

UPMC Presbyterian Development Activities Meeting - OPDC

November 30, 2021

UPMC PRESBYTERIAN

Project Location & Site Context

Exterior Design & Materials

Public Amenities

Landscape Design & Site Accessibility

Construction Management Plan summary

Sustainability & Stormwater Management summary

Transportation & Parking Analysis

Community Engagement Summary

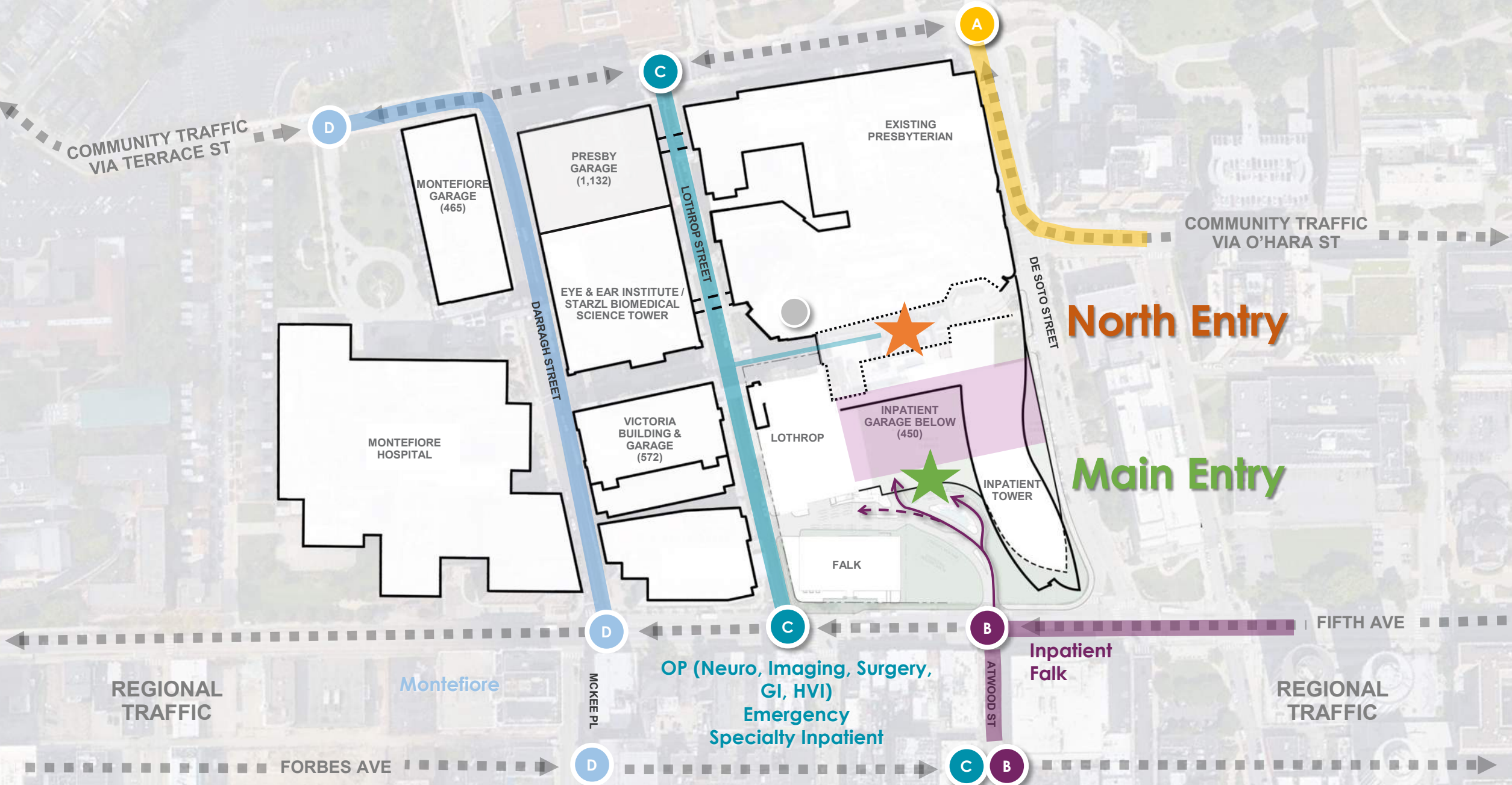


Project Location & Site Context



Project Location

CAMPUS PORTALS & DISTRICTS





View from Schenley Park





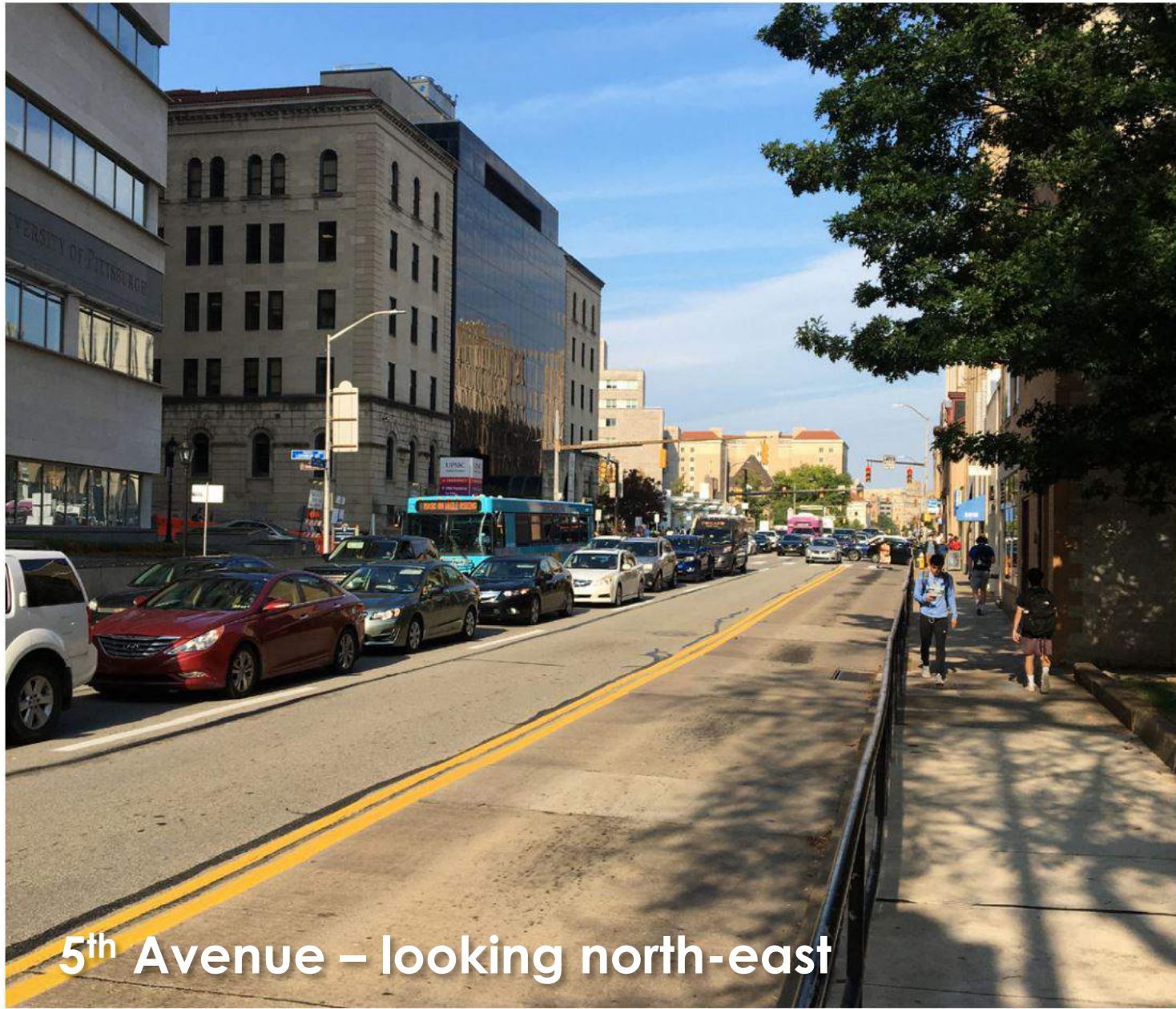
5th Avenue & deSoto – looking east





deSoto Street – looking east





5th Avenue – looking north-east





Iconic Towers



Limestone



Landscape



Front Door



Exterior Design & Materials



View from Schenley Park



5th Avenue Address



UPMC Presbyterian





UPMC







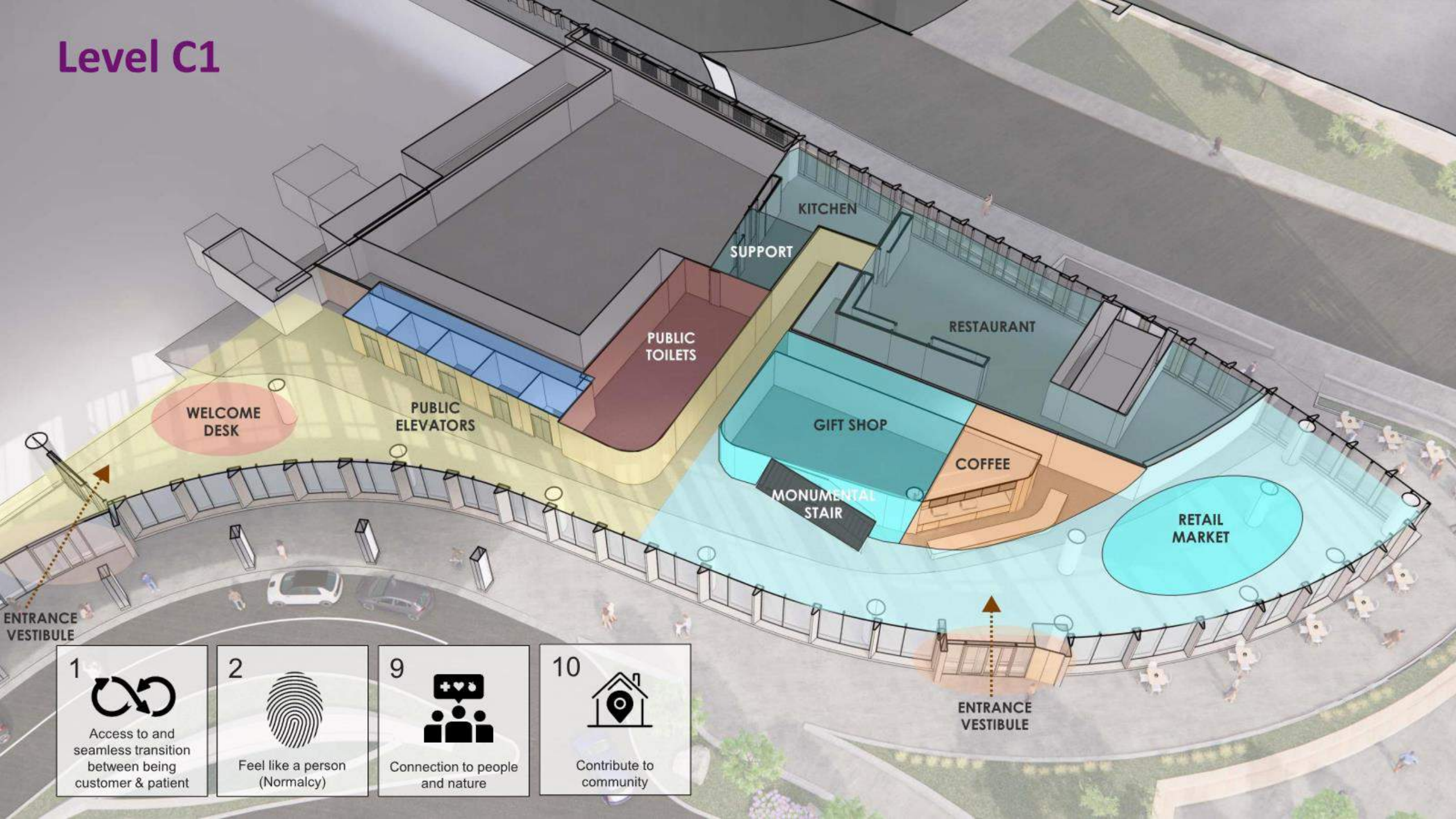
UPMC Presbyterian

South Tower Façade



Entry court

Level C1



1



Access to and seamless transition between being customer & patient

2



Feel like a person (Normalcy)

