



**Mercy South Side
Outpatient Center**
Project Area Master Plan
GBBN# 12849 UPMC# 110326

March 28, 2012

Project Area Master Plan
UPMC Mercy South Side Outpatient Center
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Prepared by:
Mercy Hospital
GBBN Architects, Inc.
Trans Associates

Introduction

This Master Plan process is designed to identify the needs of UPMC - South Side over a 25 year span of time with specific emphasis placed on the next 10 years.

Those needs can be simply identified as :

1. No zone change is required for this EMI area.
2. The facility plans to maintain the status quo of services that are currently provided by this facility in response to community needs.
3. While the quality level of services may continue to expand, the volume of patients is not expected to grow significantly. Therefore, there are no exterior physical expansion plans for this facility.
4. Maintain the physical condition of the facilities in order to continue to provide suitable patient treatment.
5. Outdoor space shall be maintained at a level commensurate with the quality of indoor space. When plant material dies or deteriorates, new plants will be selected for replacement.
6. Sufficient parking spaces are available to satisfy city zoning parking requirements and patient staff demands.



Tradition of Caring

The UPMC Mercy South Side Outpatient Center provides a comprehensive range of outpatient services to southside area residents. From an EKG to laboratory work to same-day surgery. We're providing the everyday care patients need everyday, in a convenient, one-stop location.

Services

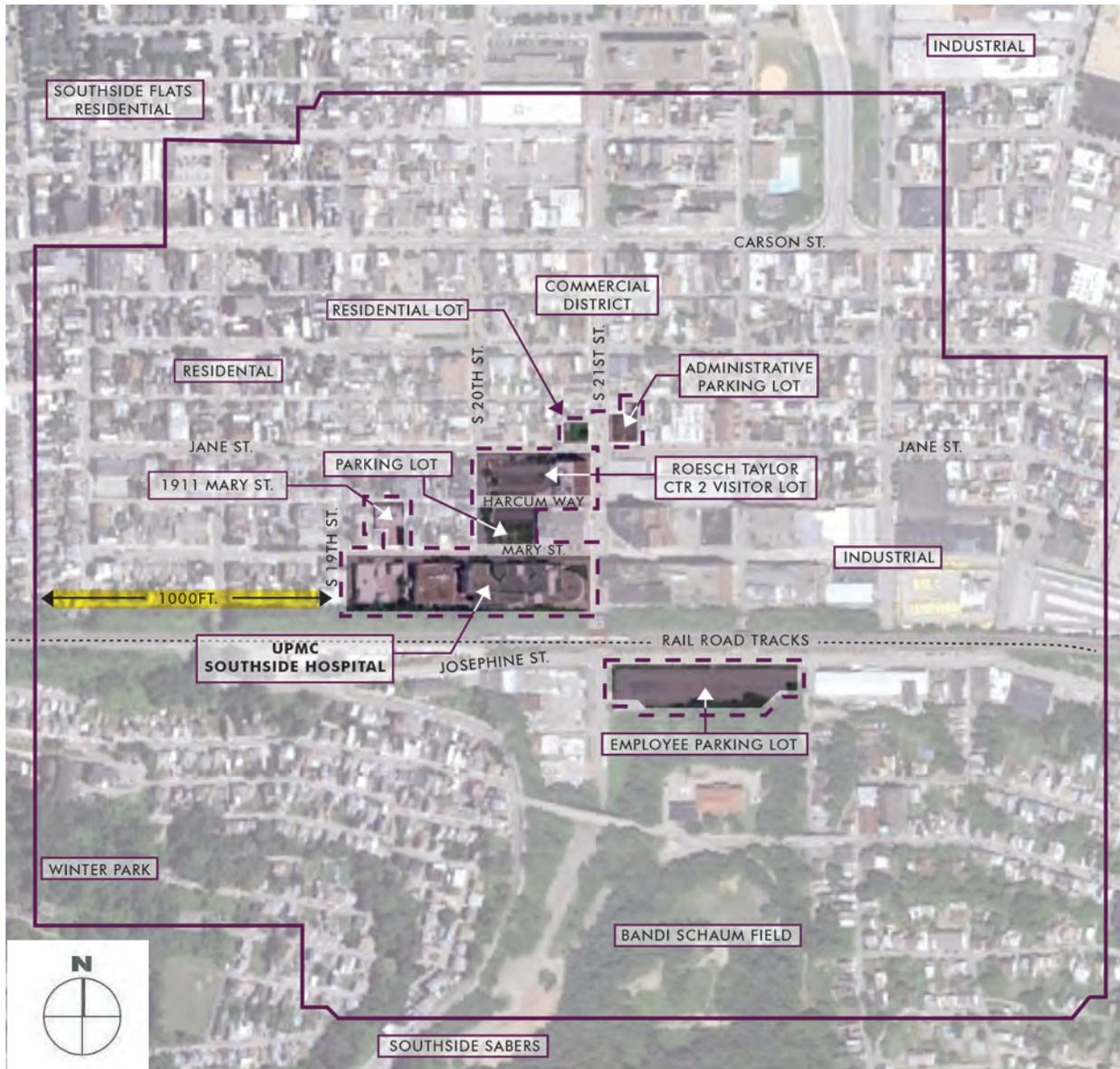
Our services include:

- X-ray, MRI, and Mammography
- Same-day surgery
- Queen Diagnostics Laboratory Services
- EKG
- Endoscopy
- Physician Offices
- UPMC Walk-in Primary Care Clinic
- Infusion Center
- Podiatric Services
- Pain Management
- EMG
- Pediatric Services
- Centers for Rehab Services Physical and Occupational Therapy
- Support Groups and classes



Professional Education

UPMC has a tradition of providing graduate and continuing education to a diverse group of providers. We are committed to the ongoing teaching and education of physicians, nurses, emergency medical services (EMS) providers, and allied health professionals.



The planning area of the project master plan is bounded on the south by railroad tracks and Josephine St., on the east by South 21st St., on the north by Jane St., and on the west by S. 19th St. Two small parcels of land are north of Jane St. at the Jane and S. 21st St. intersection and one large parcel is south of Josephine and east S. 21st St.

The planning area for the EMI - Educational / Medical / Institutional zoning district includes those parcels that extend beyond the primary property holding of UPMC located between the railroad tracks and Jane St. between S. 21st and S. 19th St.

