



PUH Bed Tower

Community Update Meeting

Oakland Planning and Development Corporation

August 31st, 2021

UPMC – Community Update

Agenda

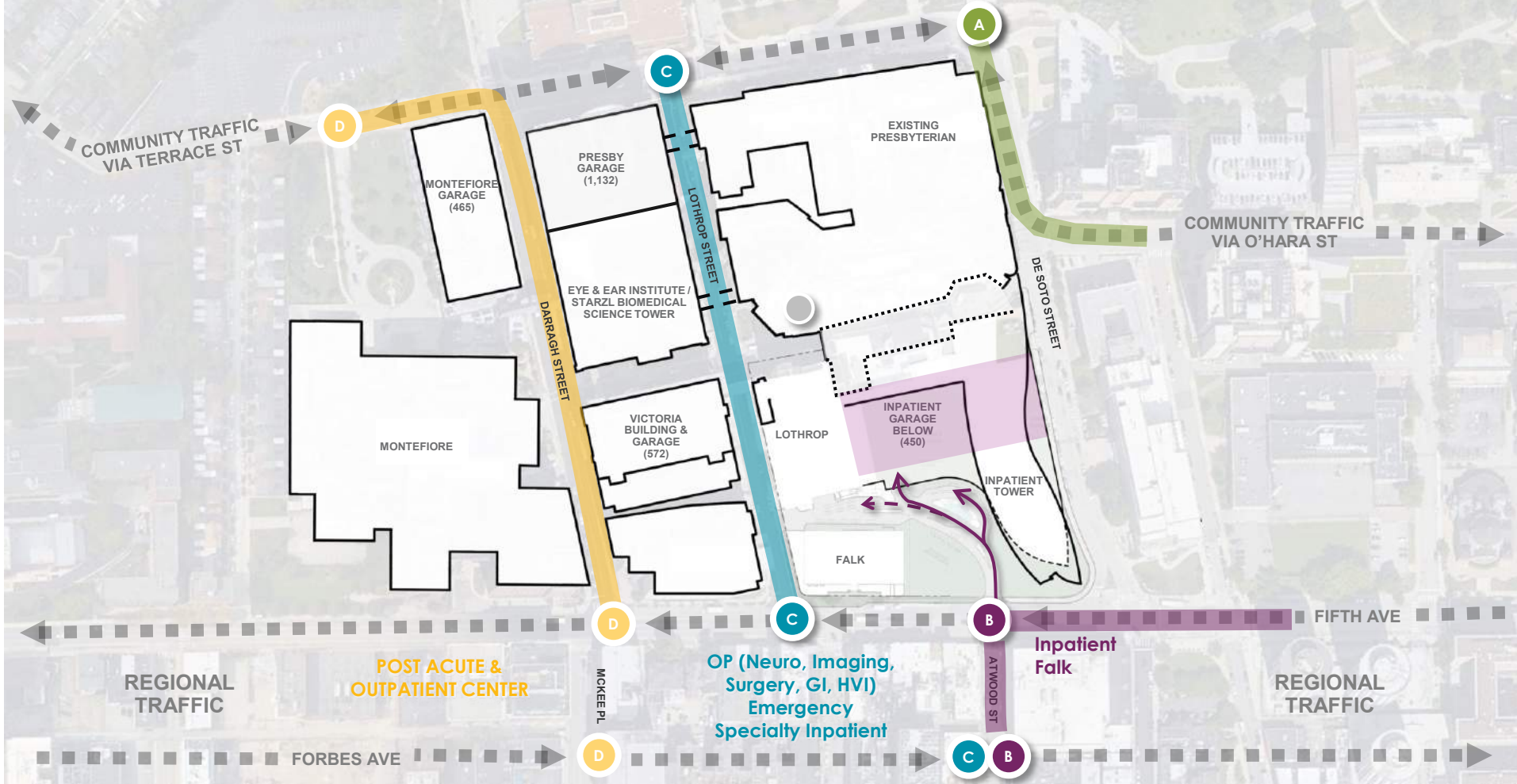
- 1) *Project Description*
- 2) *Project Timeline*
- 3) *IMP Alignment*
- 4) *Project Imagery*
- 5) *Site Concepts & Flows*
- 6) *Building Components*
- 7) *Community Benefits*
- 8) *Neighborhood & Business Opportunities*
- 9) *Construction Impacts*

Project description

- *636 private beds*
Universal patient room in
disease specific units.
ICU > Step-down > Discharge
- *450 car parking garage*
- *Outdoor/Indoor public*
amenities