9



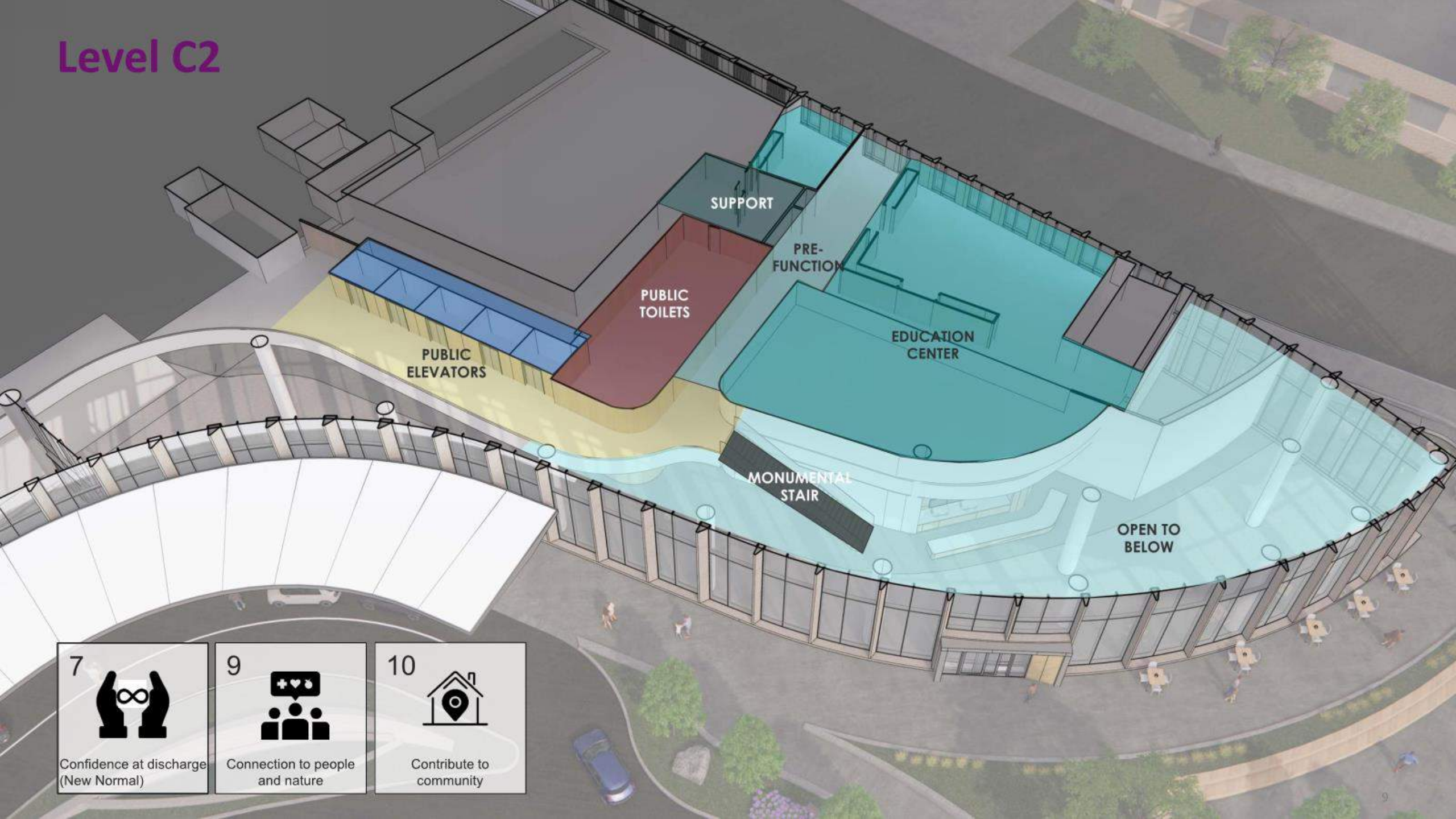
Connection to people and nature

10



Contribute to community

Level C2



7



Confidence at discharge
(New Normal)