The plan indicates the zoning districts that surrounds the project planning area:

1. Industrial
2. Commercial
3. Residential
4. Recreational

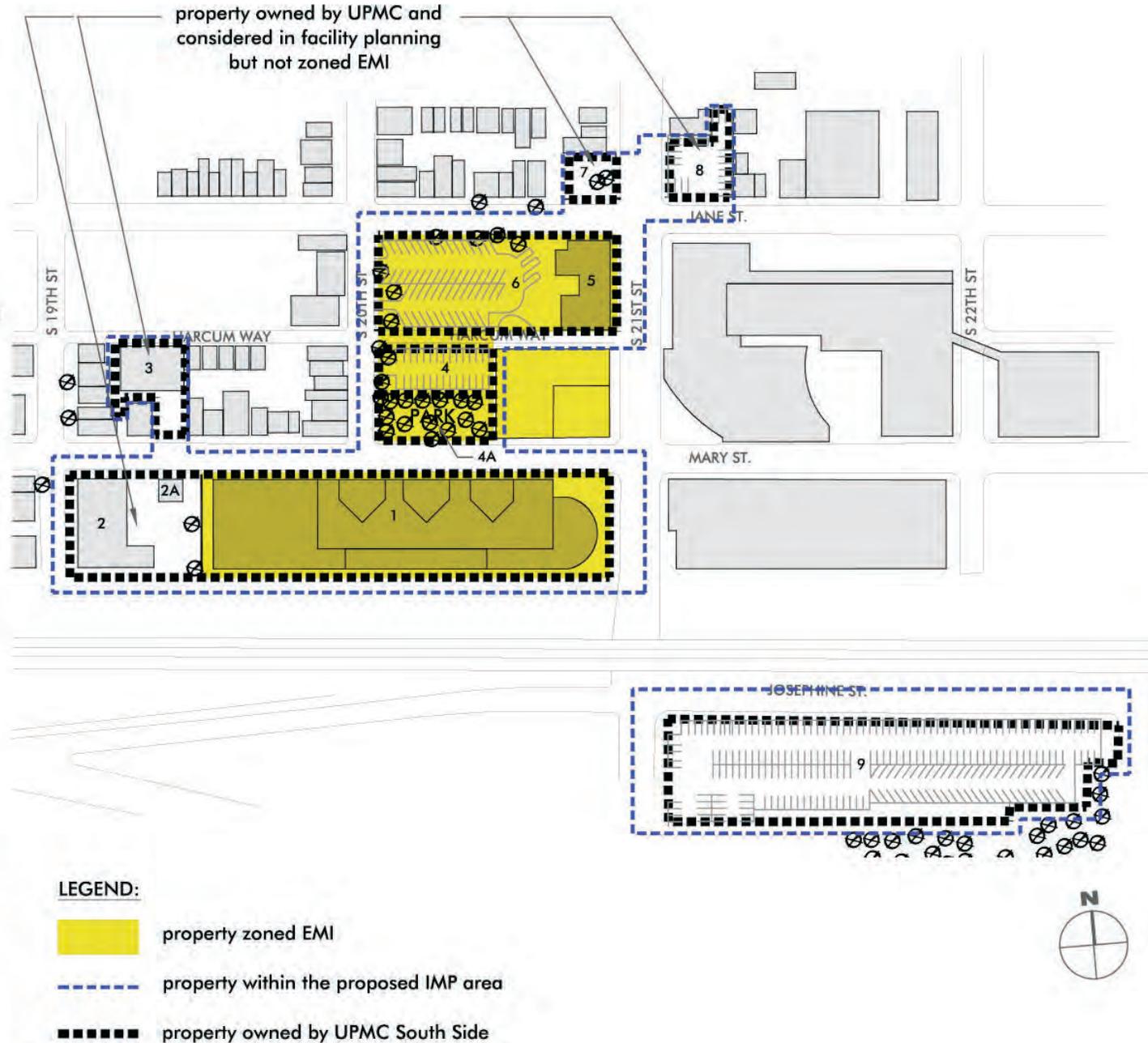
These zoning uses are contained in the adjacent neighborhoods of:

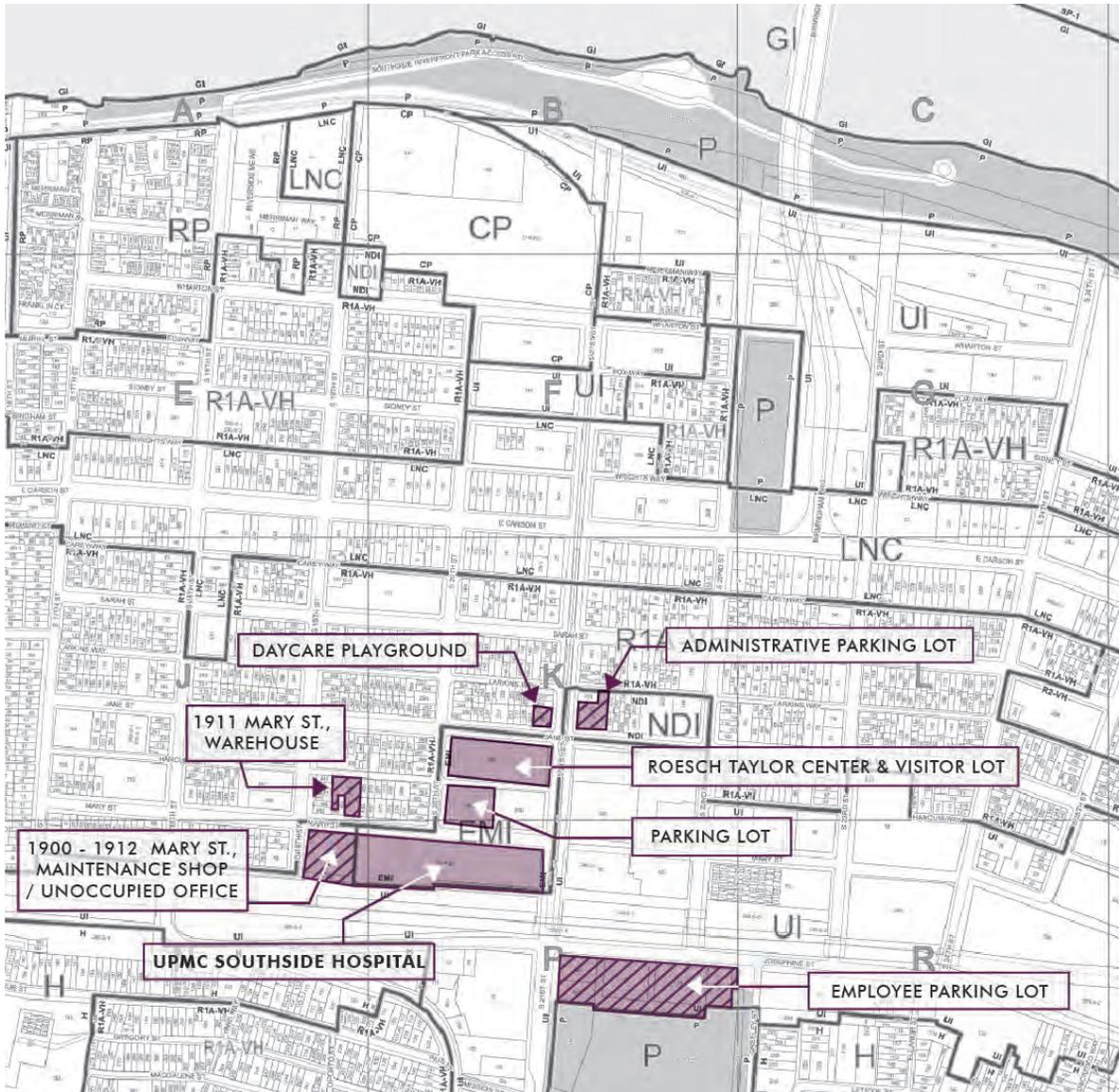
1. Southside flats Residential
2. Winter Park Residential
3. Bandi Schaum Field
4. Carson St. / Birmingham Bridge Commercial District Retail