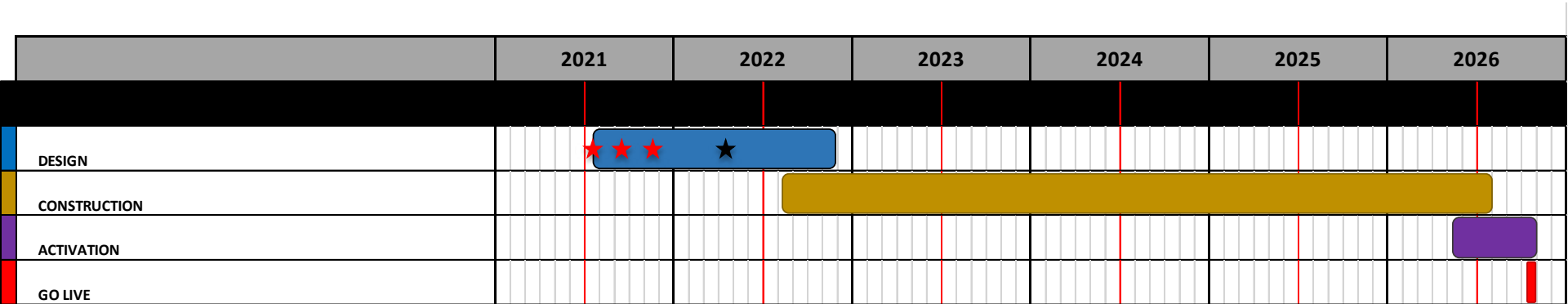


CAMPUS PORTALS & DISTRICTS



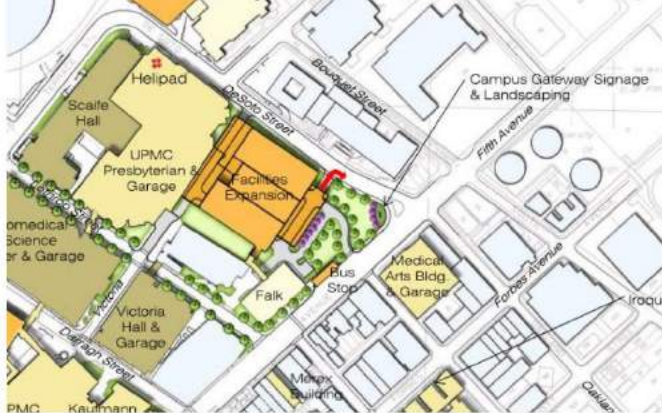
Project Timeline

- *Community Engagement* ★ Summer / Fall 2021
- *Planning Review / Zoning* ★ Spring 2022
- *Break Ground – Bed Tower* Summer 2022
- *Bed Tower Complete* Fall 2026





IMP Alignment

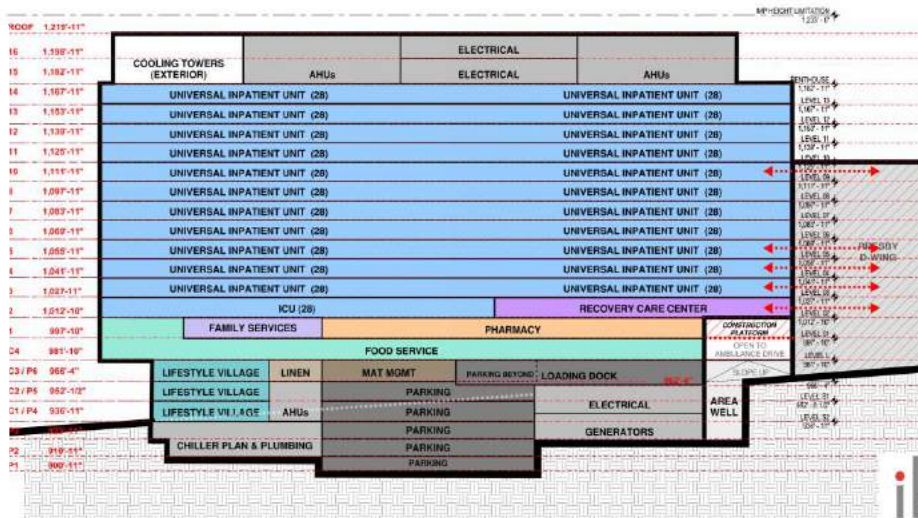


2014 IMP Site Plan



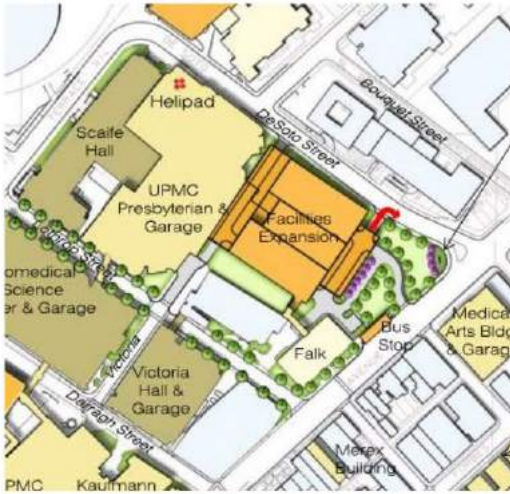
2021 Proposed Stacking Diagram

	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 Fifth and Desoto	From Fifth and Desoto
Impervious Surface Coverage	89%	Not to Exceed 89%



