

## Development Activities Meeting Report

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

Logistics	Stakeholders
<b>Project Name/Address:</b> West Penn Hospital Institutional Master Plan	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> <ul style="list-style-type: none"> <li>• Bloomfield-Garfield Corporation</li> <li>• Bloomfield Development Corporation</li> <li>• Friendship Community Group</li> <li>• Residents</li> <li>• WPH Employees</li> </ul>
<b>Meeting Location:</b> WPH School of Nursing 4900 Friendship Avenue	
<b>Date:</b> September 4, 2019	
<b>Meeting Start Time:</b> 6:00 PM	
<b>Applicant:</b> Allegheny Health Network/West Penn Hospital	<b>Approx. Number of Attendees:</b> 40+

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

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

<p>The applicant presented the 10-year and 25-year plans that were submitted with the Institutional Master Plan. They also identified the outreach completed thus far and the way community input had been integrated into their IMP. They made sure to emphasize that all the individual proposed/projected development projects will include additional outreach and public input processes (traffic, building massing and materials, infrastructure, etc.) and that this IMP is more of a macro level.</p> <p>The 10-year plan includes outpatient care facility, hospital (inpatient) care facility, structured parking, and upgraded power plant. They provided the zoning requirements/restrictions and massings for each building as well as the supplemental projects accompanying each, such as pedestrian improvements and traffic pattern changes. The 25-year development plan includes inpatient care facility and education building, both projects adding approx. 4 additional stories to existing structure heights.</p> <p>They addressed parking and traffic issues for each major street, focusing a lot on Gross Street and Liberty Avenue and the ways in which public input has steered the direction of each project. The applicant outlined the various factors of urban stewardship and the administrative policies and physical infrastructure that will be employed to promote these things, such as pedestrian safety, energy efficiency, and multi-modal transit facilities. They'll be adding more second-floor walkway connections, additional sidewalks and other pedestrian safety facilities, and more energy efficient spaces. They've been sensitive to the human-scale massing of new buildings (following setbacks and stepbacks from zoning code).</p>
---

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Regarding mass transit to campus, there are currently 3 stops—are they looking to upgrade those facilities?	Sure! Definitely something to consider as these other changes are made.
The HVAC units currently make a lot of noise. Would the upgraded power plant lead to their removal?	The HVAC units are in desperate need of an upgrade; the generators are approximately 60 years old. The goal of

Questions and Comments from Attendees	Responses from Applicants
	upgrading the hospital's power plant would be to increase energy efficiency as well as reducing noise.
Are the existing and proposed parking structures going to be connected? The schematic is showing them as one building.	The goal, which would require the City's vacation of the alley, would be to extend the future parking structure into the alley and connect it to the existing building. By combining them, they'd be able to keep the two-way portion of Gross Street smaller (due to only one entrance/exit) and less cars on Millvale.
What is the impact of the parking garage entrance on Gross Street going to be in terms of two-way and one-way traffic?	The goal is to have the entrance/exit for the garage be as close to Liberty/Corday Way as feasible, so that most of Gross Street can be one-way. The two-way will only be for the portion between Liberty and the entrance/exit. Proposed as a left-in, left-out. They are examining restricted hours for the garage to minimize the headlights shining into the houses on Gross Street at night.
What is the current garage usage?	Almost at capacity pretty regularly
What will happen to the parking spaces on Gross Street if/when it becomes two way?	Any residents that lose their parking spaces due to a change in street traffic would be provided free parking in the garage.
There are many employees and hospital visitors that park on nearby neighborhood streets, which is a pain for the residents.	The administration has made a lot of effort already to try and incentivize employees to change their parking practices. They've been shuttling people over from a lot in Lawrenceville, where they can park for free (approx. 240 spots), as well as decreasing fees at the Aspen lot. They will make an administrative announcement to stop parking in neighborhood streets.
What will the height of the outpatient facility be?	Maximum height of 130 feet—will likely be 8 or 9 stories. Existing campus buildings of 9 feet, won't be taller than those.
Will there be windows toward homes on Gross Street?	WPH will be aware of the impact of sun reflection from windows on adjacent homeowners, but yes, there will be windows.
What's the construction schedule?	Unsure—not required as part of the IMP submission.
Will there be basements in these new constructions? And what type of foundation systems? Concerned about the vibrations.	The buildings will likely be at grade, and they are unsure about the foundation systems.
Where will the entrance for the new outpatient facility be?	The front door will face Millvale with a walkway adjacent to the alley, and a second-floor walkway over the alley to Gross. (I'm not sure I heard this correctly)
How many stories will the new parking garage be?	8 floors
Will any of this impact emergency vehicle access to homes on Gross?	They will ensure proper EMS protocols.