9



Connection to people
and nature

10



Contribute to
community

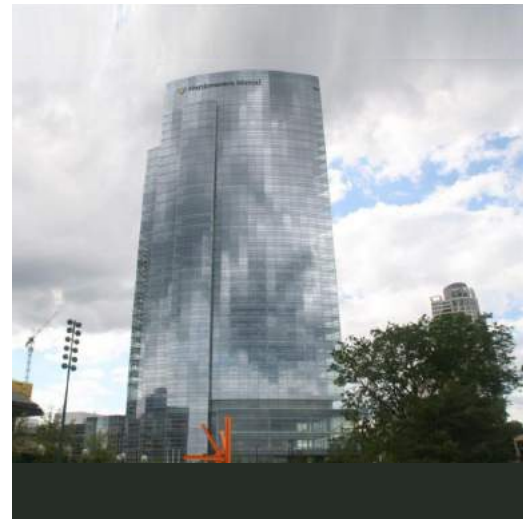


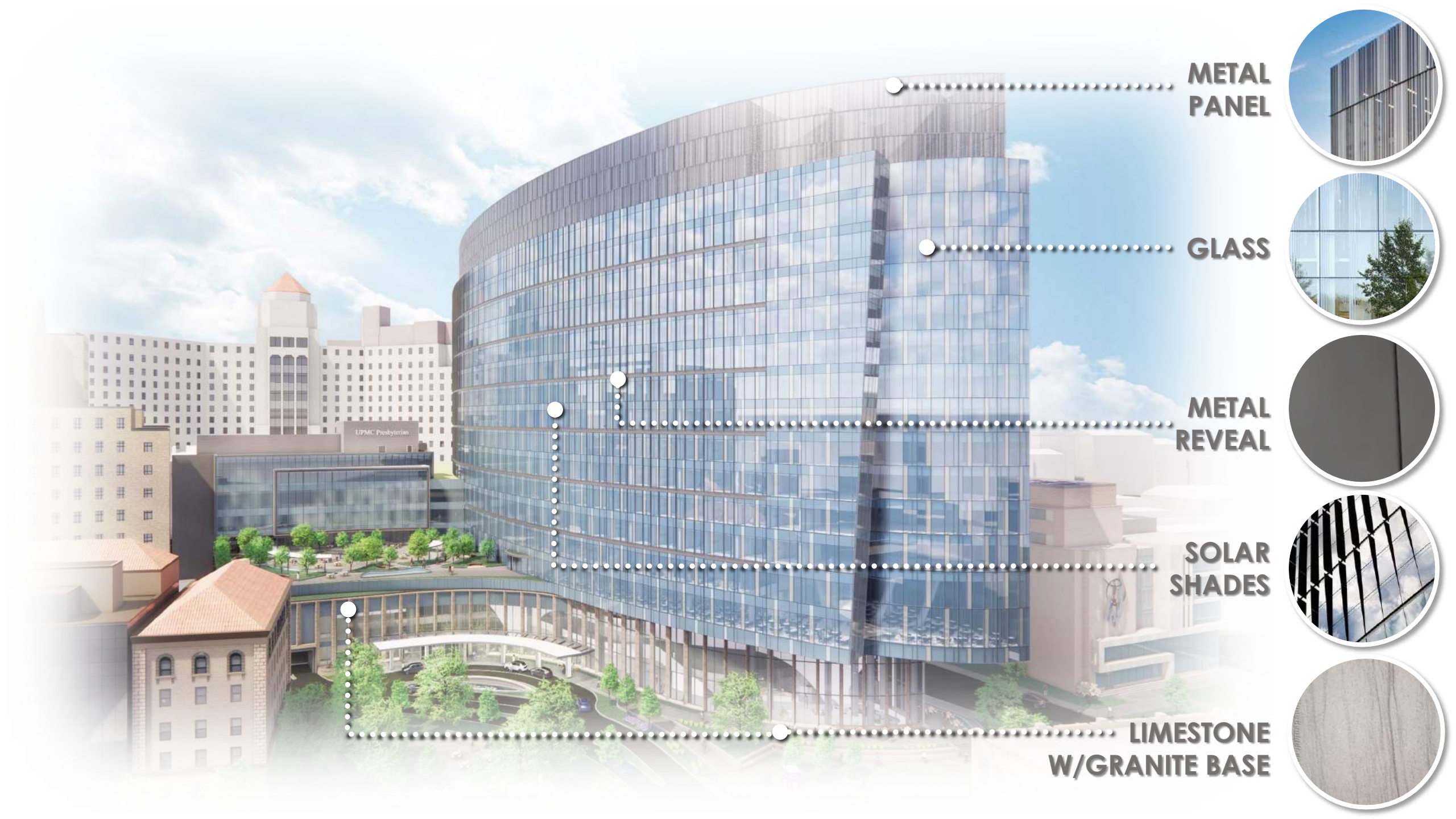
DeSoto Street Looking North



De Soto Street looking south

GLASS TOWER EXPERIENCE





**METAL
PANEL**



GLASS



**METAL
REVEAL**

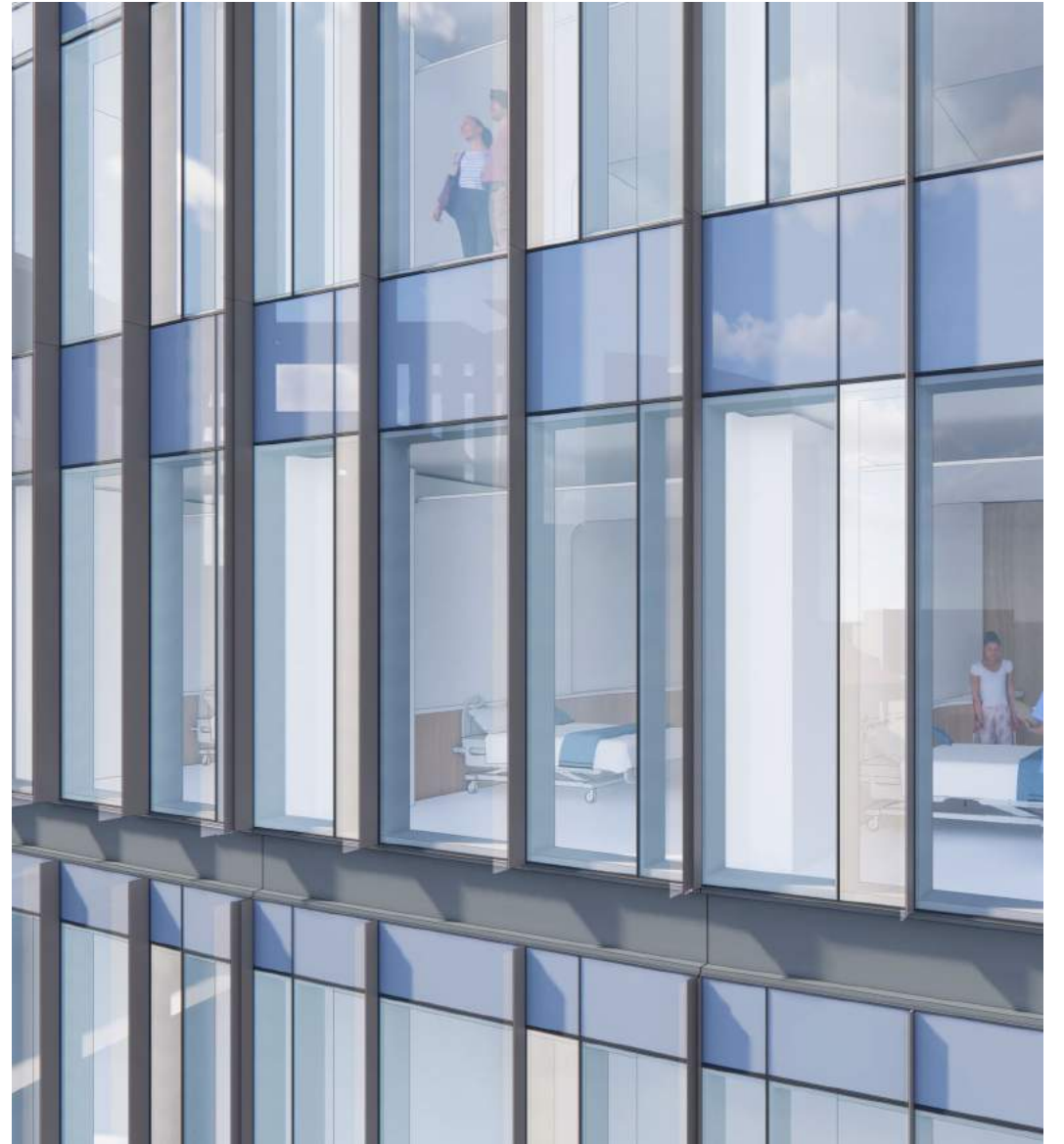


**SOLAR
SHADES**

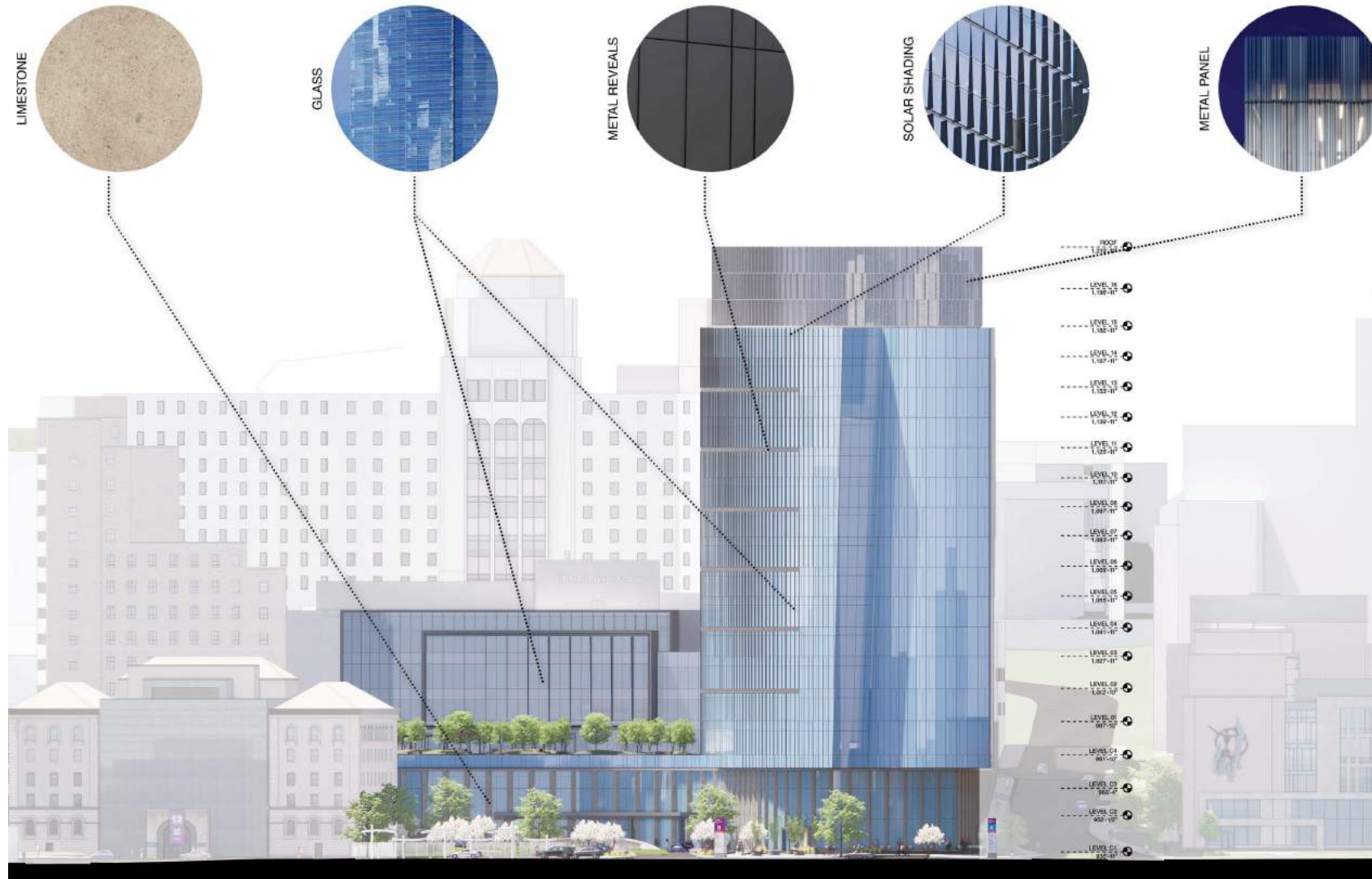


**LIMESTONE
W/GRANITE BASE**

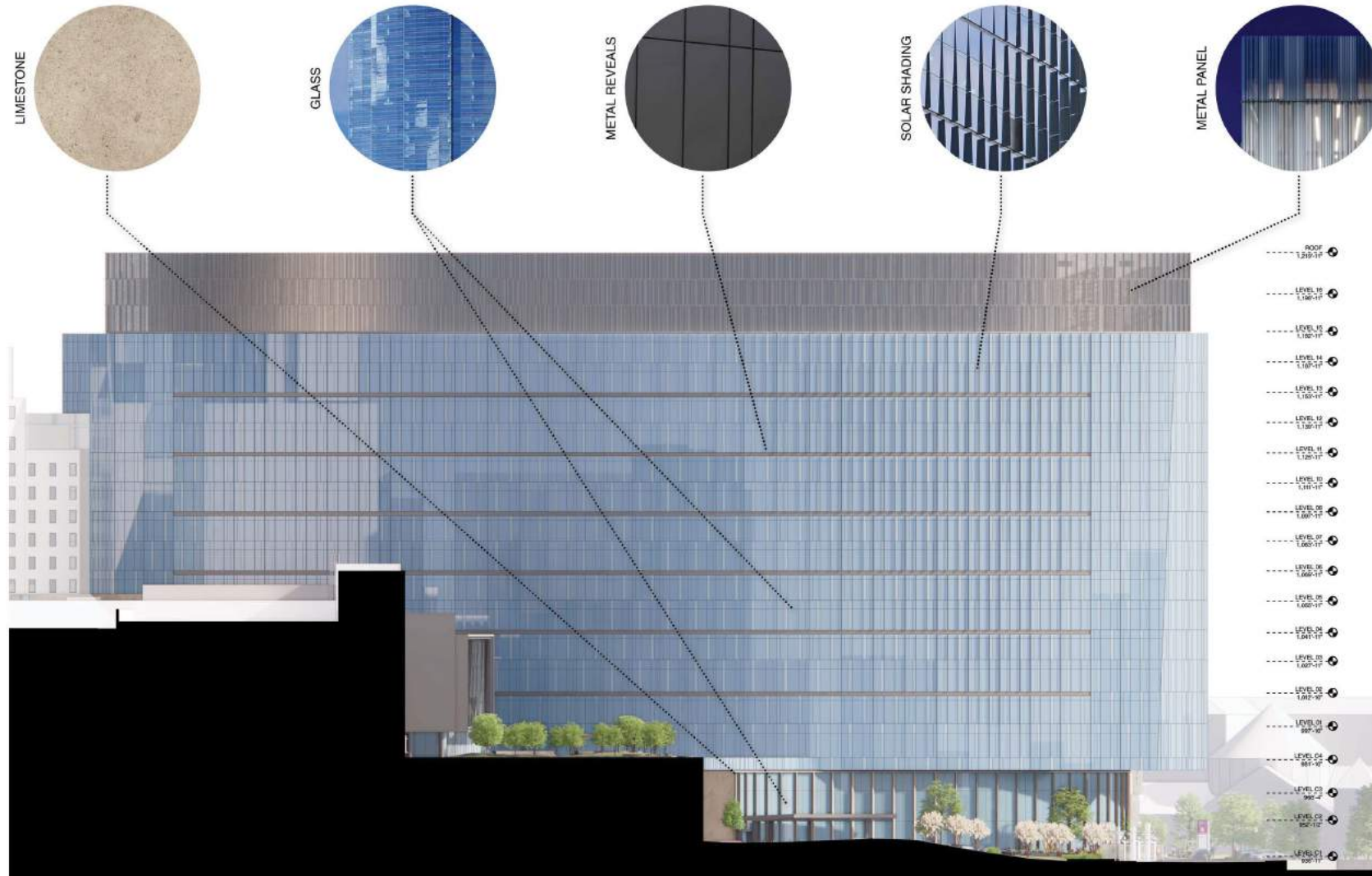




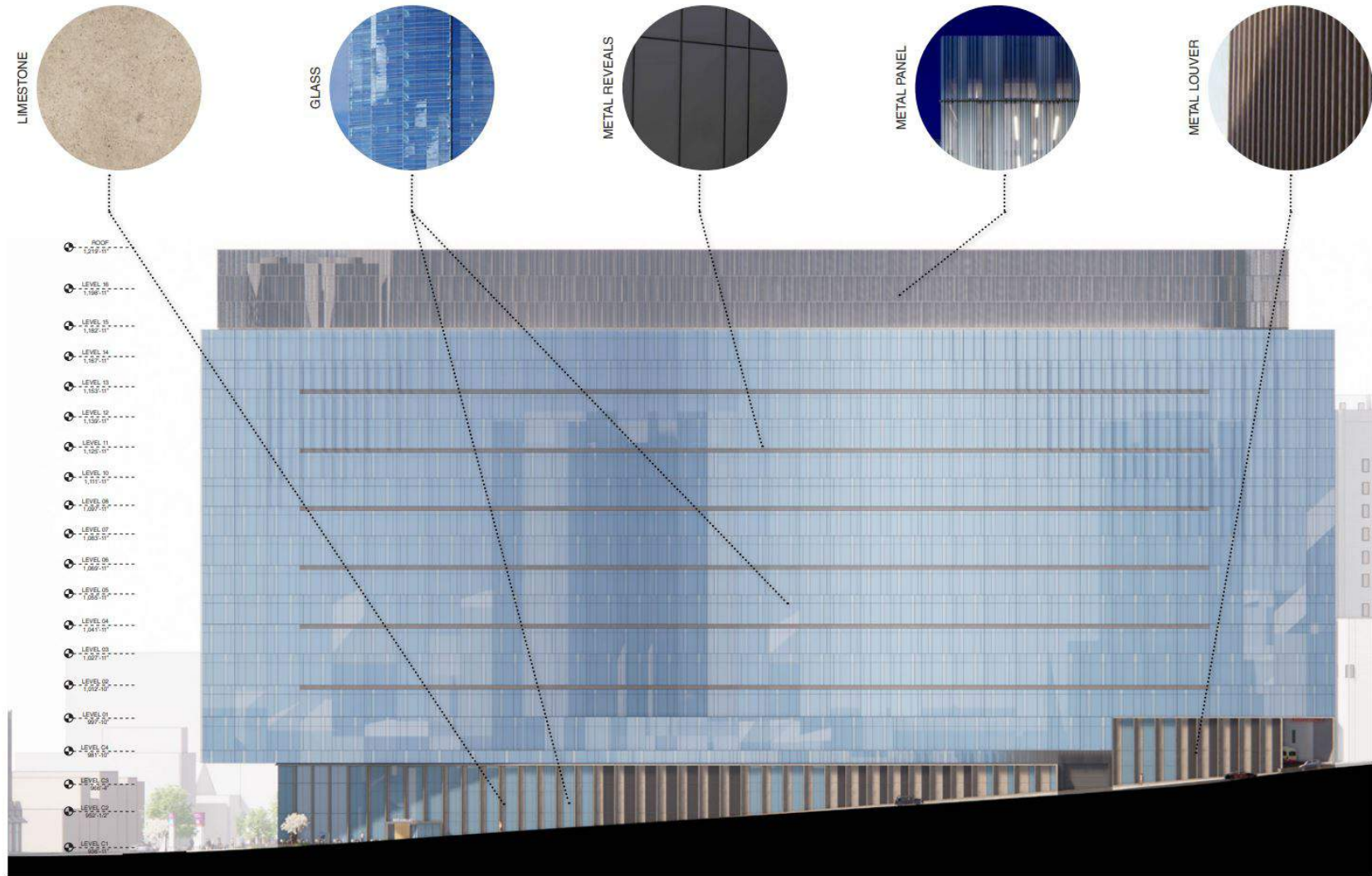
Materials & Textures – details of Base and Tower