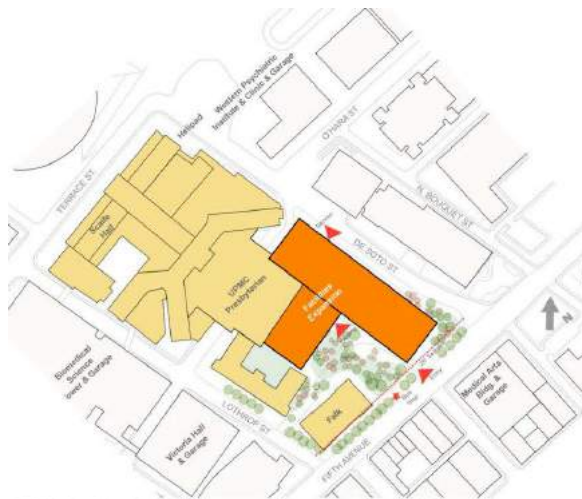
UPMC Presbyterian Heart & Transplant

2014 IMP



2014 IMP Site Plan

IMP Interpretation



2014 IMP

Proposed Site



2021 Master Plan



Project Imagery

Context: Oakland's bold, iconic towers



Context: limestone patterns at street level





Context: urban buildings
embracing landscape



Context: evolution over time



Context: Development in Oakland



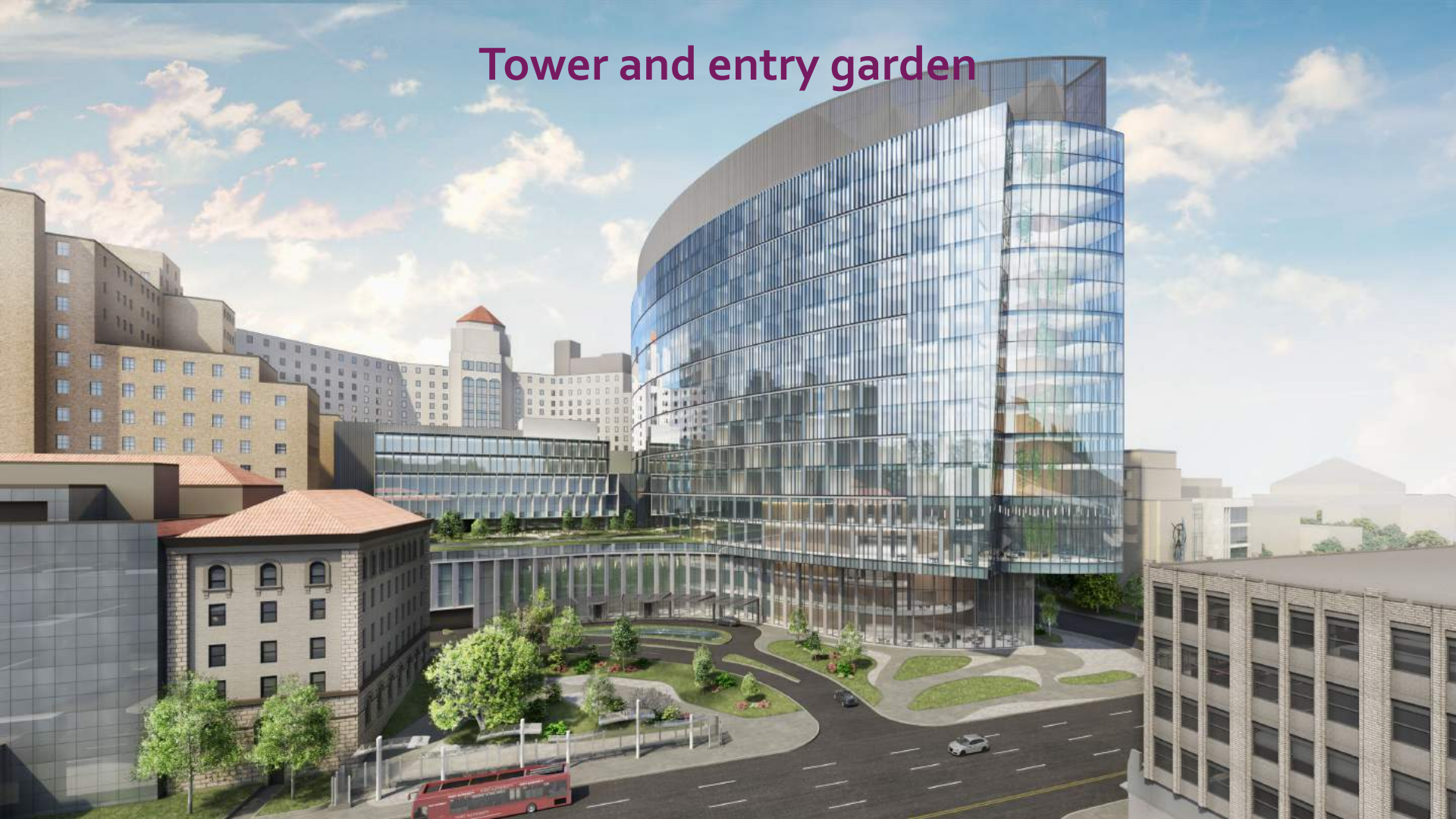
5th Avenue Existing Conditions



5th Avenue looking west



Tower and entry garden



Basic dimensions

590'