Legend

- - - - IMP BOUNDARY
-  UPMC OWNED

1. UPMC SOUTH SIDE
OUTPATIENT CENTER
2000 Mary Street
3-5 story building
existing, ≈ 70 ft high
≈ 207,000 GSF
2. DOERR BUILDING
1900 Mary Street
1 story building
existing, ≈ 30 ft high
≈ 9,500 GSF
- 2A OFFICE BUILDING: UNOCCUPIED
1912 Mary Street
2 story building
existing, ≈ 30 ft high
≈ 1,000 SF/floor, ≈ 2,000 GSF
3. WAREHOUSE
1911 Mary Street
1 story building
existing, ≈ 25 ft high
≈ 5,500 GSF
4. PARKING LOT
28 parking spaces, ≈ 10,000 GSF
- 4A. SMALL PARK
(Open space approx. 10,000SF)
5. ROESCH TAYLOR BUILDING
8-10 story building
existing, ≈ 110-135 ft high
≈ 50,000 GSF
6. PARKING LOT
64 parking spaces, ≈ 30,000 GSF
7. RESIDENTIAL LOT
used as daycare playground
8. ADMIN. PARKING LOT
20 parking spaces, ≈ 7,000 GSF
9. EMPLOYEE PARKING LOT
206 parking spaces, ≈ 79,000 GSF





 Property owned by UPMC, but not considered for a zoning change

 Planning Area, owned by UPMC and Currently zoned EMI

ZONING DISTRICTS

EMI - Educational/Medical Institution

NDI - Neighborhood Industrial District

RIA-H - Residential Single Unit Attached, High Density

LNC - Local Neighborhood Commercial

UNC - Urban Neighborhood Commercial

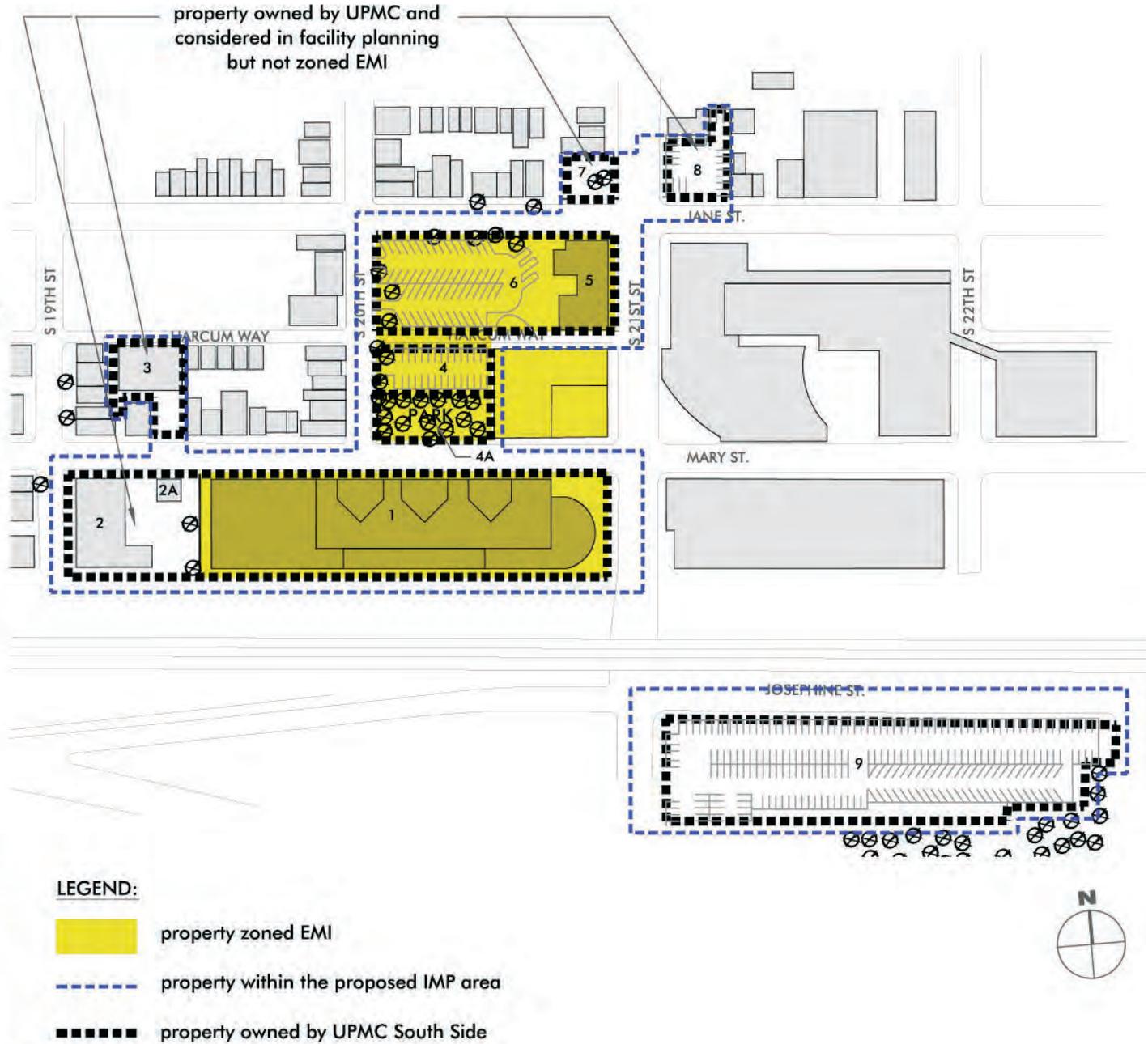
RM-M - Residential Multi-Unit, Moderate Density