South Exterior Elevation – 5th Avenue



South-West Exterior Elevation – Entry Garden



North-East Exterior Elevation – De Soto Street



Landscape Design & Site Accessibility

LANDSCAPE PLAN

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



SITE AERIAL LOOKING NORTH-EAST



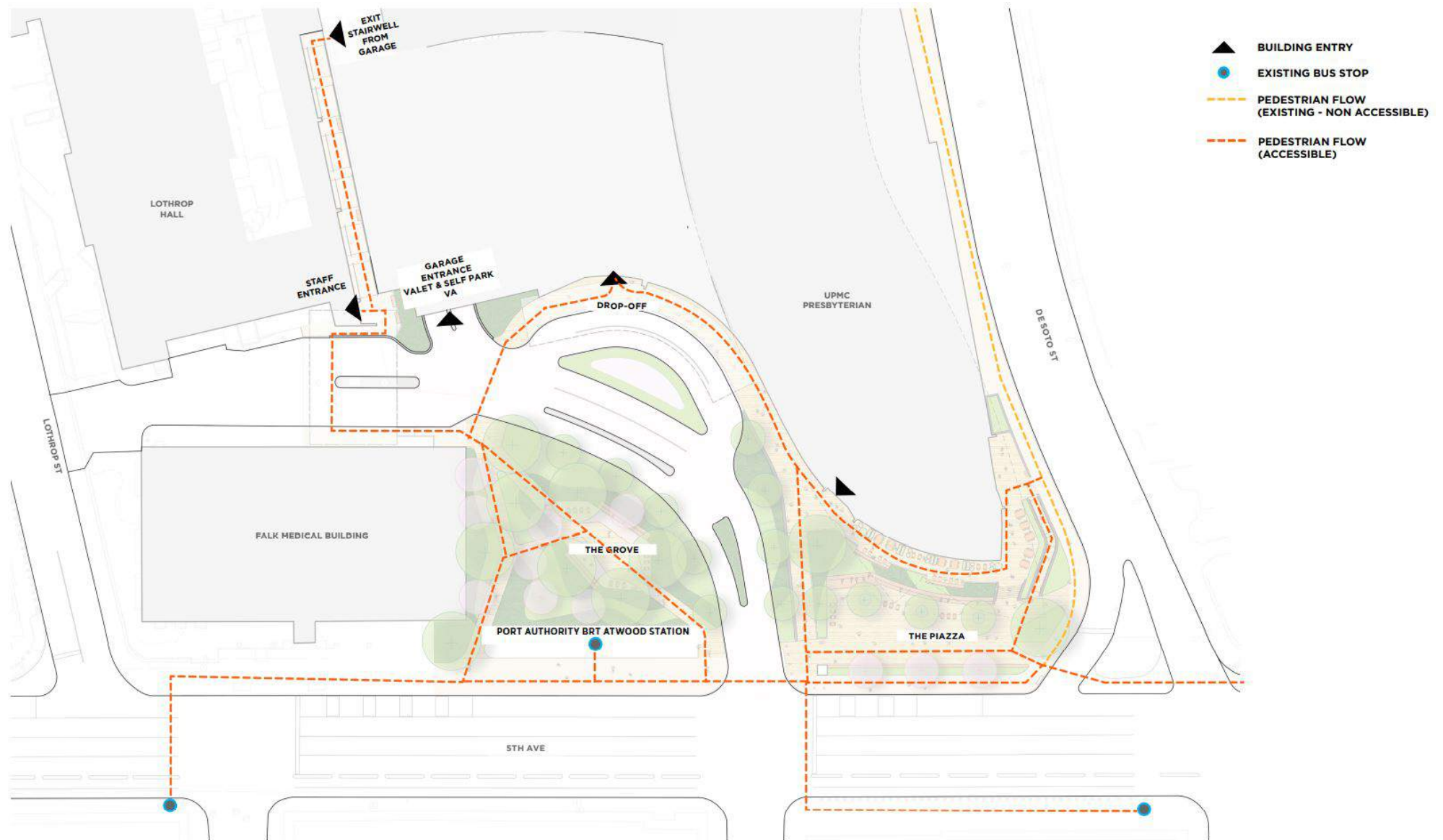
SITE ENTRY LOOKING WEST



ROOF TERRACE

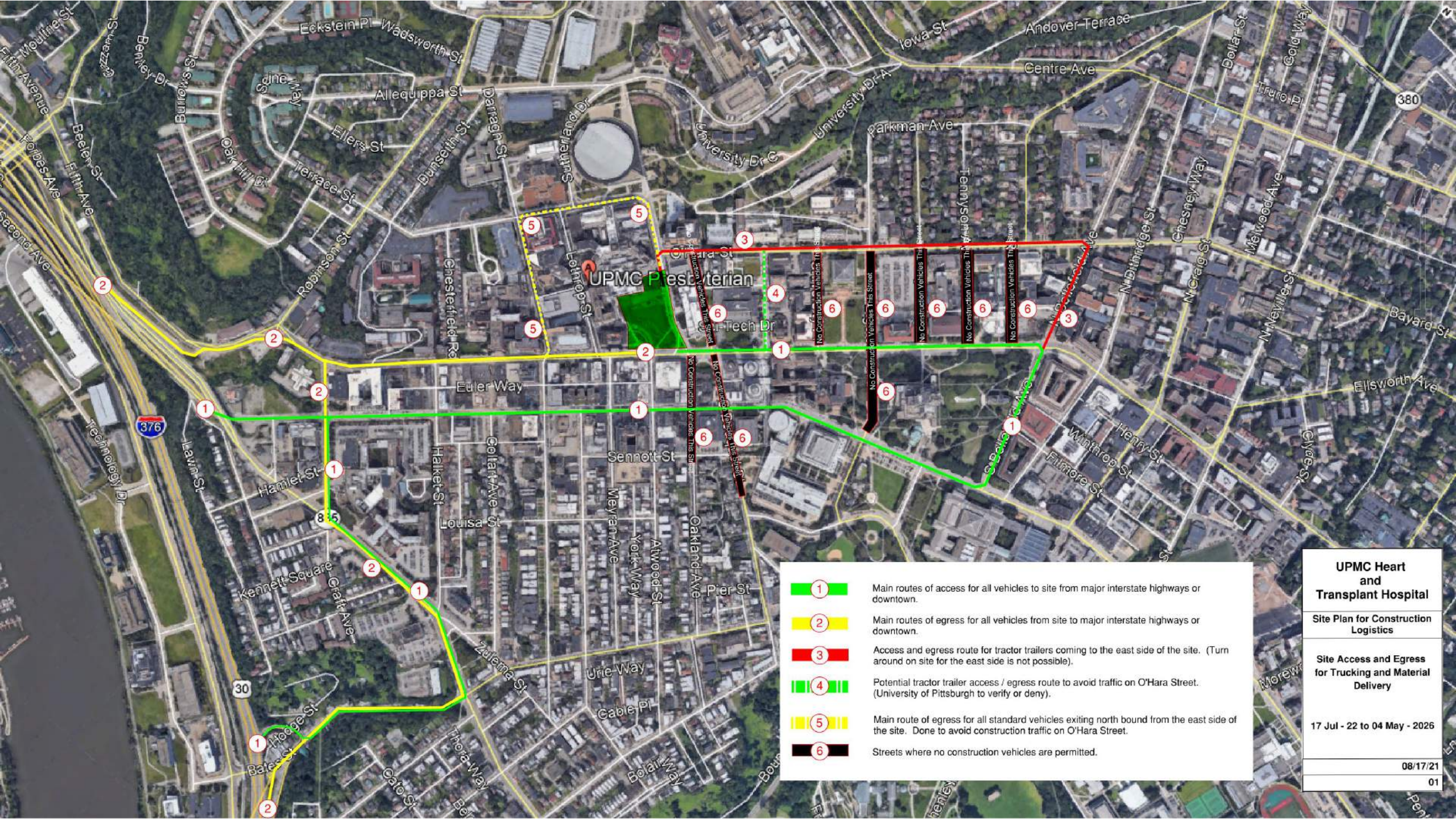


Accessibility & Universal Design Summary





Construction Management Plan



UPMC Presbyterian

- 1 Main routes of access for all vehicles to site from major interstate highways or downtown.
- 2 Main routes of egress for all vehicles from site to major interstate highways or downtown.
- 3 Access and egress route for tractor trailers coming to the east side of the site. (Turn around on site for the east side is not possible).
- 4 Potential tractor trailer access / egress route to avoid traffic on O'Hara Street. (University of Pittsburgh to verify or deny).
- 5 Main route of egress for all standard vehicles exiting north bound from the east side of the site. Done to avoid construction traffic on O'Hara Street.
- 6 Streets where no construction vehicles are permitted.

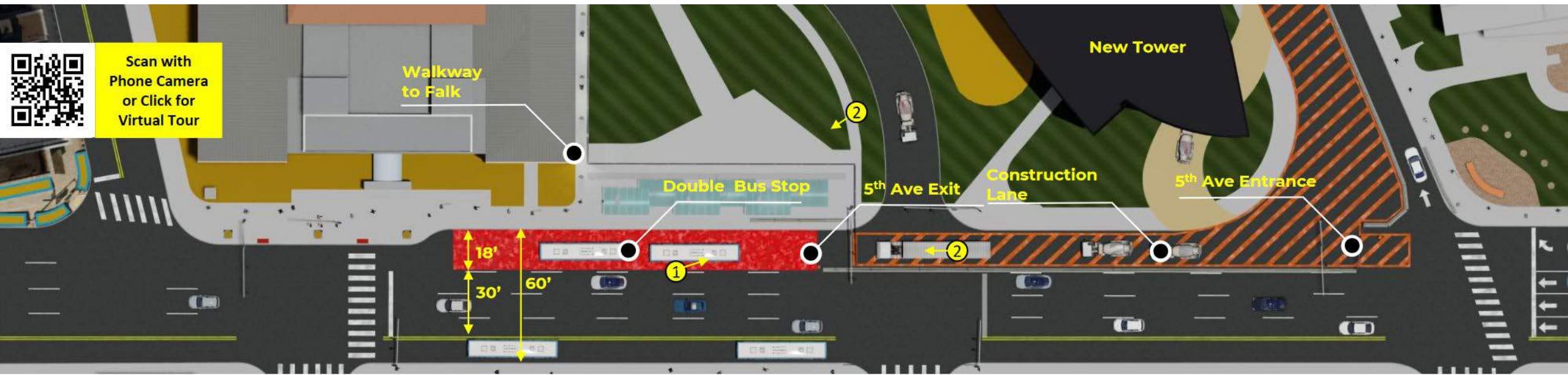
**UPMC Heart
and
Transplant Hospital**

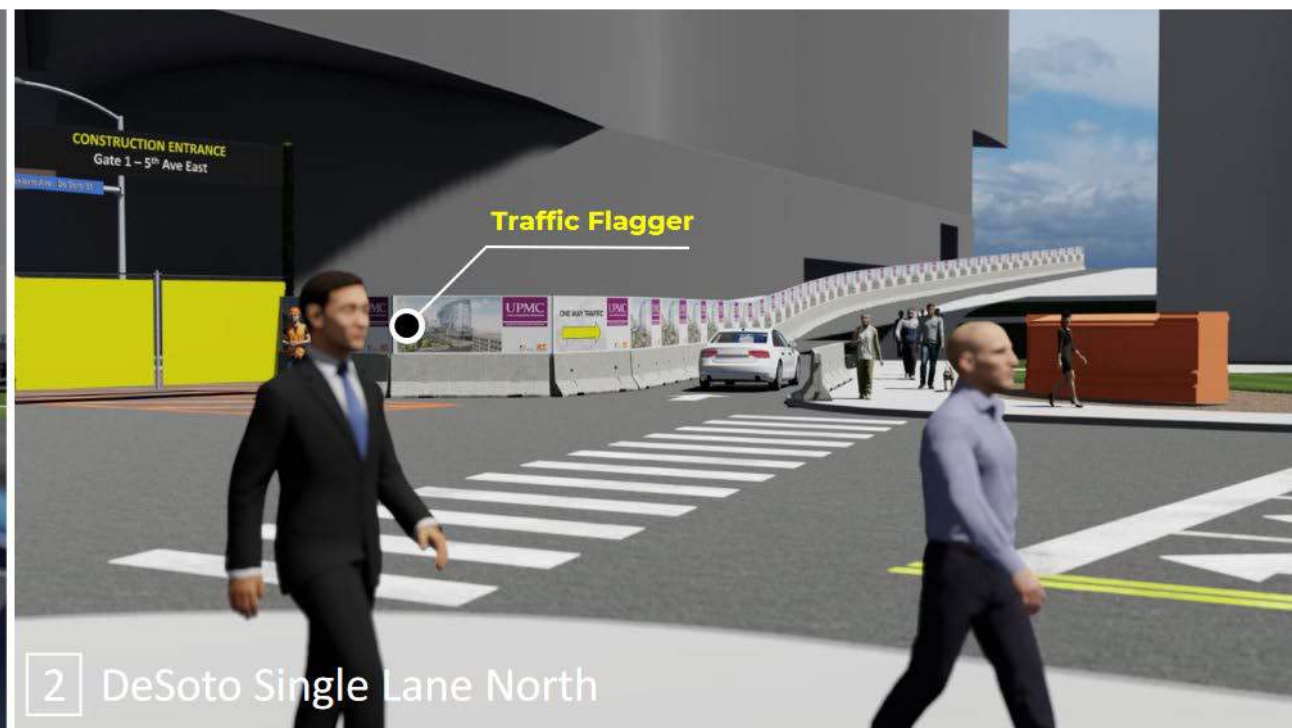
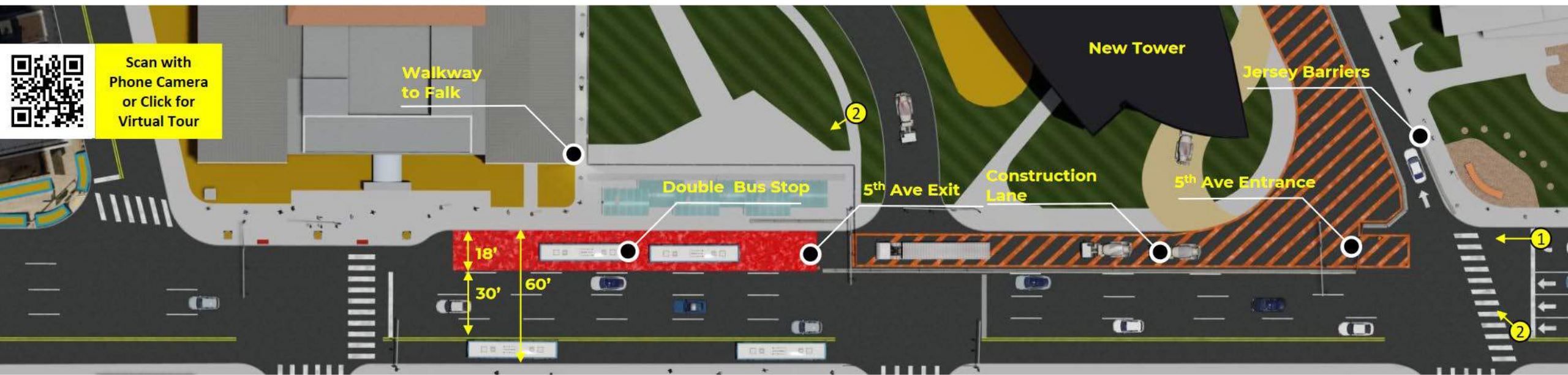
Site Plan for Construction
Logistics