288'

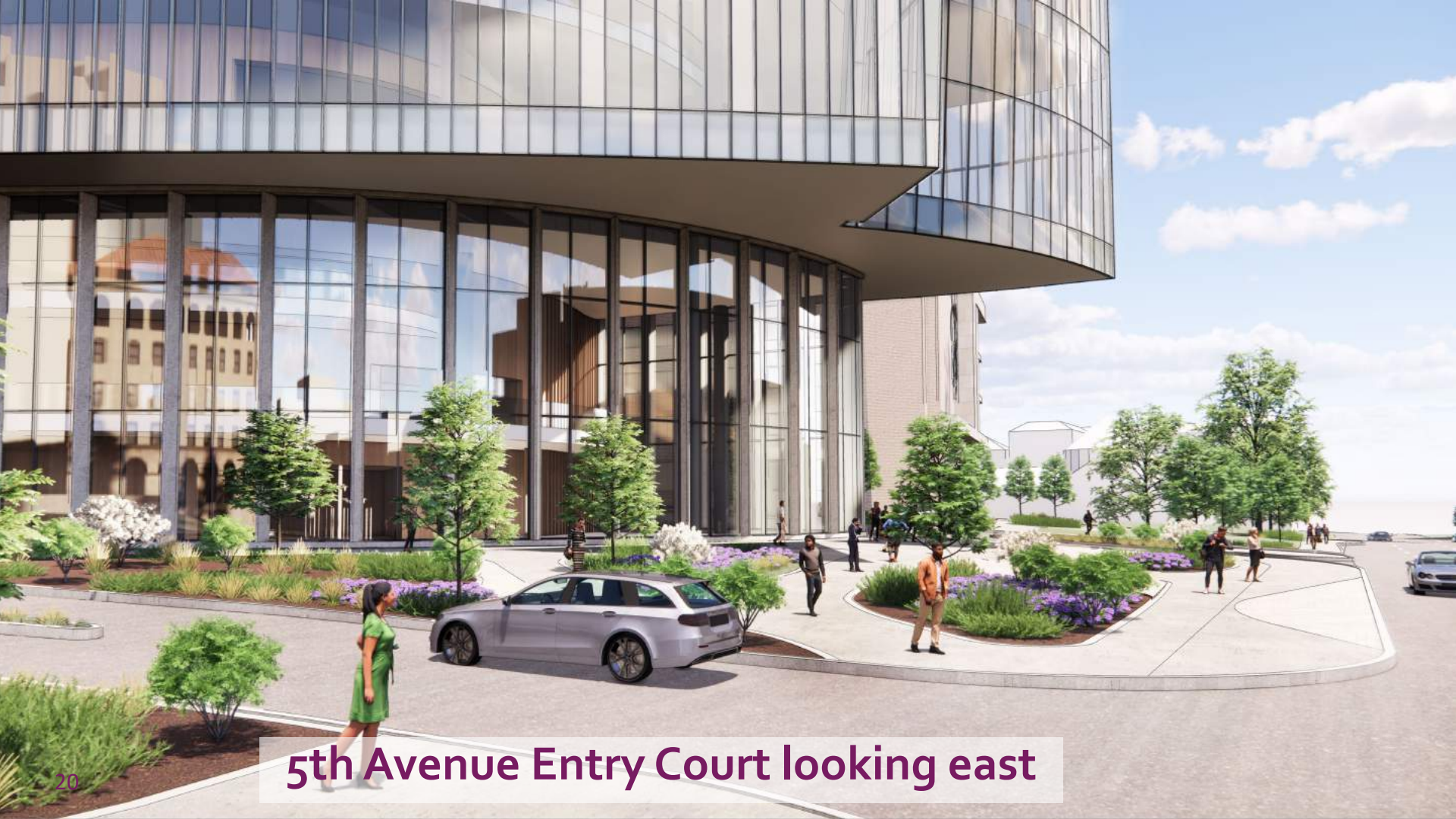


39'



