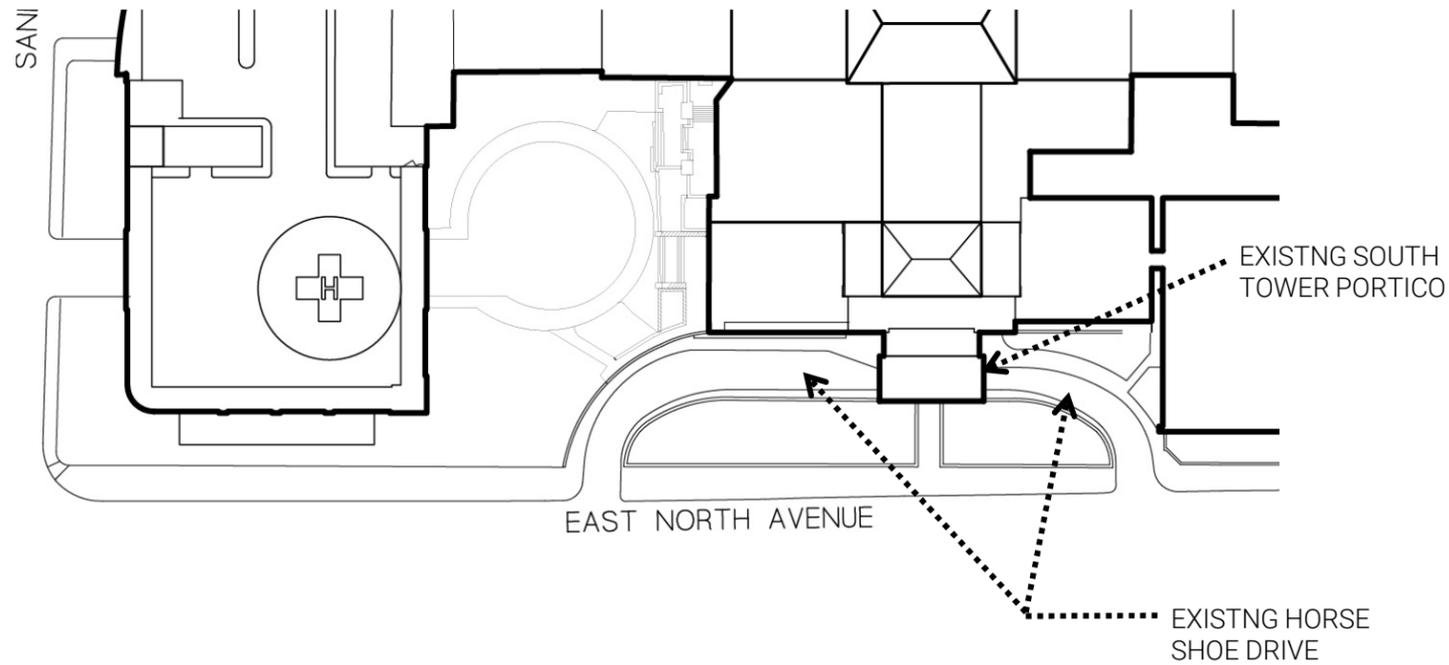


# Materials, Colors, Transparency & Design Elements

The ten year master plan is not limited to new buildings, and it may include the second design scenario regarding the existing horseshoe drive. During the programming phase of the new Cancer Center the following options may be explored:

- Updated landscaping with the drive remaining as existing
- Closing horseshoe drive sidewalk west of the South Tower portico
- Adjusting the width of the horseshoe driveway to the South Tower to accommodate a portion of the list of design possibilities below.
- Closing the horseshoe driveway to the South Tower to allow for some design possibilities:
  - More expansive landscaping
  - Healing Garden
  - Some building components
  - Building exterior extending over part of the existing drive.

If the horseshoe drive is altered with the new Cancer Center project the historical South Tower portico will be maintained regardless of the design scenario option(s) chosen.



Source: Pittsburgh Geographic Information Systems (GIS) Maps

**Legend:**

- Historical District Outlined
- Historical Landmark
- AGH EMI District

## Vehicular & Pedestrian Circulation

There is no intent in the 10-year master plan to increase parking within the AGH campus. To accommodate the projected growth in staff and patients AGH is looking to add parking for staff outside a 1,000 foot radius of hospital and shuttle staff to the hospital. This means more outpatient parking on campus, and fewer staff parking on campus. Concentrated vehicular traffic during peak demand is expected to decrease.

There is no intent in the 10-year master plan to change any of the existing exterior pedestrian circulation or add any additional curb cuts. The docking station for medical mobile equipment along Hemlock Street will not impede the existing pedestrian sidewalk. The west sidewalk along the horseshoe drive may be modified to accommodate existing egress paths, and redesign of the fence. There may be temporary changes during period of construction that will be clearly marked.

## Loading Docks

The present loading dock on the corner on Hemlock Street and Sandusky Street will be maintained. The Institutional Master Plan does not project any increases of loading area.