RP - Residential Planned Unit Development

UI - Urban Industrial



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NO.	Building Site	Primary Land Use	Gross Sq Ft	Parking Spaces	No of Stories	Height
1	UPMC - South Side Outpatient Center	225 Bed Hospital	207,000	0	3 to 5	45' to 70'
2	DOERR Building 1900 Mary St.	Maintenance Shop	9,500	0	2	30'
2a	Unoccupied Office 1912 Mary St. 2 Story Building, Existing	Office	2,000	0	2	30'
3	Warehouse Building 1911 Mary St.	Storage	5,500	0	1 to 2	25'
4	20th st. & Mary St. Parking Existing Surface Parking	Physician / Public Parking	10,000	28	0	0
4a	Small Park	Open Space	Approx. 10,000	0	0	0
5	Roesch Taylor Center 21st St. & Jane St., Existing	Administrative, Daycare & Physicians (MOB)	50,000	0	8 to 10	110' to 135'
6	RTC Parking 20th St. & Mary St. Existing Surface Parking	Public / Patient Vehicle Parking	30,000	64	0	0
7	Jane St. Residential Lot Existing	Daycare Playground	3,600	0	0	0
8	Administrative Parking Lot 21st & Jane St. NE	Administrative Parking Lot	7,000	20	0	0
9	21st & Josephine St.	Employee / Vehicle Parking	79,000	206	0	0

Over the next ten years UPMC Mercy South Side shall provide state of the art outpatient care. Internal space shall be modified when and as necessary to provide the latest in one-stop outpatient care and services.

Ten Year Development Plan

1. Maintenance of physical facilities and infrastructure in order to stay abreast of current and future treatment procedures, however no physical change to the facility is planned.
2. Replacement of declining landscape materials when needed.
3. Replacement of hardscape materials associated with outdoor seating areas when needed.
4. Replacement of existing wayfinding signage associated with current treatment areas to better respond to directions to existing and proposed treatment areas as needed.



1. The 10 year plan does not envision physical expansion of existing facilities but every effort will be made to ensure that patient care is maintained and that physical facilities satisfies the needs of all care givers.

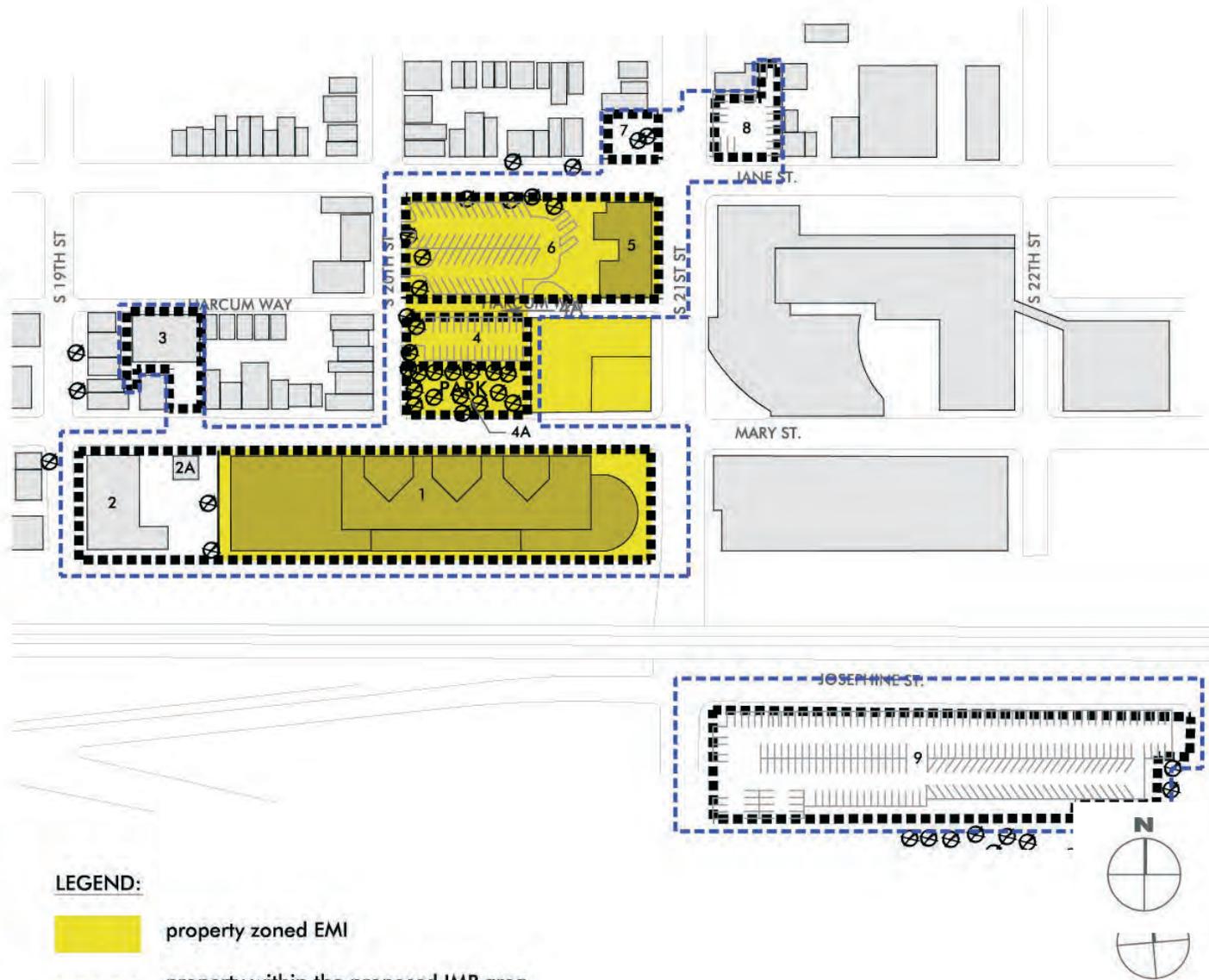
2. In order to maintain a convenient patient serving environment wayfinding graphics will be evaluated and updated as necessary.

3. Roesch · Taylor no expansion is contemplated.
- maintain building for business occupancy use such as offices and support space for physician practices.



No expansion is contemplated

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- LEGEND:**
- property zoned EMI
 - property within the proposed IMP area
 - property owned by UPMC South Side

While it is hard to project a detailed twenty-five (25) year plan for South Side including Roesch-Taylor it can be said that the facility will remain a convenient patient serving environment focused on providing the latest in same day medical procedures and consultations. The Outpatient Center and Roesch-Taylor will continue to provide these services in a convenient community setting. The property will be held for its current use or be modified for an appropriate use that fulfills UPMC's Mission and Objectives for the Mercy South Side Outpatient Center as described in the 10 year plan



A transportation plan shall be provided by Trans Associates
and considered as volume 2 of the Master Plan

The Master Plan area is a developed, urban site with no sensitive environmental resources within its boundaries. The Planning area of the Project Master Plan is bounded primarily by rail tracks on the south, Jane Street on the north, 19th Street on the west and 21st Street on the east.

The area though somewhat irregular delineates the boundary of land zoned as an EMI district. The site is surrounded on three sides by residential, commercial, warehouse and mixed use.