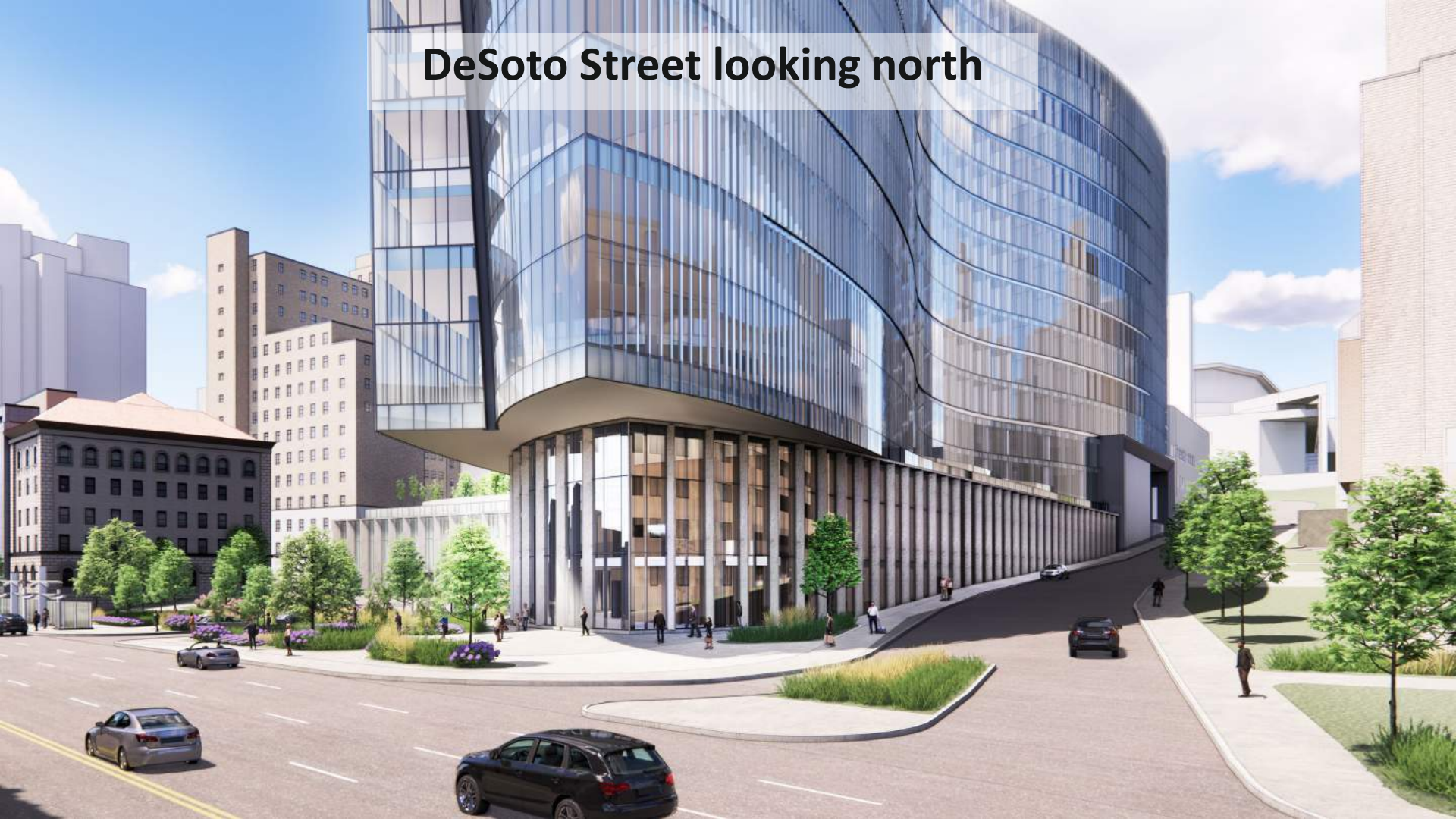


5th Avenue looking east



5th Avenue Entry Court looking east

DeSoto Street looking north



Entry garden



Parking entrance lobby



Mid-block outpatient entry at C4 level



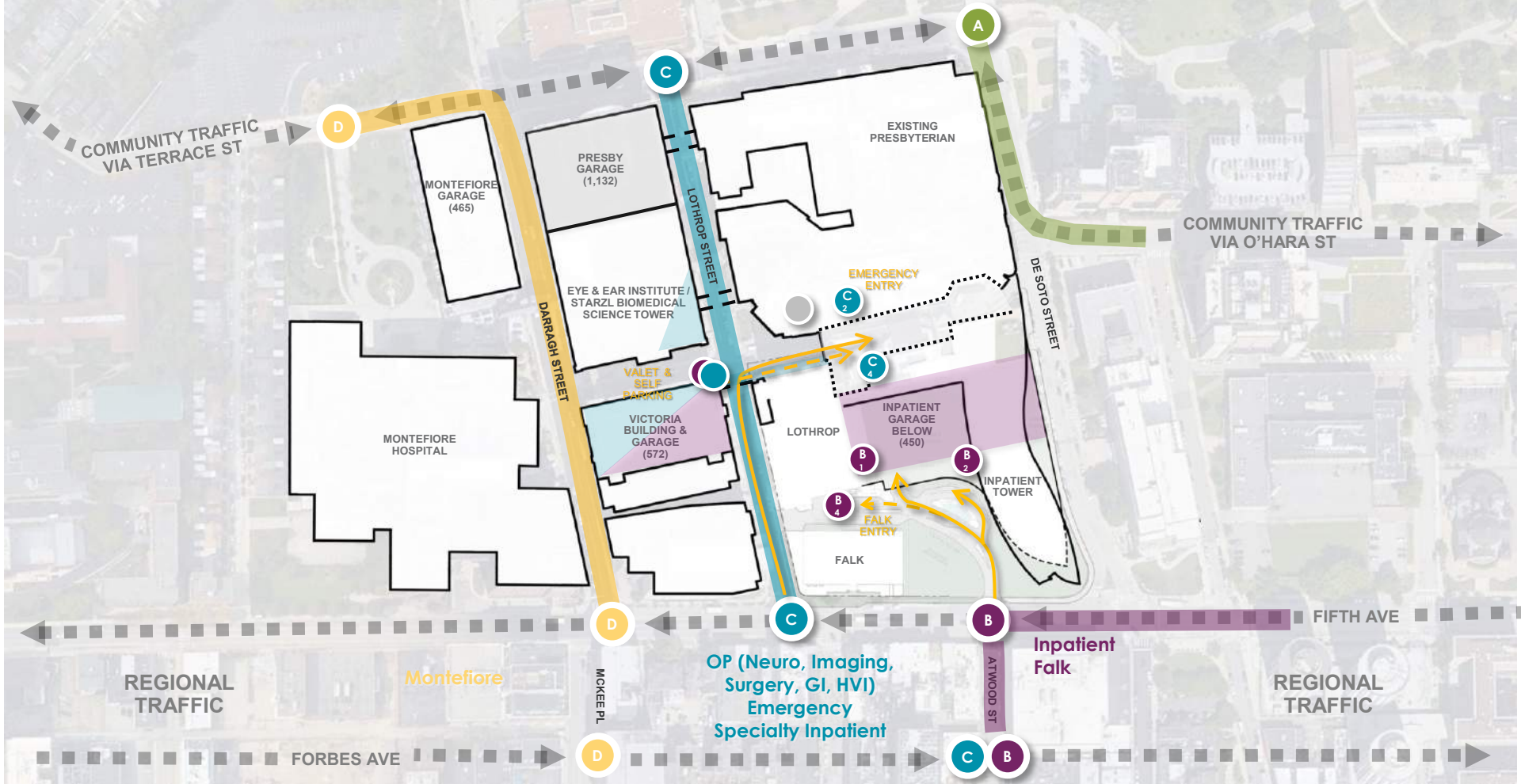
Roof garden at C4 level – controlled public access for special events