Site Access and Egress
for Trucking and Material
Delivery

17 Jul - 22 to 04 May - 2026

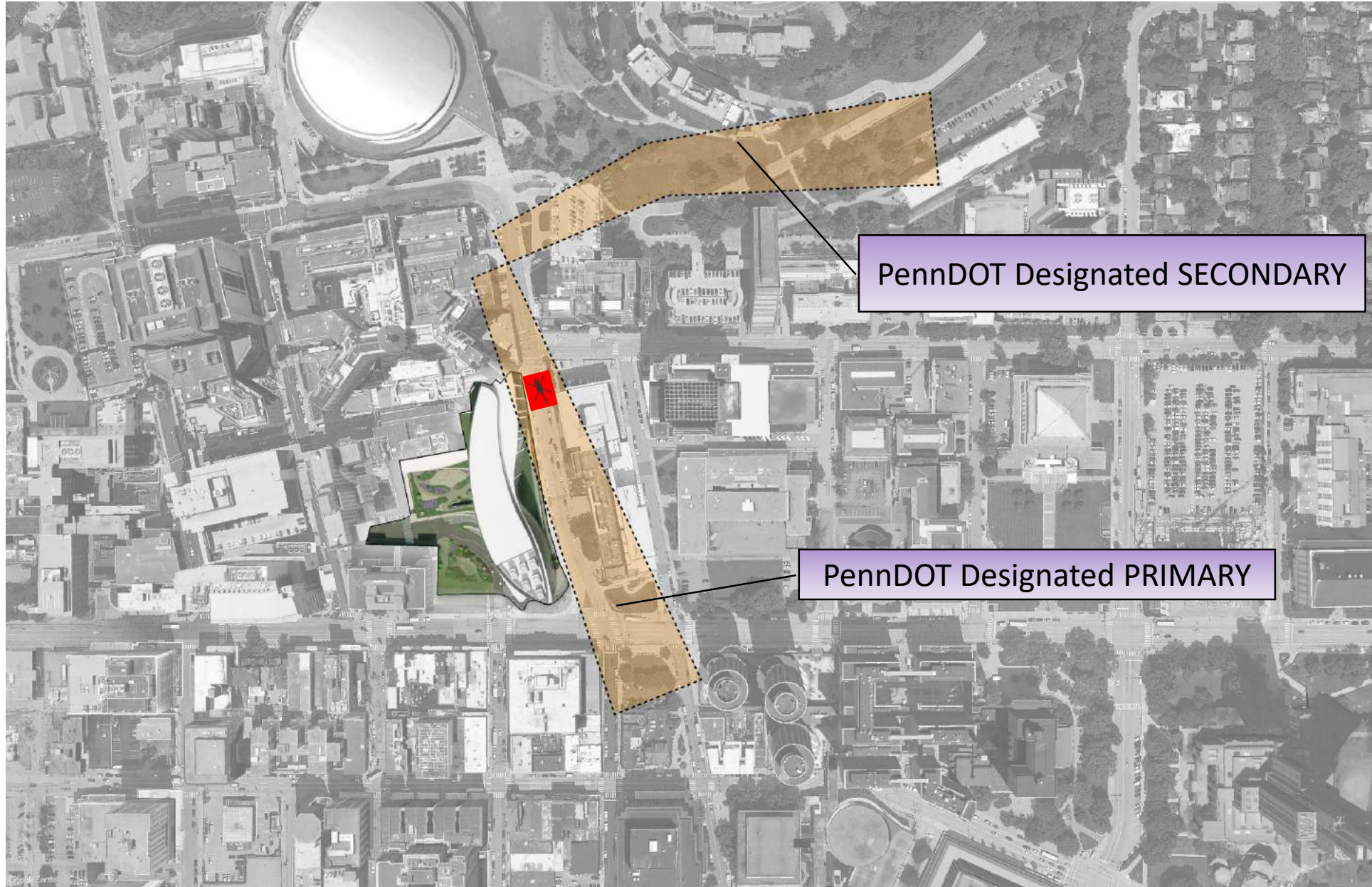
08/17/21
01







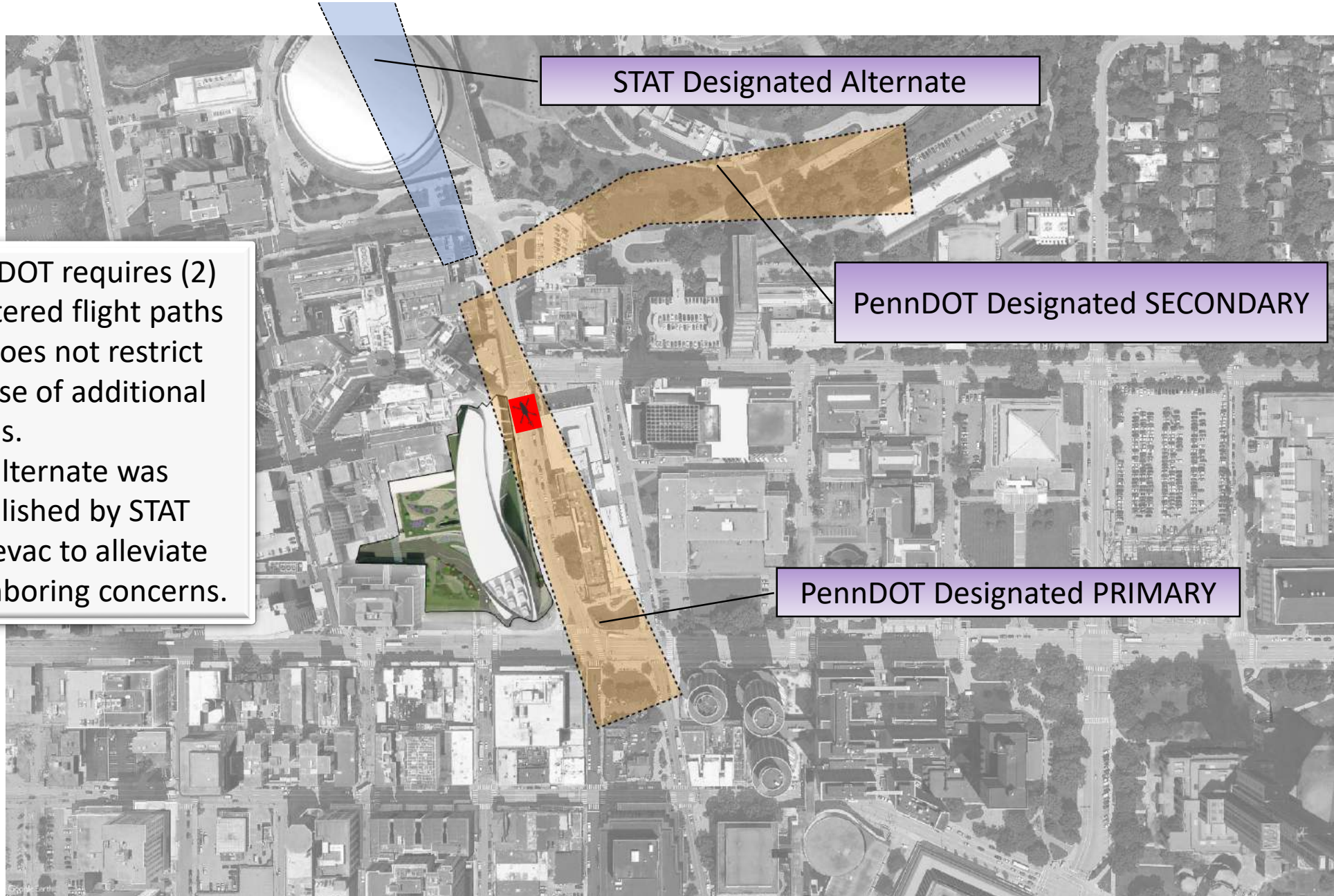
CURRENT STATE
BUREAU OF AVIATION APPROVED FLIGHT PATHS



PennDOT Designated SECONDARY

PennDOT Designated PRIMARY

CURRENT STATE
OPERATIONAL FLIGHT PATHS



STAT Designated Alternate

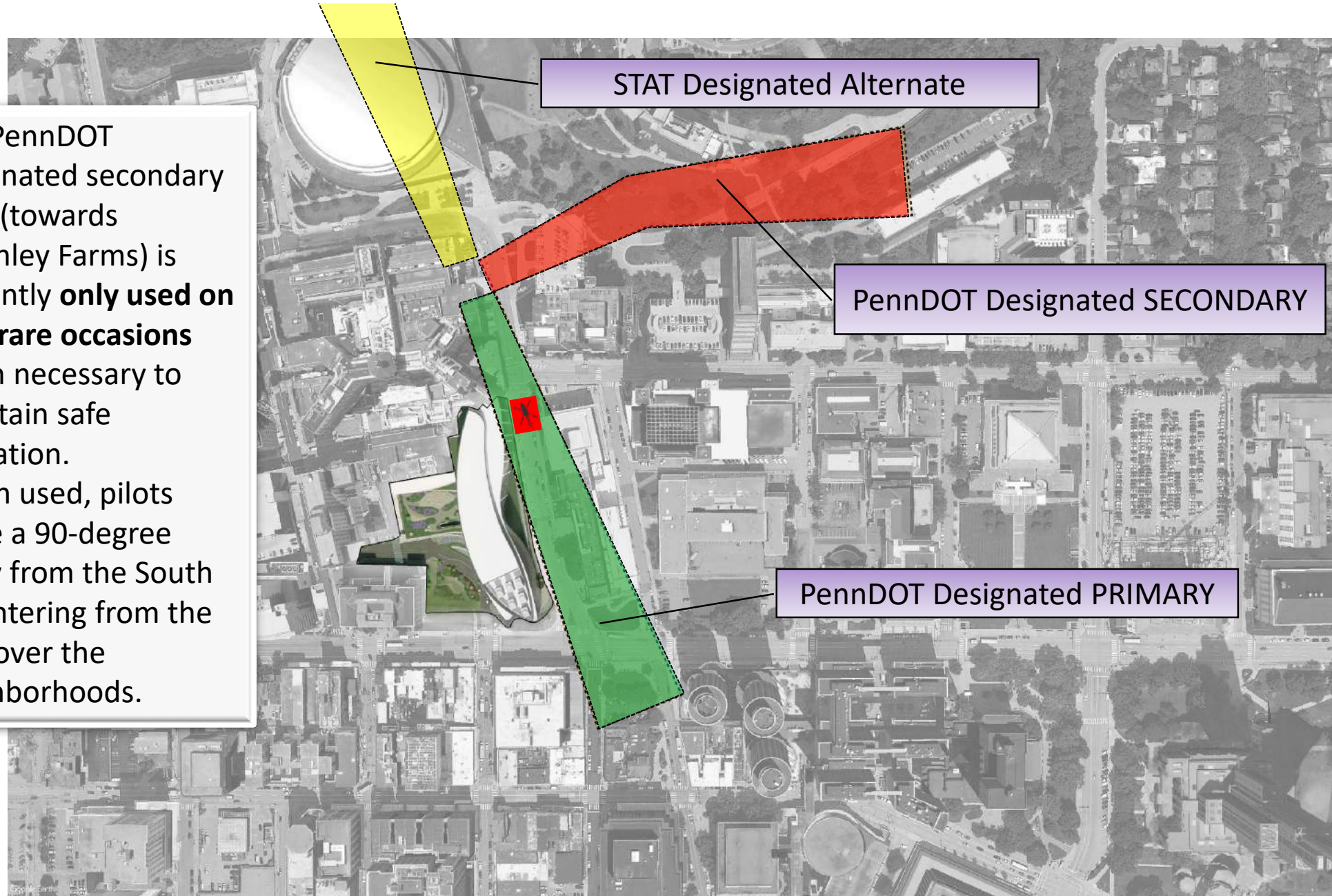
PennDOT Designated SECONDARY

PennDOT Designated PRIMARY

- PennDOT requires (2) registered flight paths but does not restrict the use of additional routes.
- The alternate was established by STAT Medevac to alleviate neighboring concerns.

CURRENT STATE
OPERATIONAL FLIGHT PATH USE

- The PennDOT designated secondary path (towards Schenley Farms) is currently **only used on very rare occasions** when necessary to maintain safe operation.
- When used, pilots make a 90-degree entry from the South vs. entering from the East over the neighborhoods.