The site is currently covered by approximately 90 percent impervious surface including roadways, parking lots and buildings and some outdoor seating areas that are populated with mature trees. Since the Master Plan does not anticipate development to any great degree, the amount of existing impervious paving will not encroach on the existing green space.

Environmental Overlay Districts

- Flood Plan Overlay District - No
- Riverfront Overlay District - The property is south of the river and separated from the river by commercial mixed use properties.
- Landslide Prone Overlay District - No
- View Protection Overlay District - No

Environmental Performance Standards

- Steep Slope Protection:
The site is located to the south of the Monongahela River and has a slight topographic relief across the property.
- Tree and Vegetation Protection:
: The Master Plan area is surrounded by relatively dense residential development established in the early 1900's. The development is characterized by small lots with small back yard green spaces. Many of the properties have moderately sized mature trees; some areas are populated with street trees that help to reinforce the small scale of the residential development in the area. There are no native tree stands within the project boundaries.
- Maximum Impervious Surface:
The existing plan currently has approximately 90 percent impervious surface area. The proposed master plan will have minimum impact on the remaining green space since no exterior physical development is planned.



A. Open Space

As evidenced by the aerial views of the UPMC Mercy South Side Outpatient Center it is located in an urban setting, bounded on three sides by public streets and on the south by several rail lines. The immediate area is populated by small scale street R.O.W. and small residential lots creating a relatively dense community environment. Open space that presently exists as part of the South Side campus will remain and be replanted as existing trees mature and die off.

1. Streetscape Enhancements -

the sidewalk width is restricted and placement of trees and species selected as part of a street scape program on campus will be studied and discussed with city personnel before implementation would be considered.

B. Pedestrian Circulation

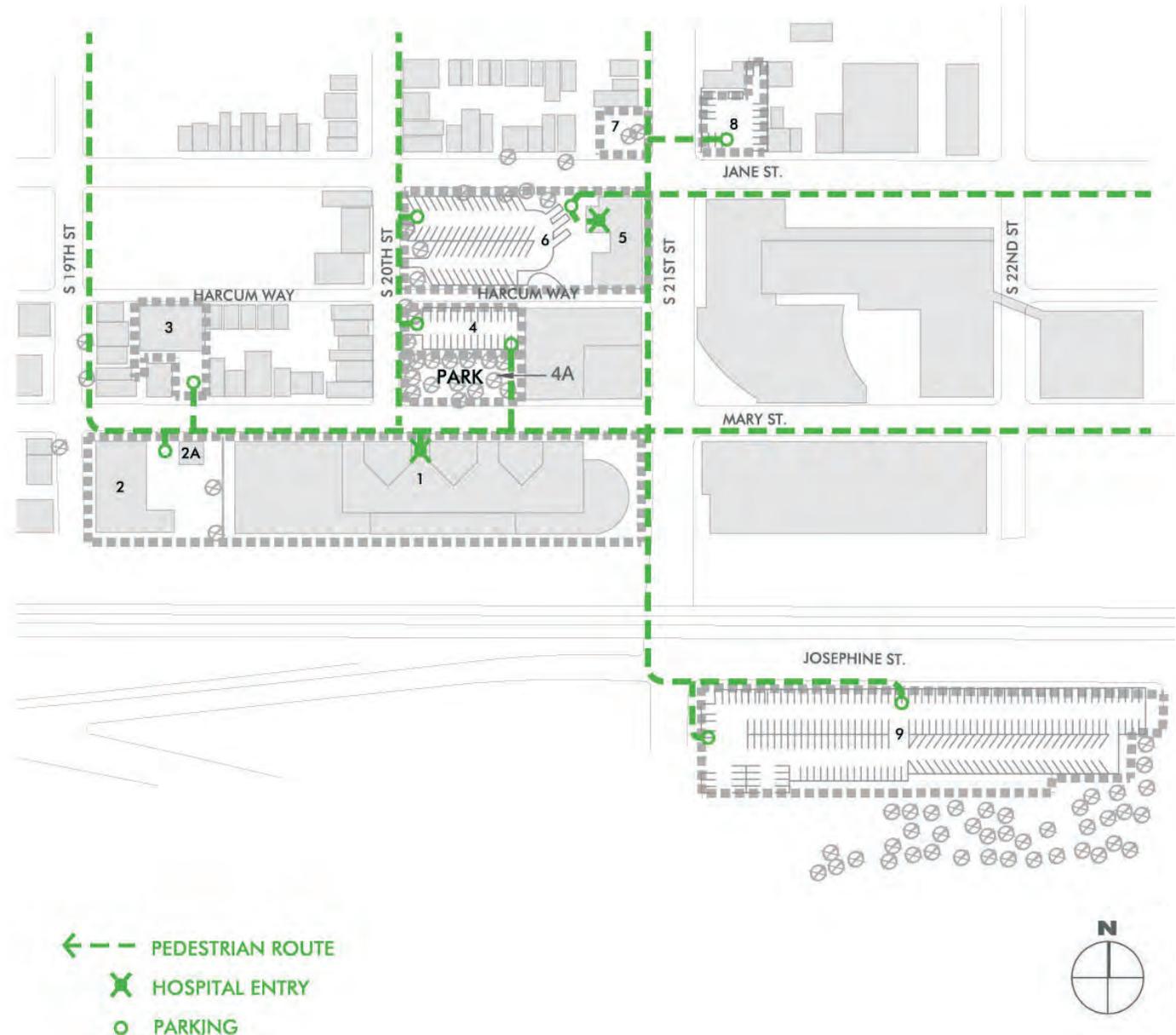
The South Side Hospital site is very compact with short distances between surface parking, private transportation and the main building. The distance to the Roesch Taylor Center from the Main Hospital and

parking is also very short but exposed to the weather, so the sidewalk space associated with the main and secondary entrances could be considered for canopies where appropriate. Where pedestrians are on foot a street-scape program could be evaluated for pedestrian protection. Some outdoor seating could be made available where widths and circulation permit.