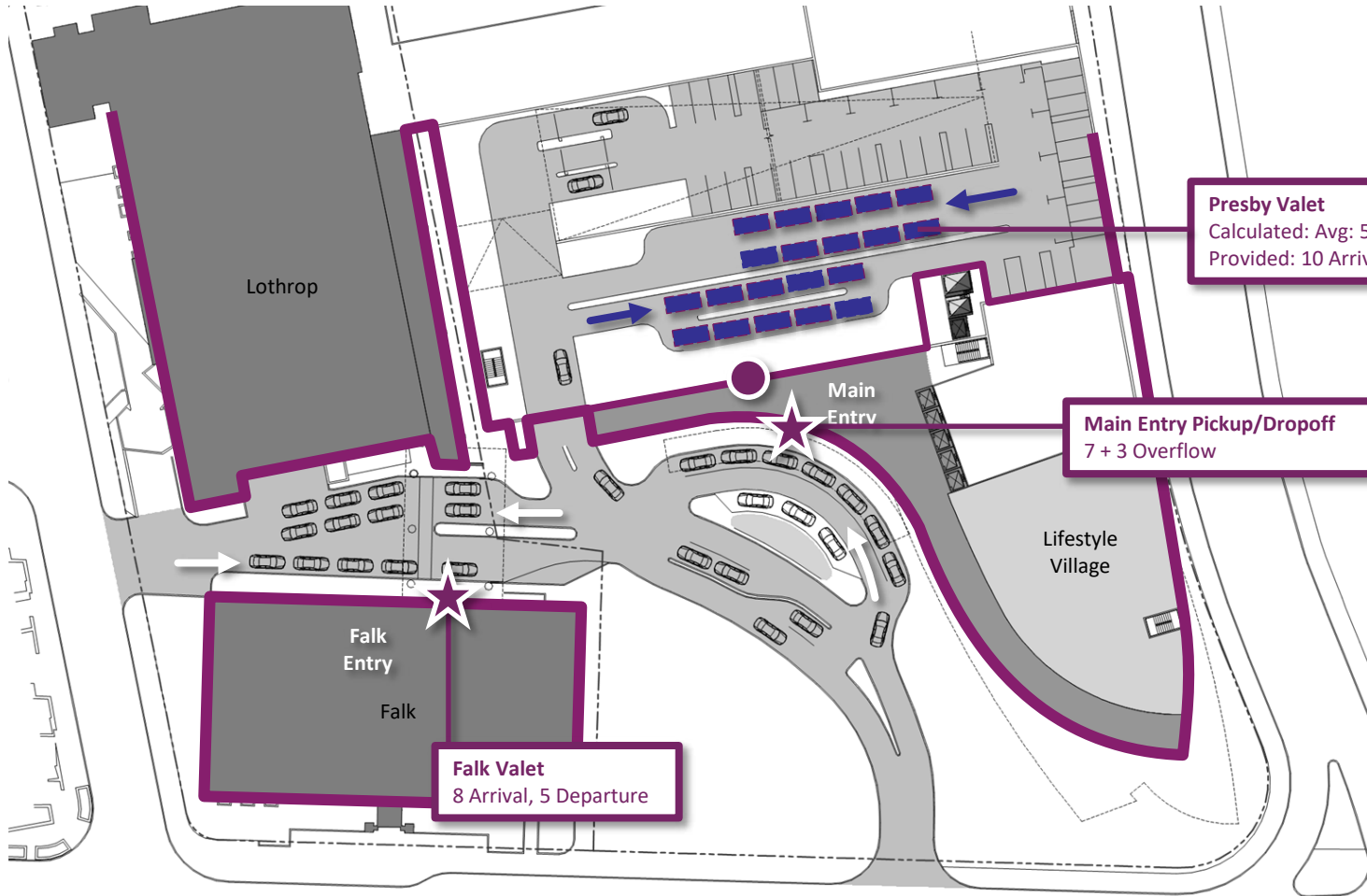




Site Concepts & Flows

CAMPUS PORTALS & DISTRICTS





Lothrop

Main Entry

Falk Entry

Falk

Lifestyle Village

Presby Valet
Calculated: Avg: 5, Peak: 7
Provided: 10 Arrival, 10 Departure