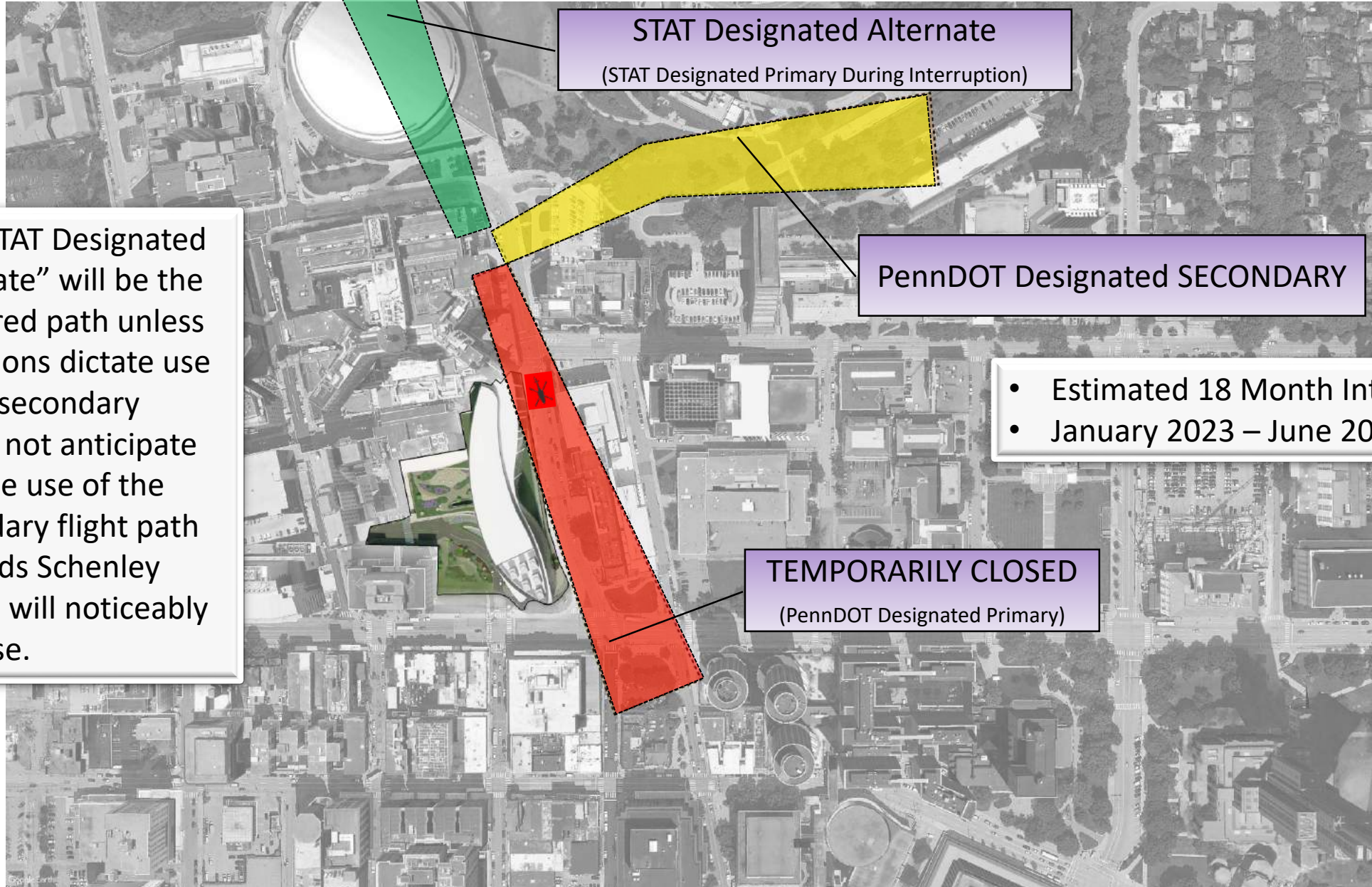




Crane Placement & Flight Path Disruption

- Estimated 18 Month Interruption
- January 2023 – June 2024

DURING CONSTRUCTION
OPERATIONAL FLIGHT PATH USE (PROJECTED)



- The “STAT Designated Alternate” will be the preferred path unless conditions dictate use of the secondary
- We do not anticipate that the use of the secondary flight path (towards Schenley Farms) will noticeably increase.

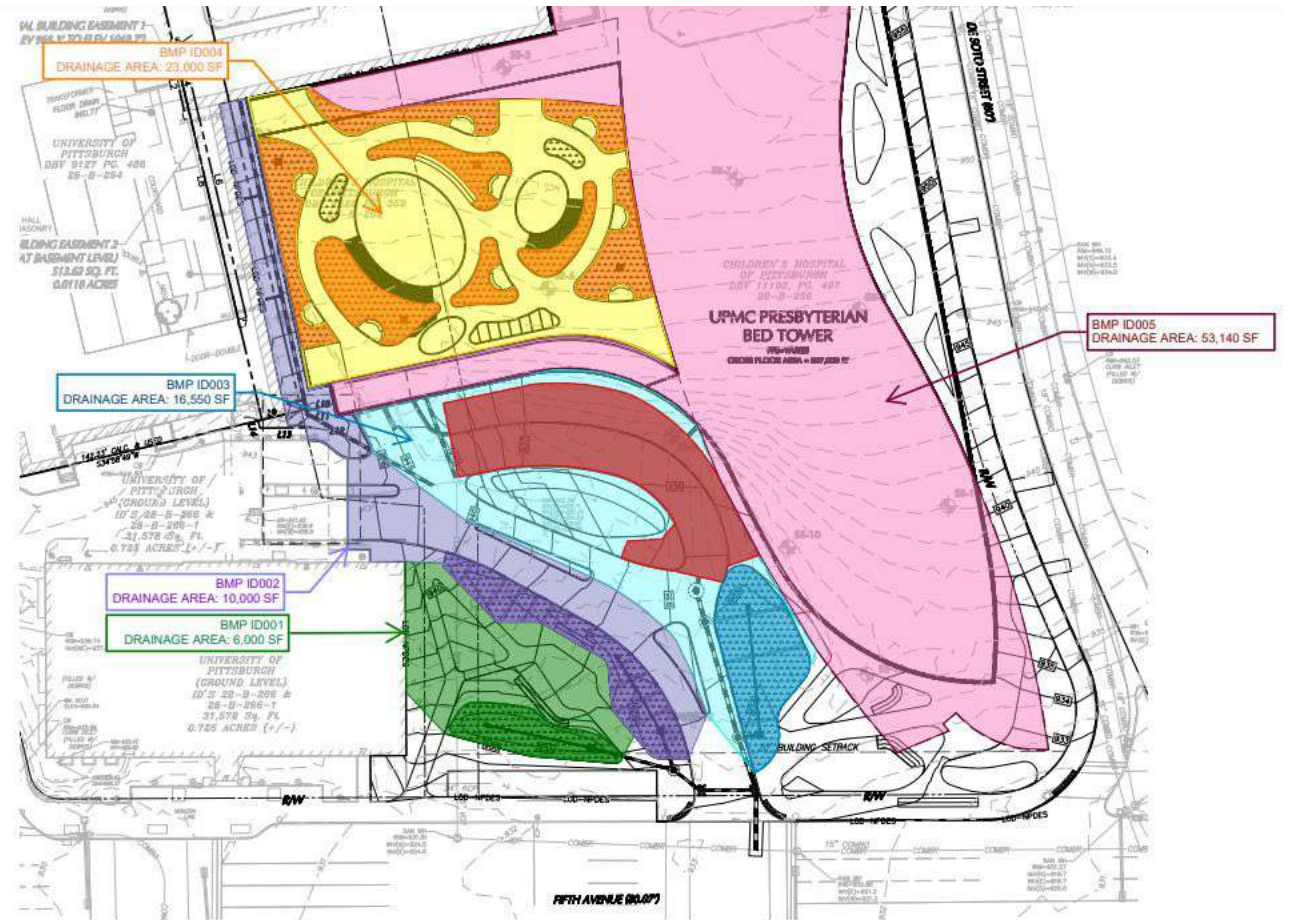
- Estimated 18 Month Interruption
- January 2023 – June 2024



Sustainability & Storm Water Management Summary

SUSTAINABILITY & STORM WATER MANAGEMENT

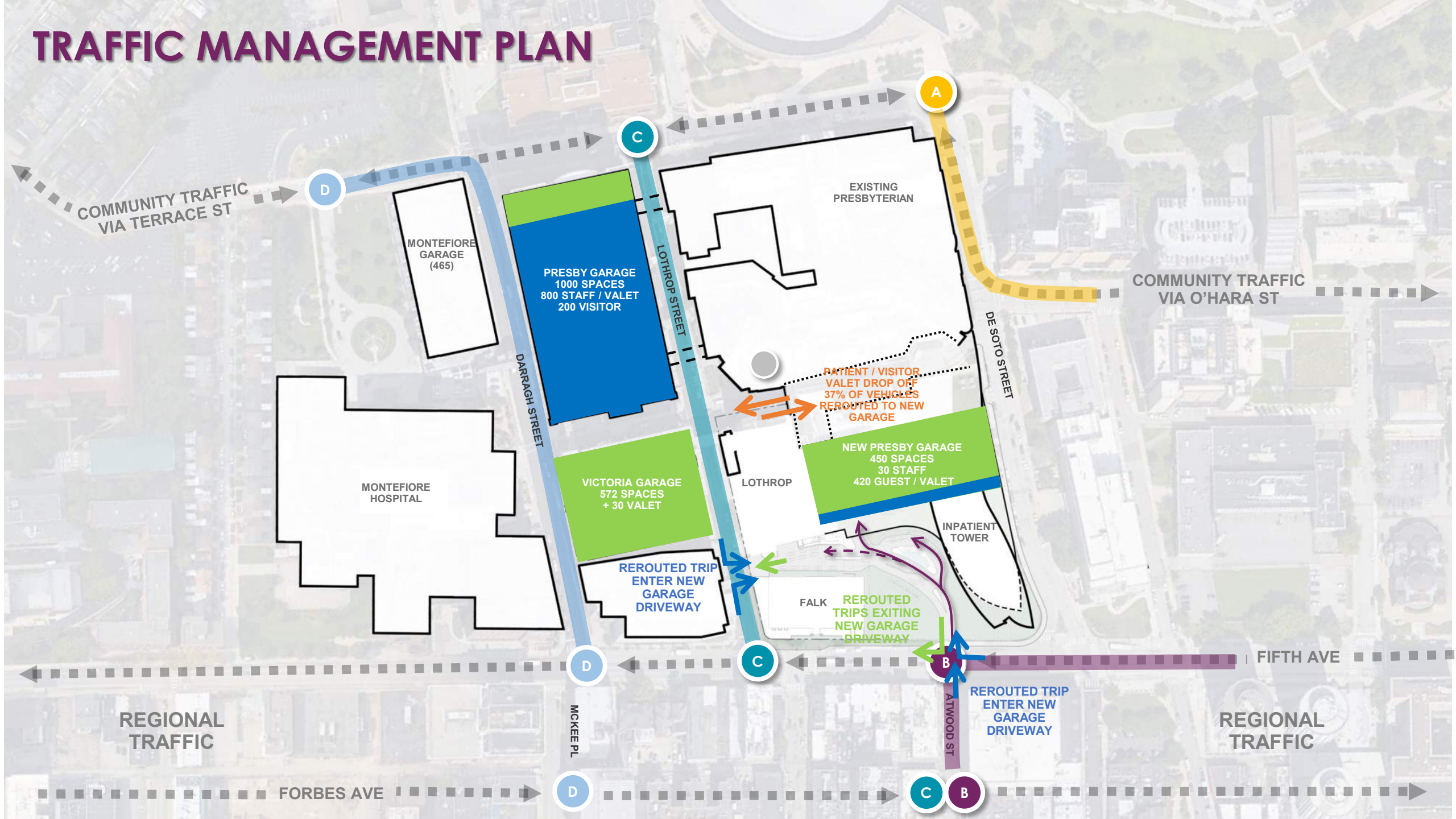
- TARGETING LEED CERTIFIED
- TARGETING 40% REDUCTION OF ENERGY USAGE INTENSITY FROM BASELINE ENERGY BENCHMARKS
- ADVANCED FAÇADE PERFORMANCE MODELING + HIGH PERFORMANCE GLAZING
 - OPTIMIZE NATURAL DAYLIGHTING
- INTENSIVE NATURAL SITE DEVELOPMENT
 - OPTIMIZE AVAILABLE OPEN SPACE
 - INTRODUCE SIGNIFICANT NEW TREE CANOPY
 - INCLUDE NATIVE PLANTING SPECIES
 - CAPTURE SIGNIFICANT STORMWATER ON SITE
- N+1 SYSTEMS FOR REDUNDANCY