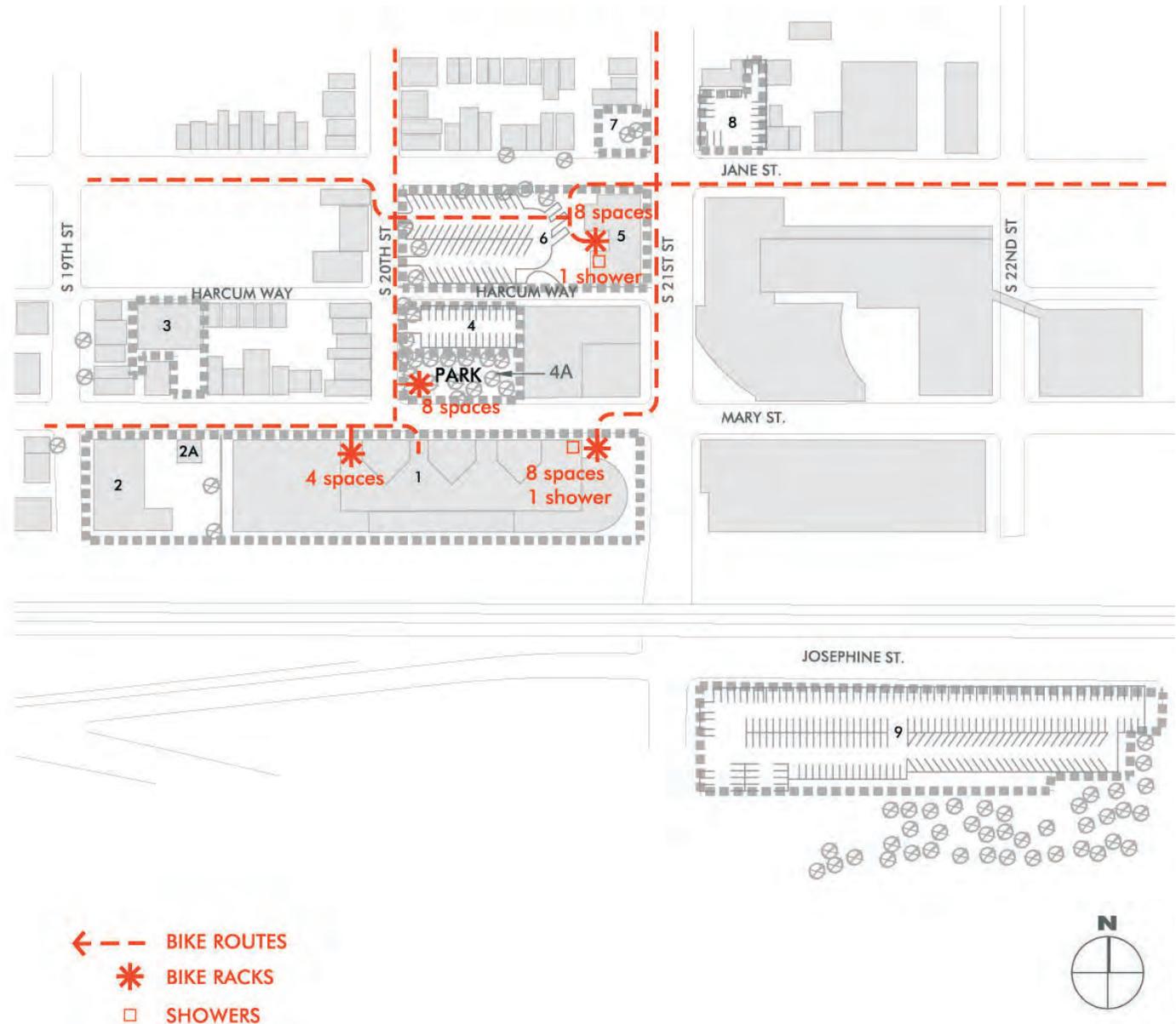
The Master Plan does envision that when necessary outdoor pedestrian and vehicular circulation will be assisted with appropriate way finding signage.



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Materials, Colors, and Design Elements

This Master Plan acknowledges that the existing subject area is reasonably compact and contains many different materials and colors. Any new additions to buildings will be architecturally compatible with the existing buildings. surrounding materials and scale of the environment. Red brown brick is a common material and color and so are wood or other siding materials. While an architectural contrast might be considered, a contextual intervention may be more appropriate if it were to occur. Loading, parking and waste facilities will be properly screened if visible from a public right of way.

Signage:

New way finding and building identification signage will be developed when and where appropriate.

Setbacks:

Due to limited space on all properties in the area, setbacks are not proposed but should be evaluated if new development were proposed.

Height:

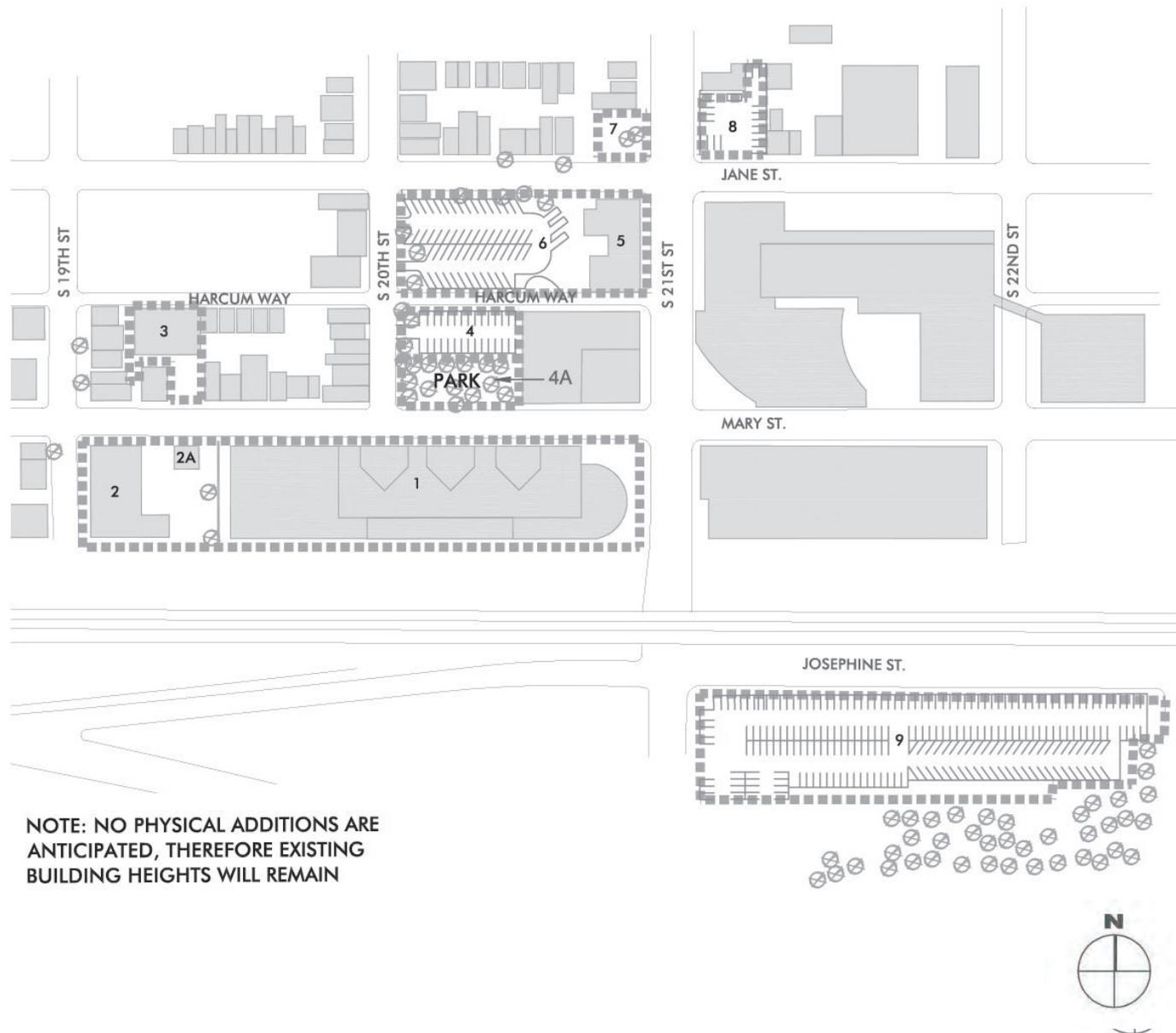
Not to exceed the present height of the Roesch-Taylor building.