Questions and Comments from Attendees	Responses from Applicants
Concerns about the night shift employees that park on Gross Street and surrounding streets since it's free during their shift. This makes it hard for residents to find parking at night, and the employees are loud/rude. It will be hard to get them to pay to park in a garage since they park there for free. They want security to monitor the handicapped parking spots, too.	WPH says that they'd support a petition to the City to make it a 24-hour permit parking area, to prevent employees from taking those spaces. They have incentives for employees to park on campus during the weekends and holidays. They're looking into incentive programs to encourage employees to use mass transit.
Status of the Residential Parking Permit program? A survey went around a few years ago...what's happening now?	Councilwoman Gross said that the RPP is in limbo currently, between Department of City Planning and the Parking Authority, in terms of who does the planning and enforcement. Councilwomen Gross and Straussberger are reviewing the outdated legislation for RPP to figure out how best to update it to meet current needs.
How many employees do you have now? And how many are projected with these changes?	Approximately 2,200 employees currently. Since a lot of the proposed developments in the IMP are moves/upgrades rather than just expansion, the impact will not be too large. The inpatient facility is an expansion and will add approximately 150 new jobs. Maybe 200-250 total in increase.
What about the helipad?	They will be looking for a more central location to campus, away from the surrounding homes.
In terms of WPH-owned buildings, how is it determined what's included in the IMP?	The EMI zoning is what mandates the IMP, so it includes all buildings in the EMI district as well as directly adjacent. While the McCain and Lawrenceville parking lots are not technically part of the IMP, they're included in the analysis for certain IMP elements.
What will the hours of the parking garage be?	Right now it's open 24-7. They'll be looking at providing free or reduced overnight parking for employees and visitors to address both neighborhood concerns of parking and safety. Being closer to campus and in a well-lit parking garage is preferable to them walking from the surrounding areas (and prevents them from taking resident spaces).
For the upgraded power plant, are they exploring the use of solar panels? Residents' house nearby gets a lot of sun exposure and thinks it could be a good fit.	Yes, they're looking at solar and other forms of sustainable energy and regeneration. They want a low carbon footprint for the hospital, as well as lower energy bills.
Big issue of smoking at Friendship Park and littering cigarette butts. The City installed No Smoking signs, but what is WPH doing to discourage this?	Tough question. Health care organizations should not have employees with unhealthy habits, so they provide lots of incentives for employees to quit smoking. It's not allowed on campus. They don't want to encourage bad habits, but they also want to be realistic. At a corporate level, Allegheny Health Network is looking at bringing back smoking huts, which is a contentious decision. Friendship Park is public, so they can't really regulate it, but they do send staff to clean it up. Trying to figure out mechanisms for more staff accountability.

Questions and Comments from Attendees	Responses from Applicants
Is the installation of new traffic signals/pedestrian amenities dependent on the new development?	Those changes can't happen until the traffic hits a certain volume of trips per day, which will occur when the new garage is constructed.
Crossing Friendship Avenue has terrible visibility and is unsafe for pedestrians. What's the plan, acknowledging that it will only get more pedestrian and car traffic?	The IMP has recommended installation of piano-key crosswalks to increase visibility of pedestrians, as well as other upgrades around the campus such as RRFBs (Rectangular Rapid Flash Beacon), pending DOMI approval.
Friendship and Gross intersection is confusing for cars and people—cars turning left don't yield to through traffic.	WPH shares those concerns, but that's not really included in the IMP scope outside of providing other pedestrian amenities. Councilwoman Gross added that since DOMI has expanded its staff, it has more capacity to handle these issues and if this is something the community wants to address (over other places), they can work on putting in requests.
Corday Way and Gross Street intersection: will it be two-way?	The 2-way section of Gross Street will only be from Liberty to the entrance/exit of the new parking garage in an effort to send those coming to/from the garage back to Liberty, not down Gross Street. This will require removing the parking spaces where it becomes 2-way.

**Other Notes**

The largest sources of comments surrounded traffic patterns on Gross Street with new parking garage entrance/exit and employee parking practices. WPH emphasized that they have been and will continue to do more from an administrative level to encourage the sense of stewardship employees feel toward the surrounding neighborhood (smoking, parking, etc.)

**Planner completing report:** Martina Battistone, interim neighborhood planner