## Emergency Entrances

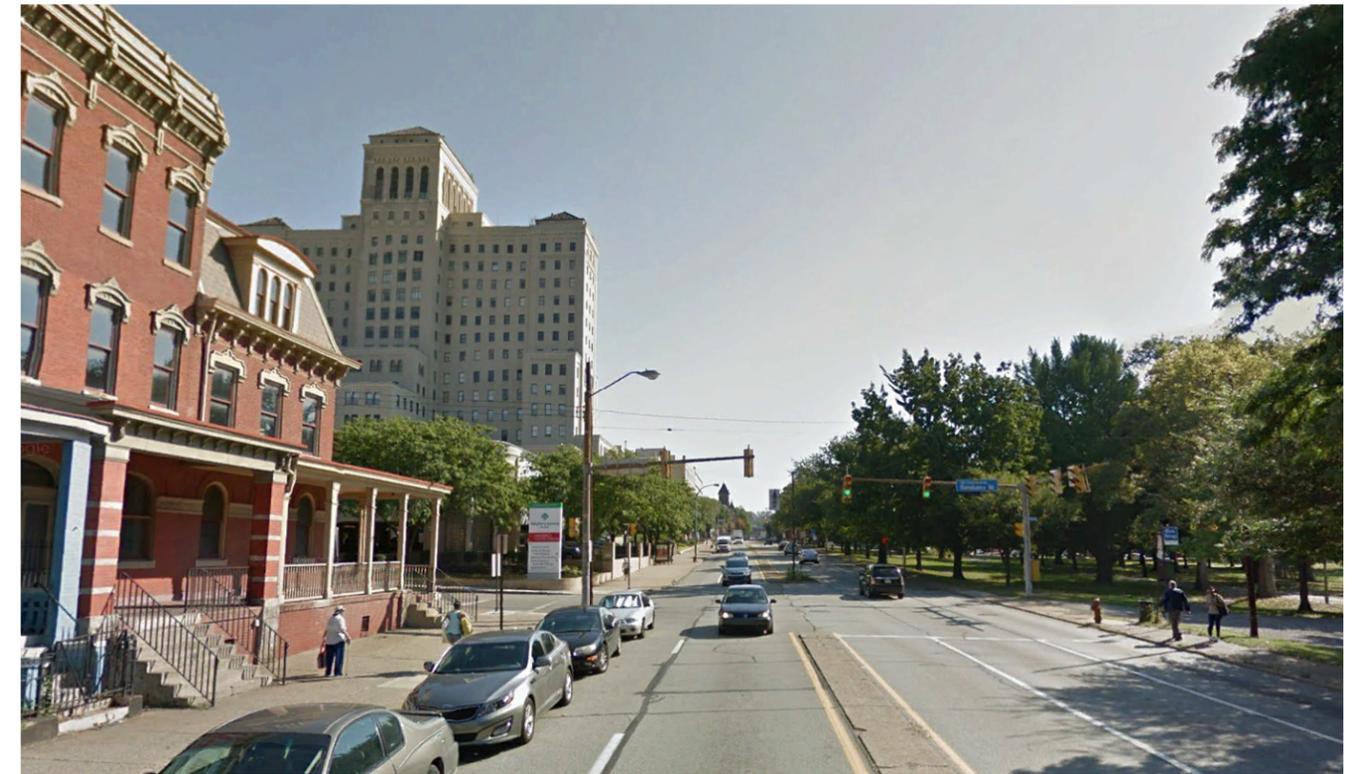
Vehicular emergency traffic routes are not affected by the changes in the plan. AGH acknowledges that the Emergency Helicopter flights have an impact on noise for the surrounding neighborhoods. There are no plans within the next 10 years to move the existing helicopter pad. The design of the Cancer Center will review if there are any feasible ways to mitigate the sound of the helicopter without effecting the existing flight paths and helicopter clearances.

## Lighting

The present site lighting standards will be maintained. Lighting proposed for the exterior of building expansion will be lit with cut-off style fixtures.

## Residential Compatibility Standards

AGH Northside Partnership Agreement provides a context in which a mutually beneficial relationship to establishing a framework for a series of initiatives. This includes six partnership initiatives: neighborhood re-investment, education initiatives, mortgage & marketing, health improvement initiatives, neighborhood employment, and local purchasing initiatives. The AGH Institutional Master Plan is subject to all Local Zoning Codes. AGH's intention on future projects to be transparent and collaborate with the neighborhood.



## Supplemental Information of Interest to the Community

Allegheny Health Network conducts operations in areas of the Northside that are unrelated to the zoning aspects of the EMI district, but are of interest to the community and provide for a broader context for information documented in the basic plan. This appendix provides additional information that has been requested by the community.

### • *1004 Arch Street - Former Kindred/Divine Providence Hospital:*

In 2015 Allegheny Health Network (AHN) purchased this former hospital building originally constructed in 1906 and expanded in 1976. The buildings are currently vacant. AHN leadership has considered a variety of uses for the property, but at this time have made no decisions regarding its future.

### • *1201 Sherman Avenue – Former school site, now a parking lot*

In 2015 when AHN purchased the former Kindred Hospital, this property was included in the transaction. The property is currently used for parking. AHN leadership has made no decisions regarding its future.