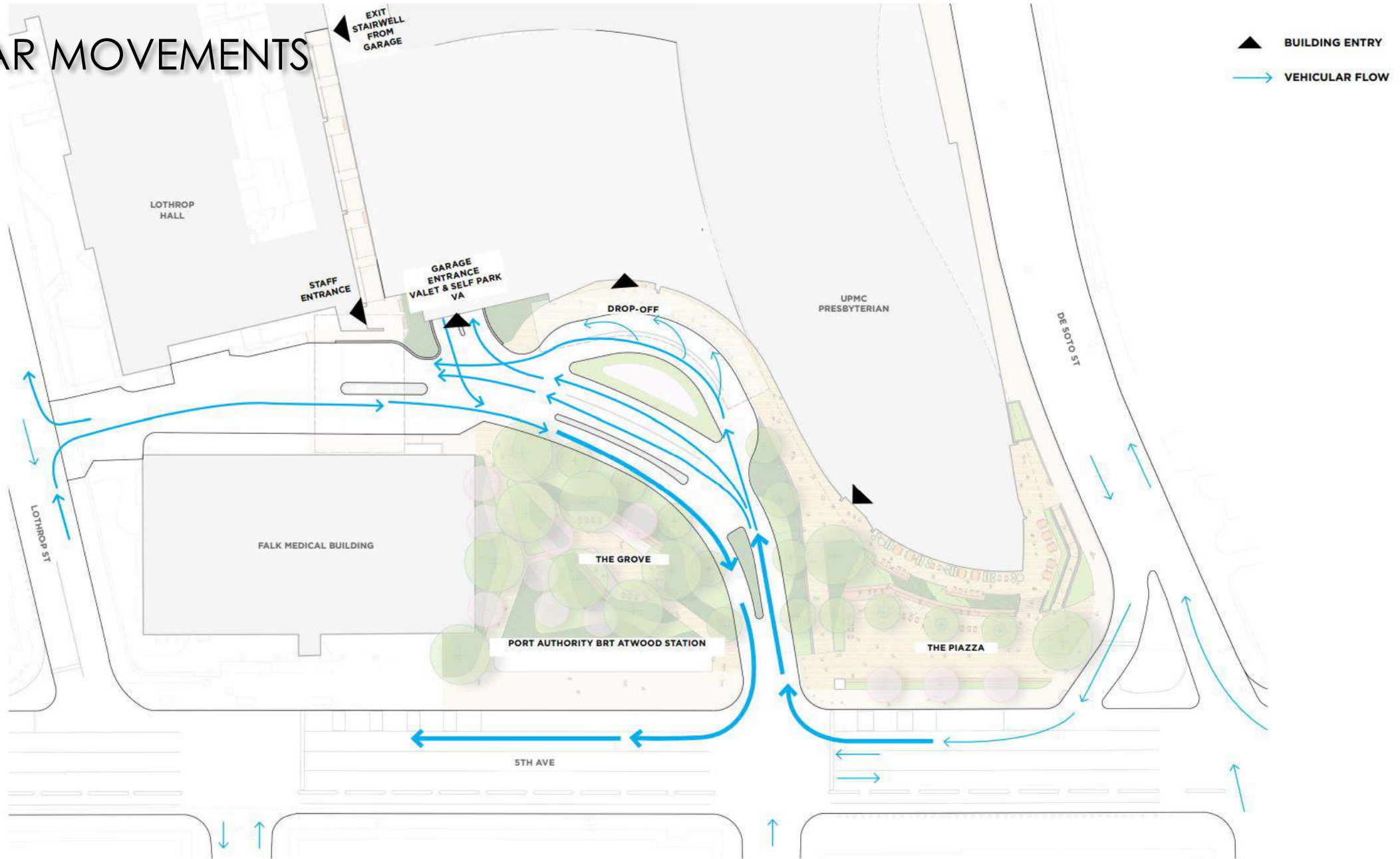


Transportation & Parking Analysis

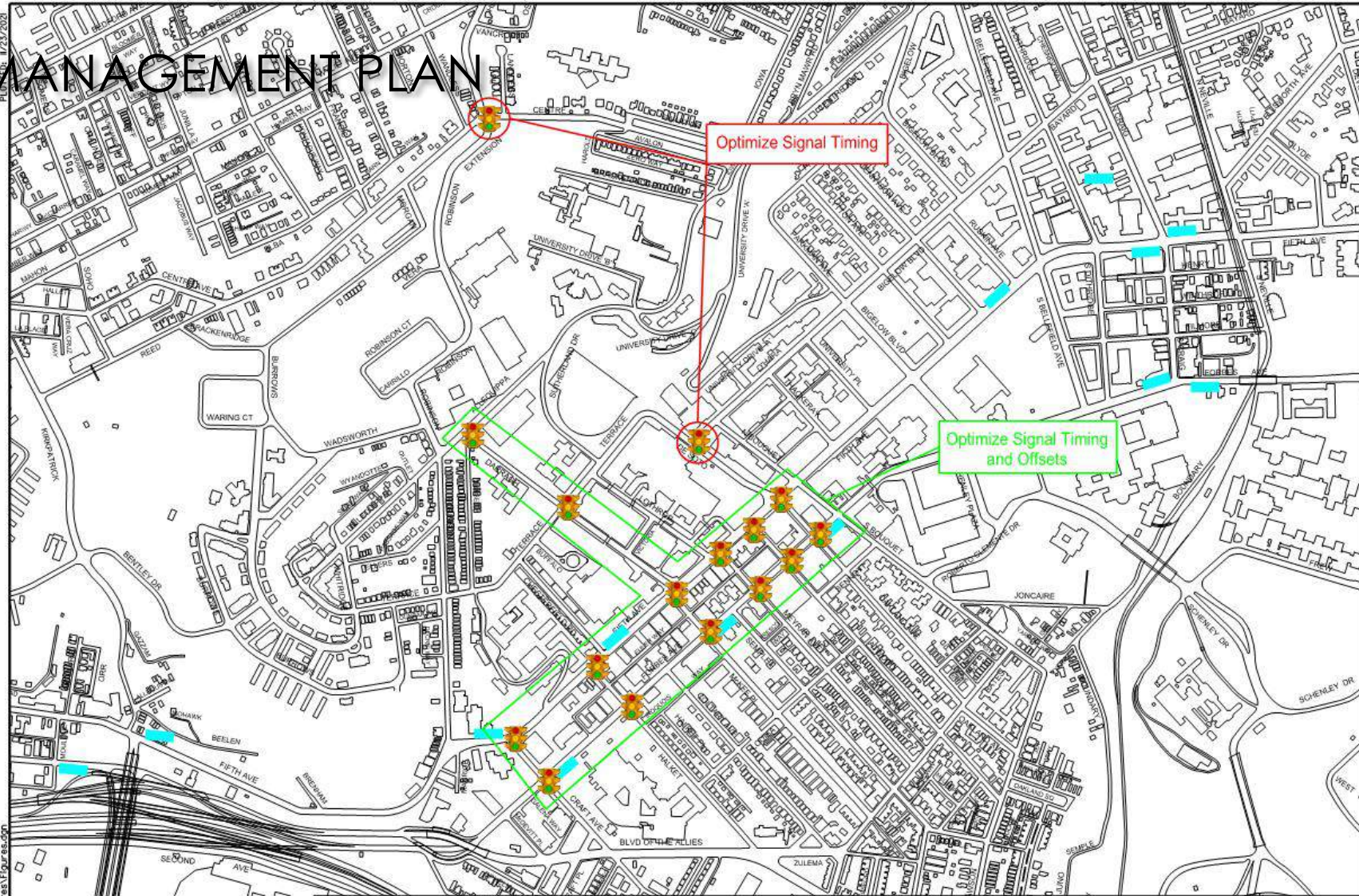
TRAFFIC MANAGEMENT PLAN



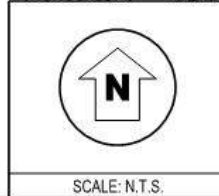
VEHICULAR MOVEMENTS



TRAFFIC MANAGEMENT PLAN



FILE NAME: P:\upmcc0018076\Figures\Figures.dwg
 Legend:
 - Future Location of BRT Station

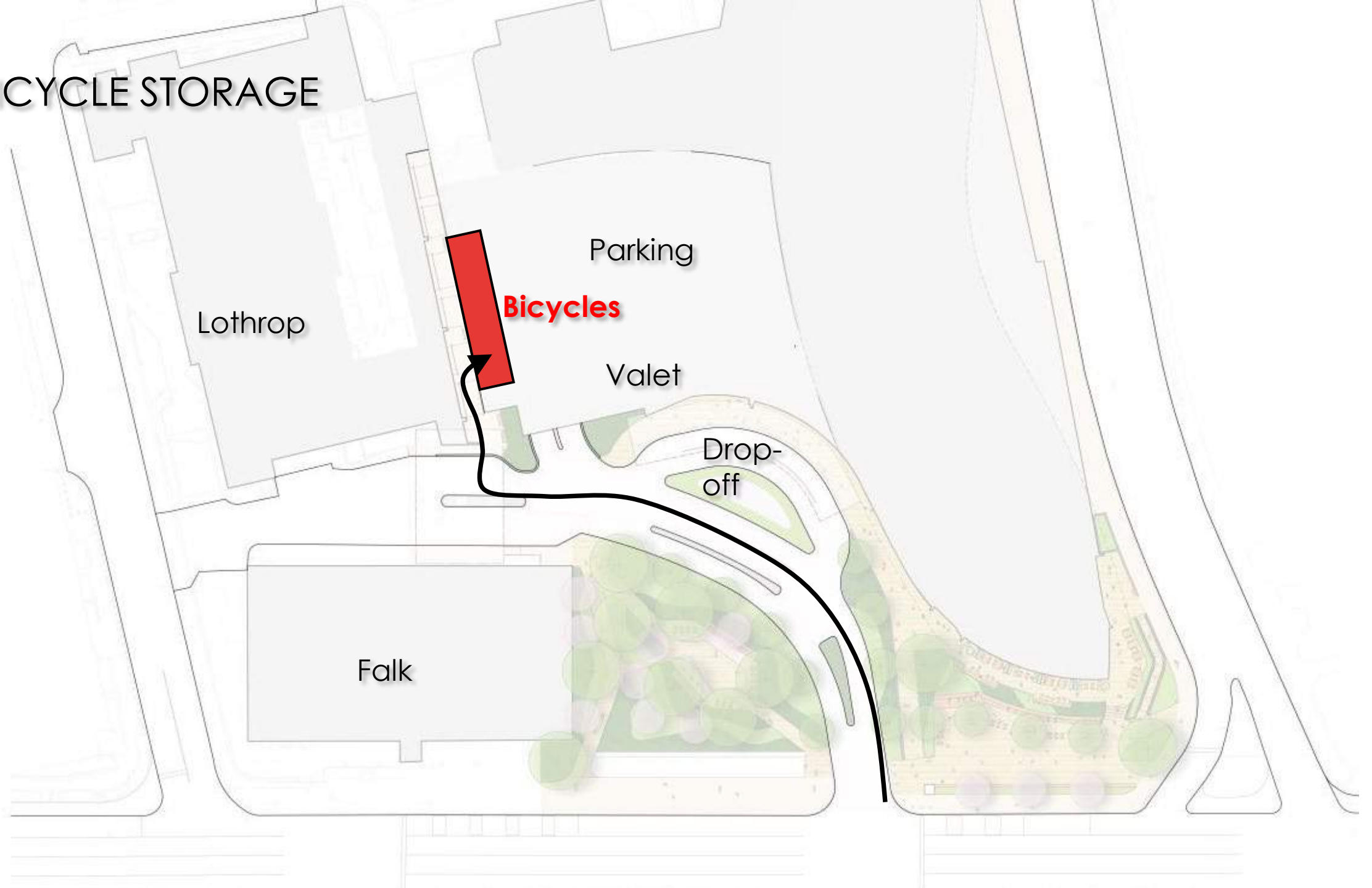


Trans
 ASSOCIATES
 Small Firm Client Experience, Big Firm Capabilities
 4955 Steubenville Pike, Twin Towers Suite 400
 Pittsburgh, Pennsylvania 15205, 412-490-0630

PROJECT NO.	UPMCC00-18076
PROJECT:	UPMC Presbyterian
TITLE:	Recommended Mitigation

FIGURE	4
D.B.	AMK
C.B.	CAJ
REV.	2021-11-22

BICYCLE STORAGE



Lothrop

Parking

Bicycles

Valet

Drop-off

Falk



Community Engagement Summary

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
November 2, 2021	Intro Meeting w/ Nadine Masagara-Taylor of West Oakland
November 9, 2021	West Oakland Neighborhood Council
November 30, 2021	OPDC Development Activities Meeting