Landscaping:

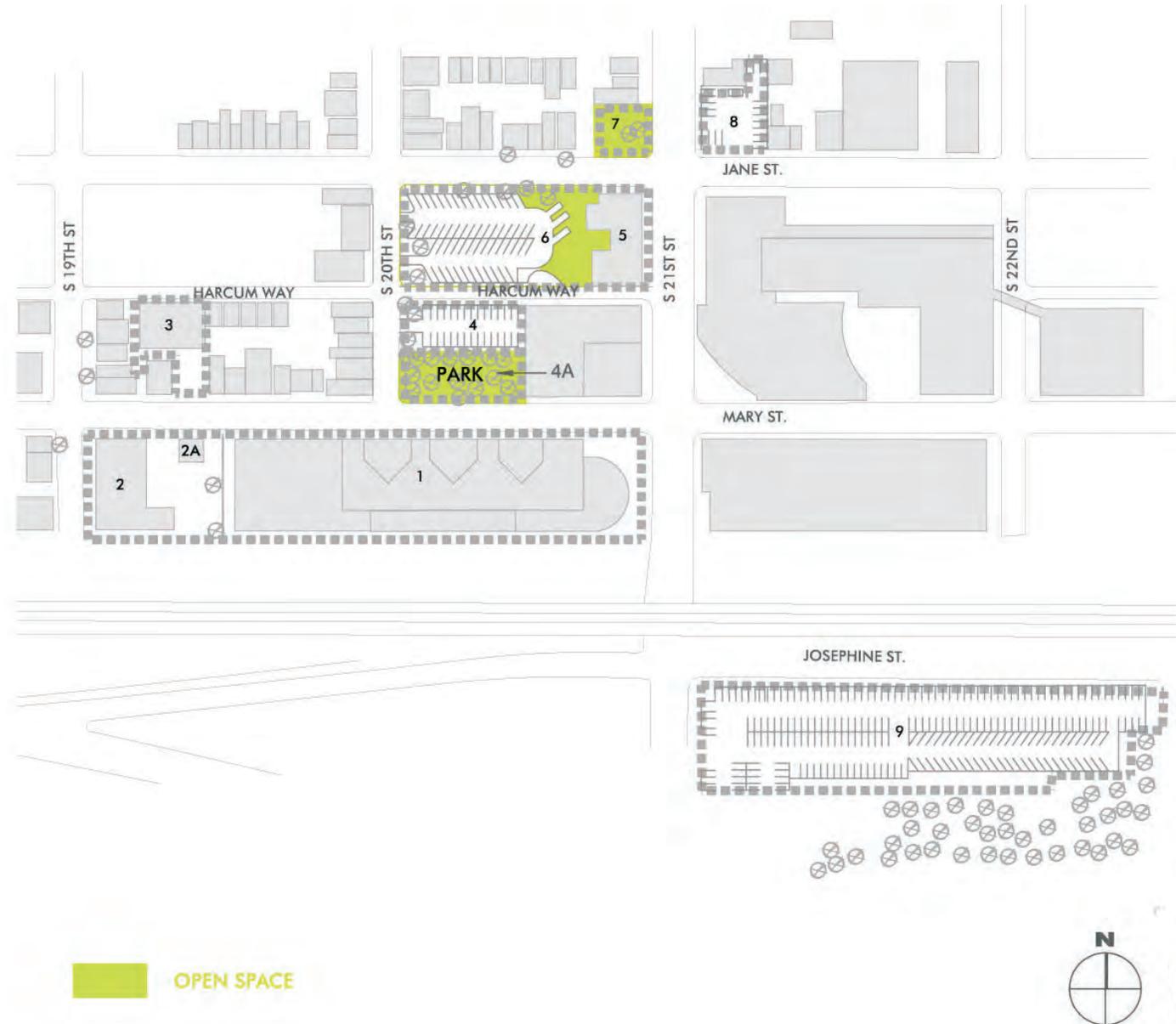
In general, landscape treatment of any new construction areas shall be appropriate to the urban nature of the project area. Landscaping of existing areas i.e. planters or street trees should be selected to thrive in this dense, compact area and would be considered when replacement of trees or bushes is necessary. Consideration of the design and type of planting provided will be based on the need to be viewed from the street and the conservation of water and other resources.