### • *122 E. North Ave – Aeberli Building*

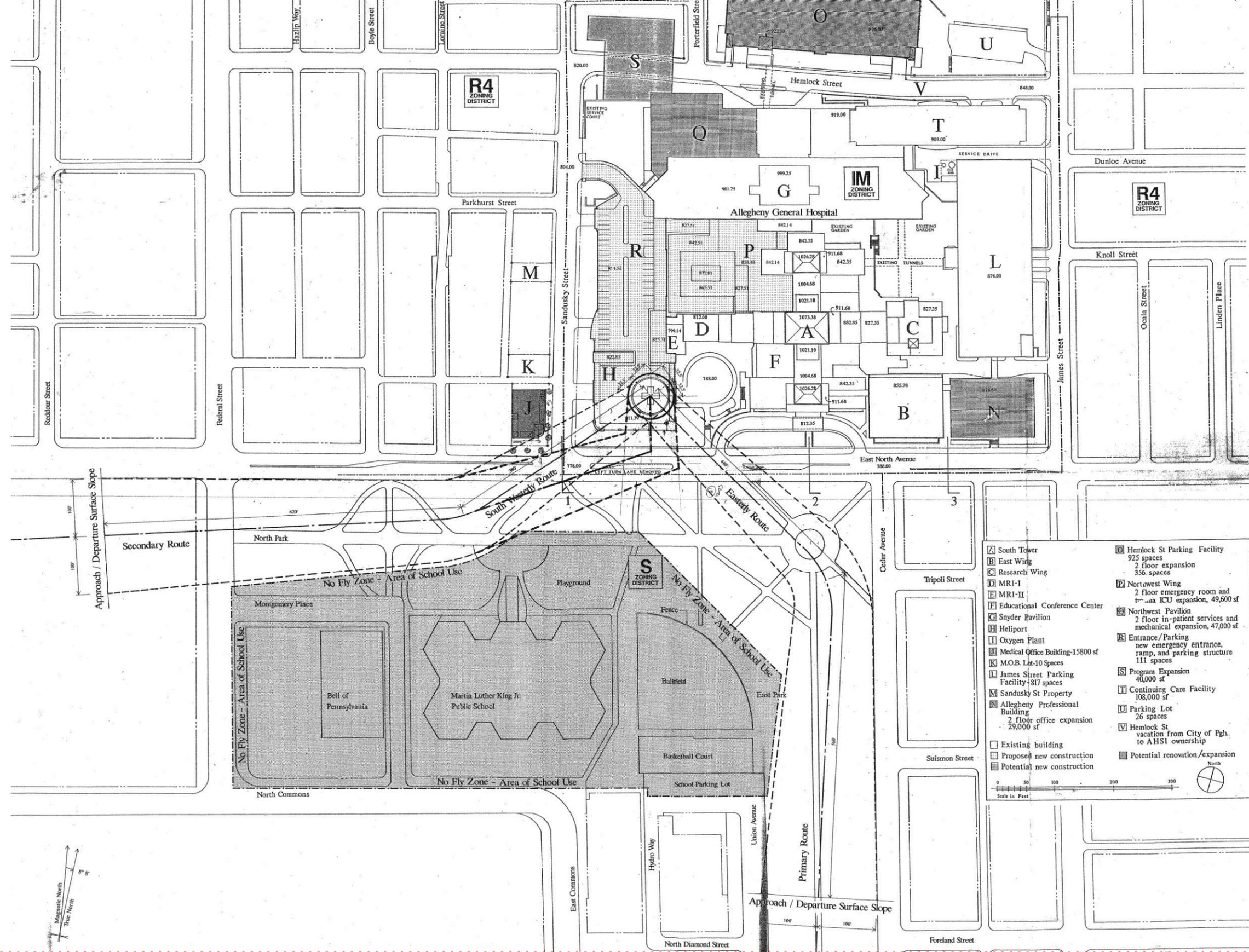
This building is located at the corner of North Ave. and Sandusky Street. The exterior of the building is maintained within its historical context. The interior of the building has been completely demolished. AHN leadership is considering multiple options as to how the building may be utilized in the future. No decisions have been made at this time, but any future use will conform to the historic context and applicable zoning.

### • *4 Allegheny Center – Office building and parking structure*

This property is master leased by AHN from Four Allegheny Associates, L.P. The lease expires June 30, 2026. The building is primarily used for office functions for Highmark Health affiliates. Part of the building is subleased to the Allegheny Center Alliance Church. As this is a leased facility, there is no anticipated future change of use.

### • *Alliance Church Garage*

AGH understands that the Alliance Church together with Northside community groups are evaluating the possibility of constructing a new parking structure on property owned by Alliance Church located at the corner of E Commons and E Ohio streets. With community support, AGH is interested in exploring opportunities for partnering with Alliance Church for a possible shared parking arrangement that serves AGH's operations.



# Appendix

## Existing Flight Path Information

**Allegheny General  
Institutional Master Plan**  
project no. 16-034  
november 20, 2017