Upcoming Milestones

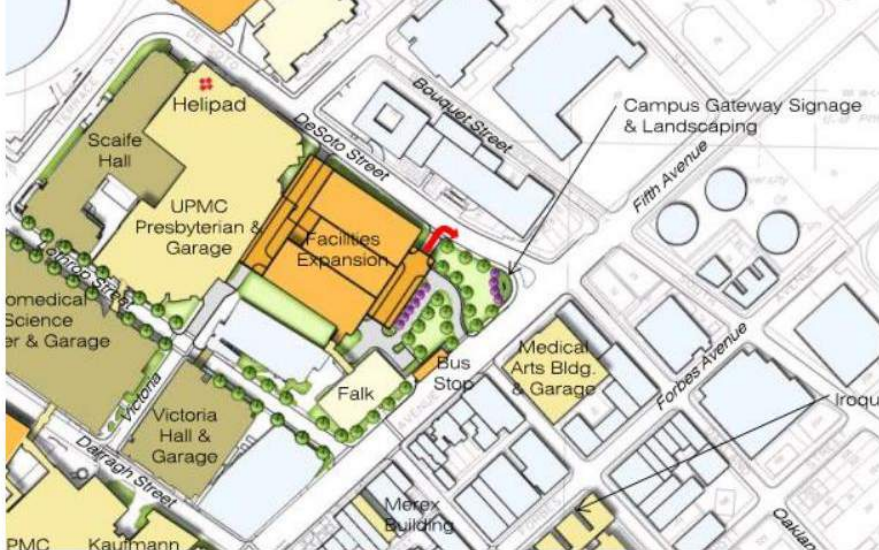
December 14, 2021	Contextual Design Advisory Panel Meeting
Early February	Planning Commission Briefing
Late February	Planning Commission Hearing



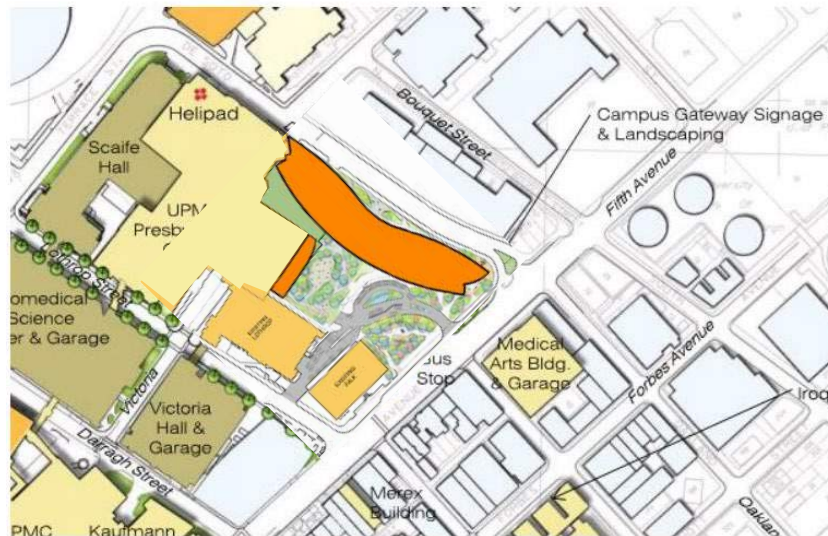
Appendix



IMP Alignment

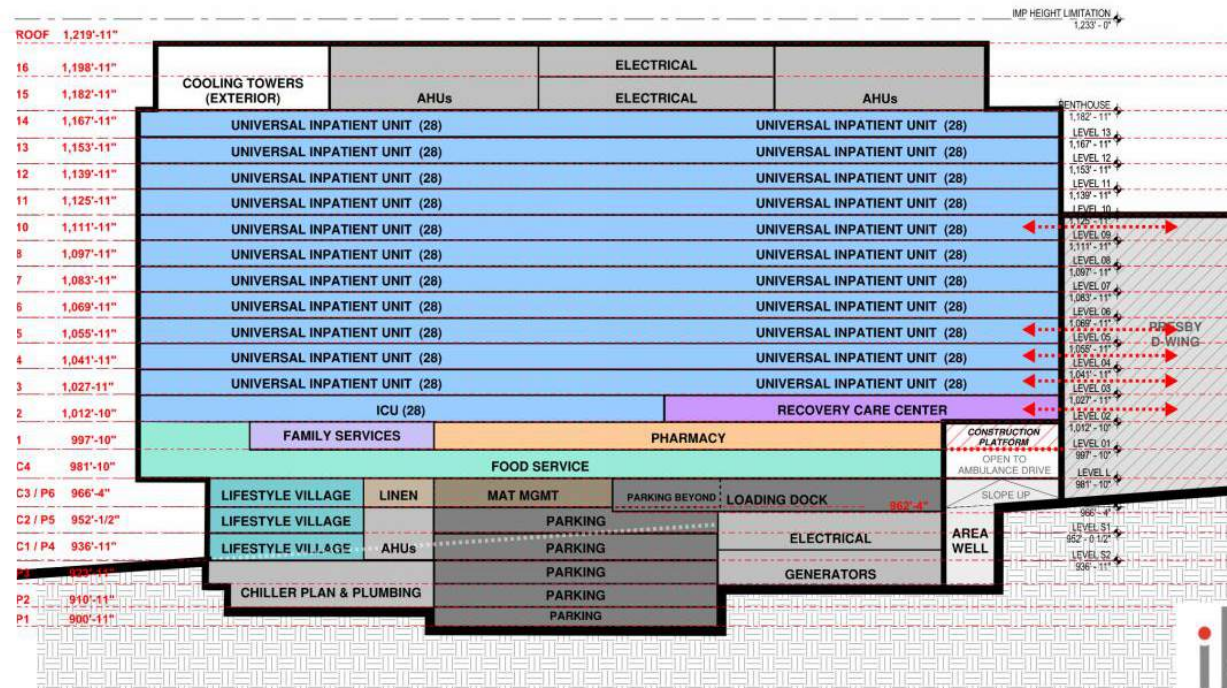


2014 IMP Site Plan



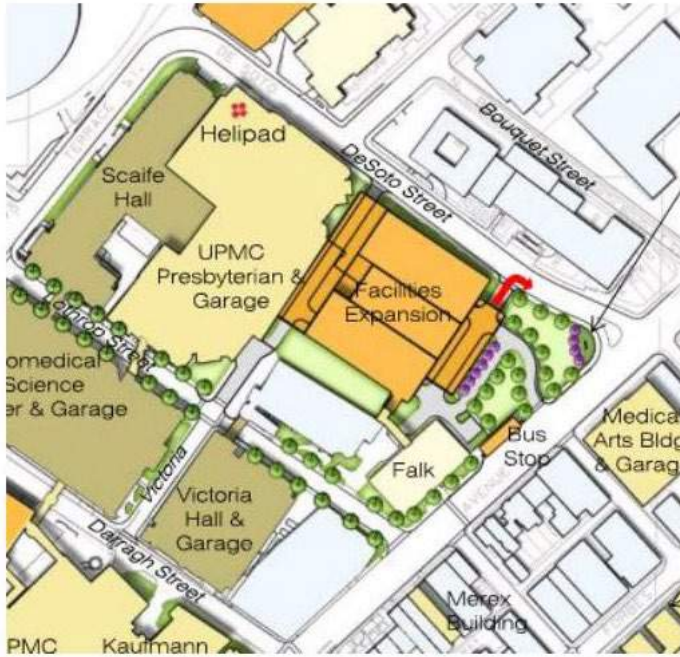
2021 Proposed Stacking Diagram

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



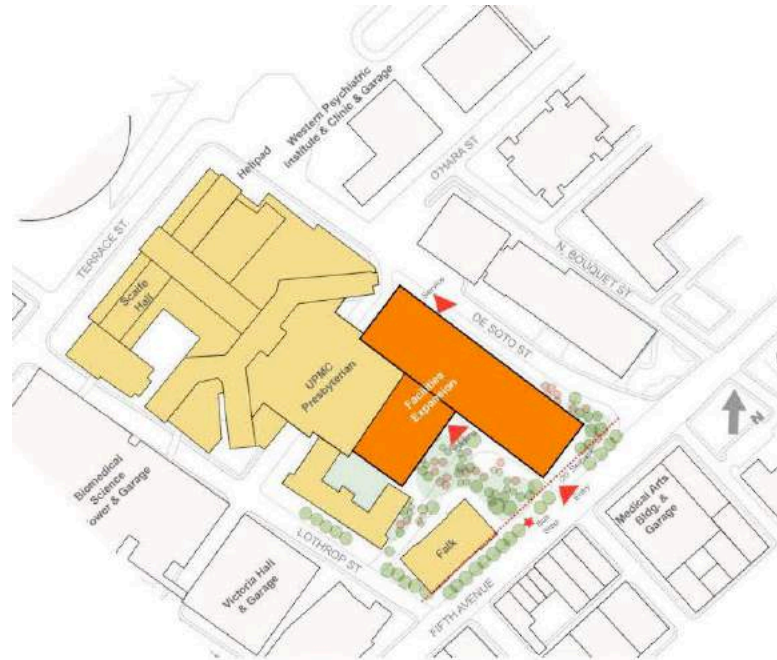
UPMC Presbyterian Heart & Transplant

2014 IMP



2014 IMP Site Plan

IMP Interpretation



2014 IMP

Proposed Site



2021 Master Plan

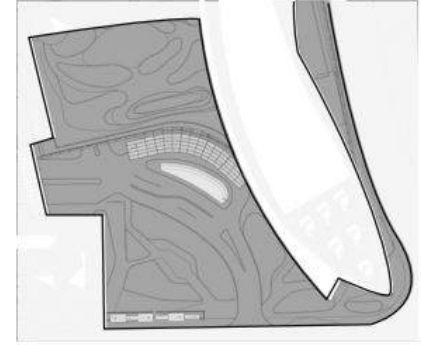
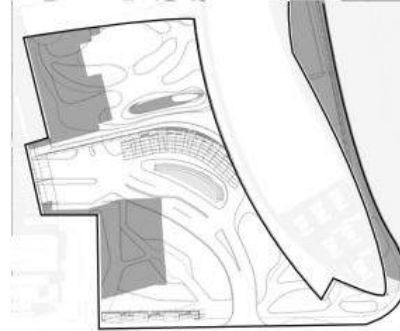
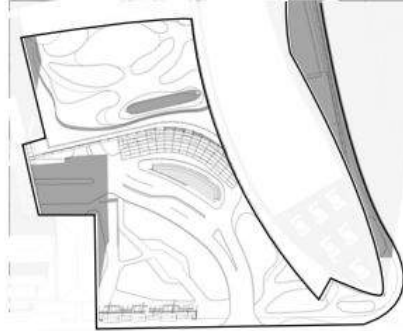
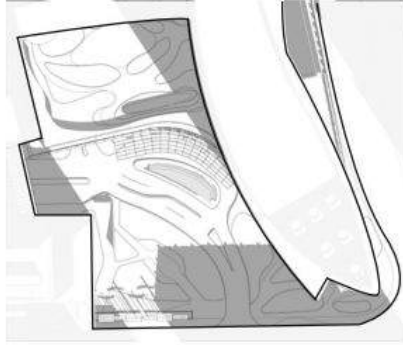


Solar Shading Analysis

SHADE STUDY

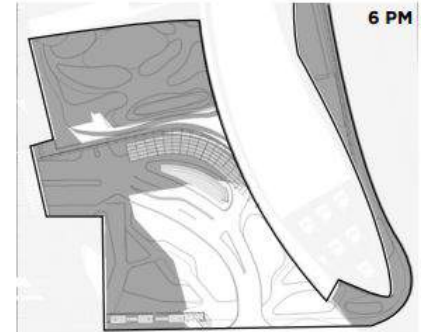
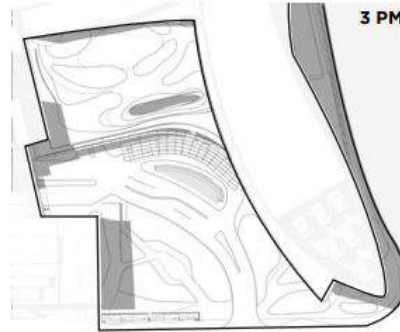
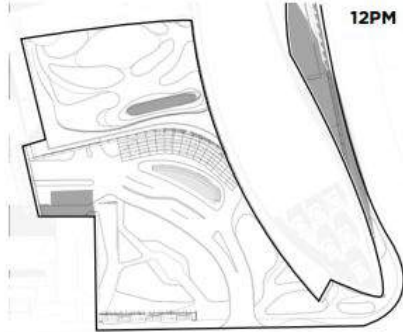
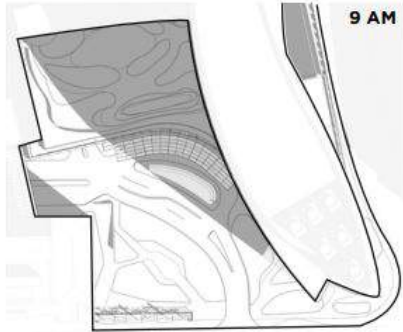
SPRING/FALL EQUINOX

March 20
September 22



SUMMER SOLSTICE

June 21



WINTER SOLSTICE

December 21