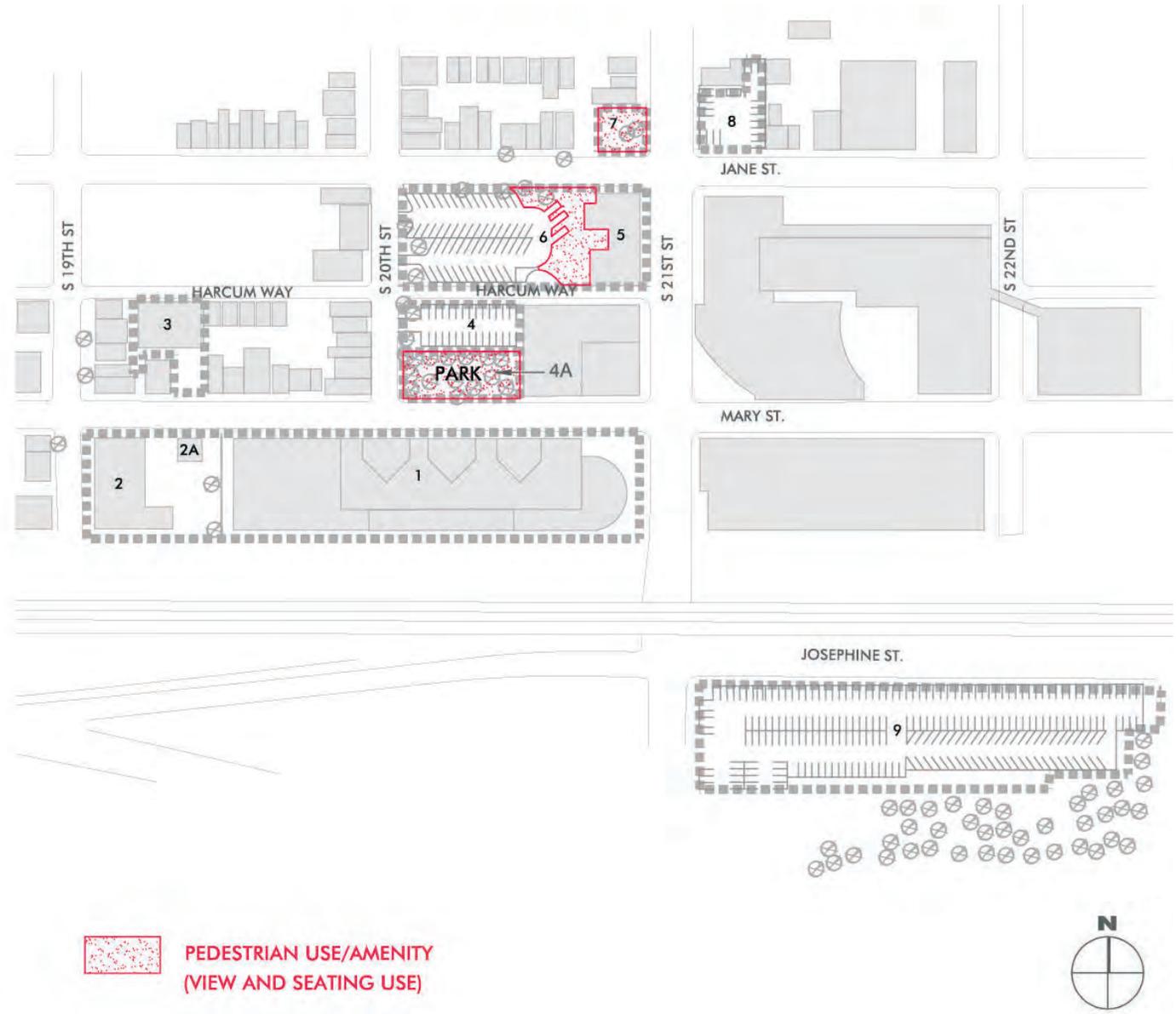
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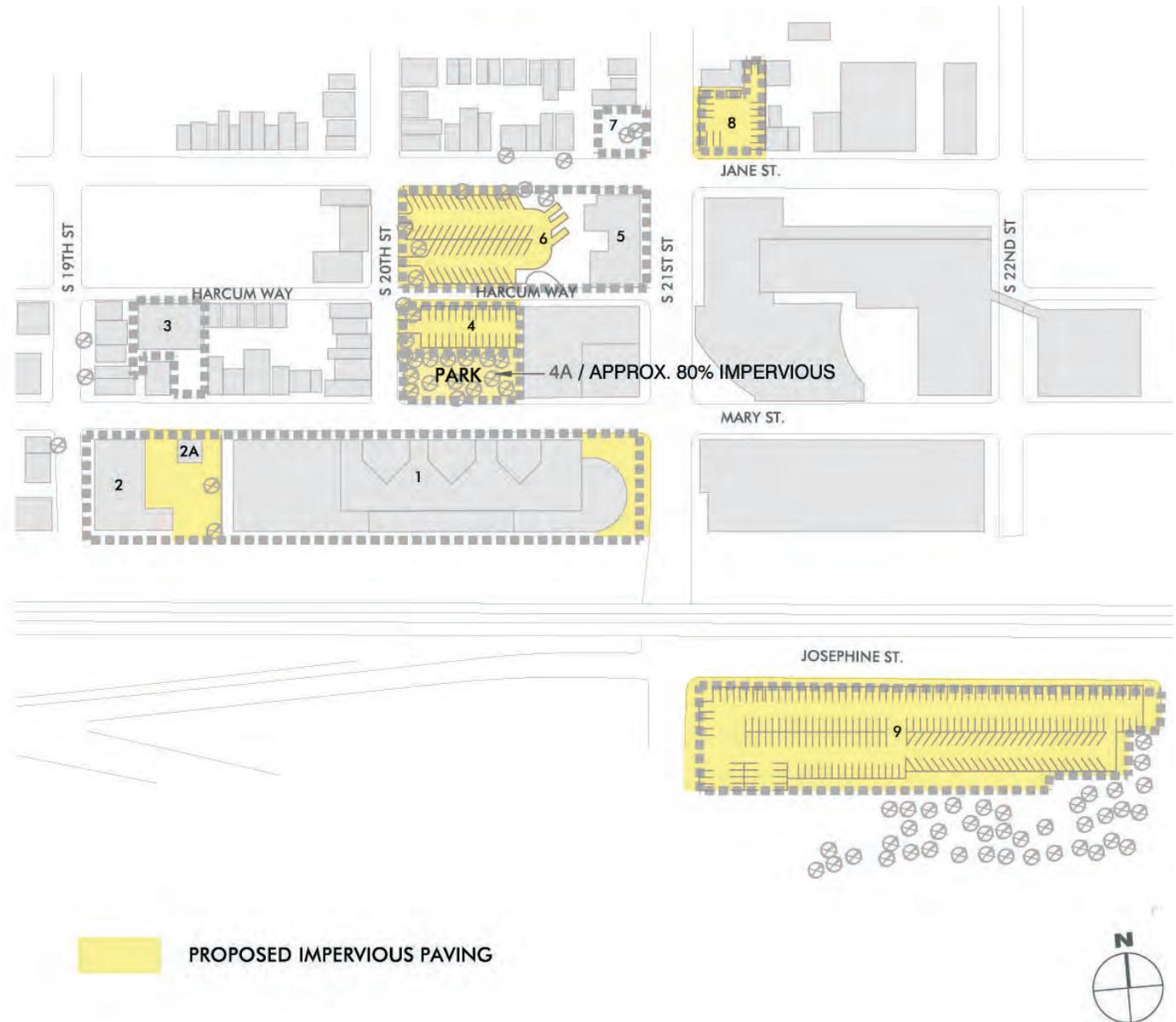
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The Master Plan for this area identifies the corporate decisions of the University of Pittsburgh Medical Center (UPMC) to maintain a physical presence in the area that does not envision physical expansion into the adjacent neighborhood.

Service

Service to South Side will be maintained on the western portion of the main hospital. Service to Roesch-Taylor will be on the east side of the building.

Emergency Vehicles

Emergency Vehicles (EMT or private vehicles) access will be maintained on the east side of the main hospital. New way finding signage may be considered at an appropriate time in order to permit patients, friends and service vehicles to easily access the site.

Residential Compatibility Standards

The neighborhood surrounding UPMC - South Side is a mixture of residential, commercial, industrial and institutional uses. Although no physical expansion is contemplated, the existing property will be maintained to be compatible with the scale, materials and colors of the adjacent community.

In order to recognize the general image of the South Side community UPMC will do its part to keep its property well maintained and trust that its property maintenance will influence others to properly maintain their property.