Main Entry Pickup/Dropoff
7 + 3 Overflow

Falk Valet
8 Arrival, 5 Departure



LOTHROP HALL

LEVEL 4 GARDEN TERRACE

DINING TERRACE

Lothrop Street

De Soto Street

PARKING ENTRY

MAIN ENTRY

FALK VALET DROP-OFF

FALK MEDICAL BUILDING

ENTRY GARDEN

TRANSIT SHELTER

PUBLIC PLAZA

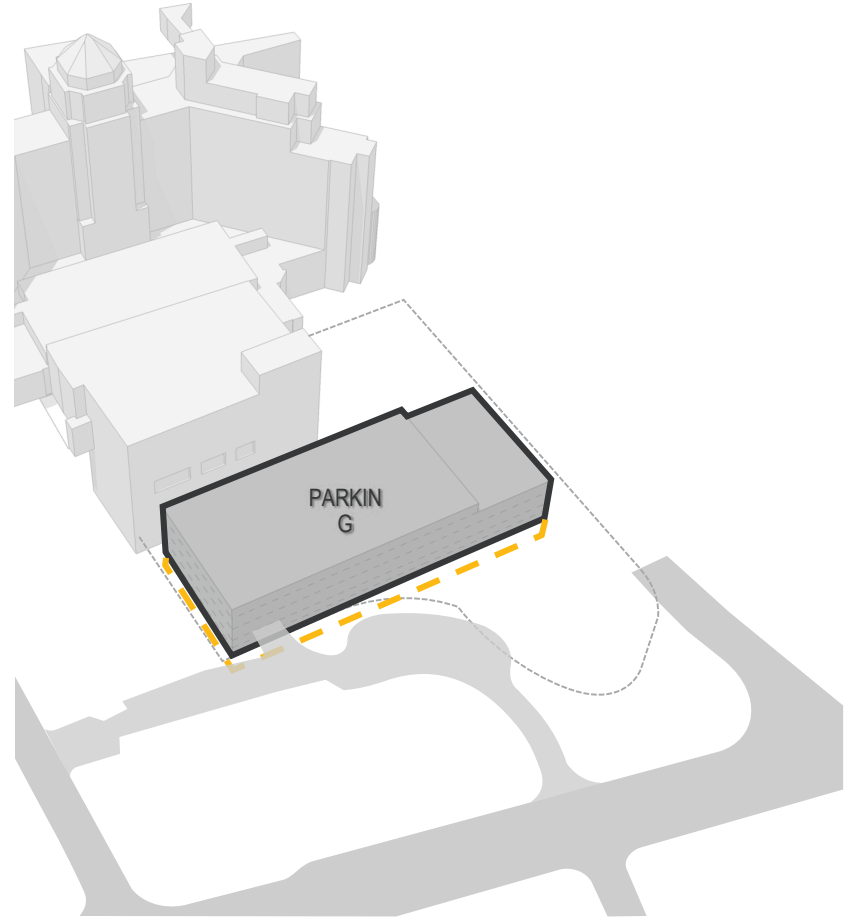
5th Avenue



Building Components

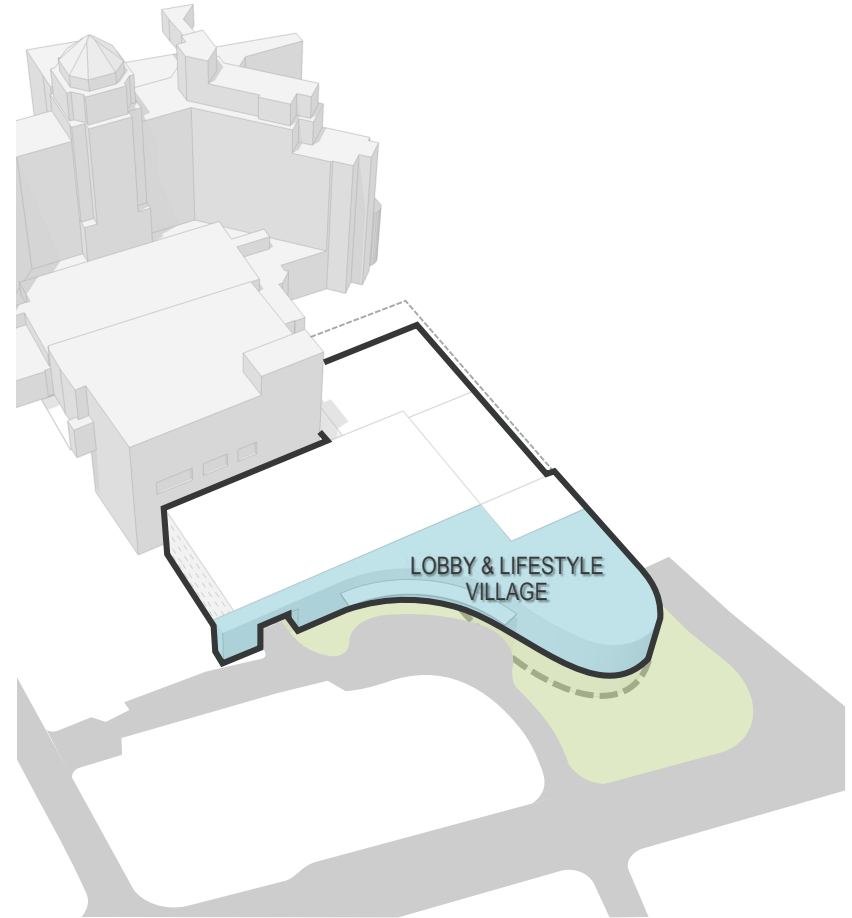
Plinth Components

PARKING



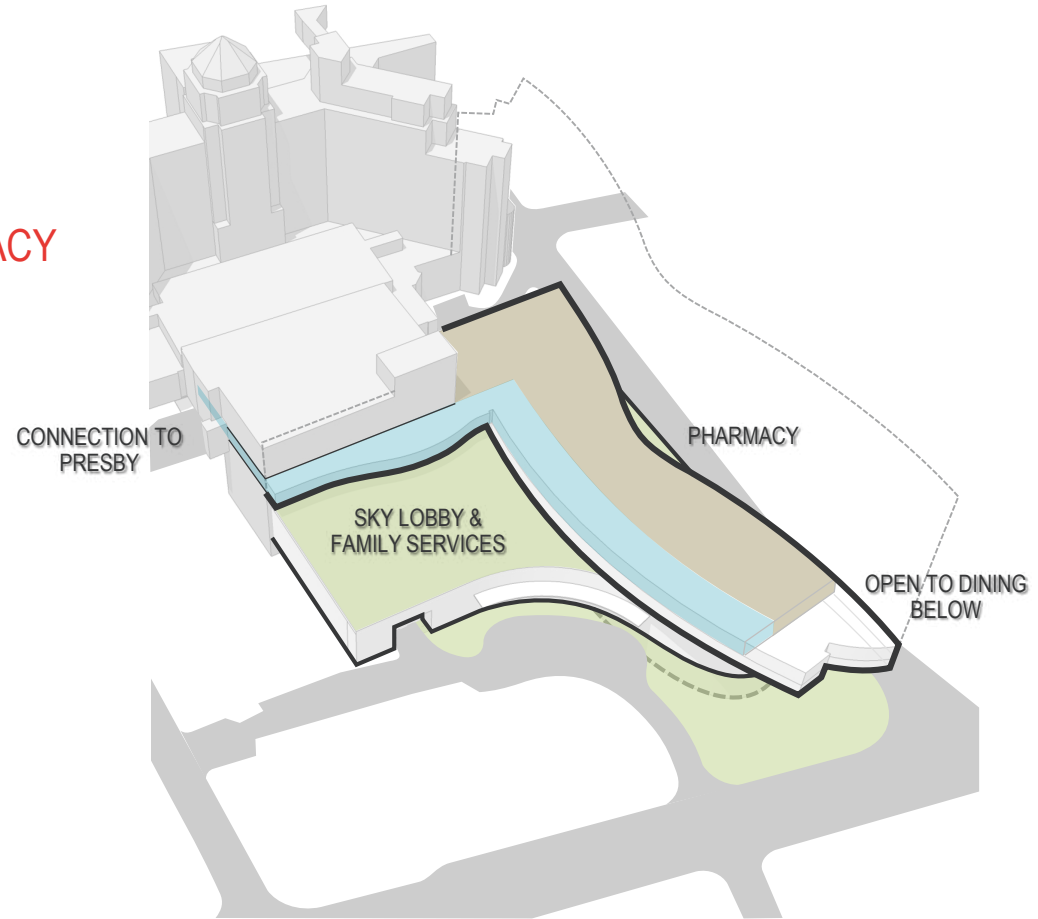
Plinth Components

LIFESTYLE VILLAGE



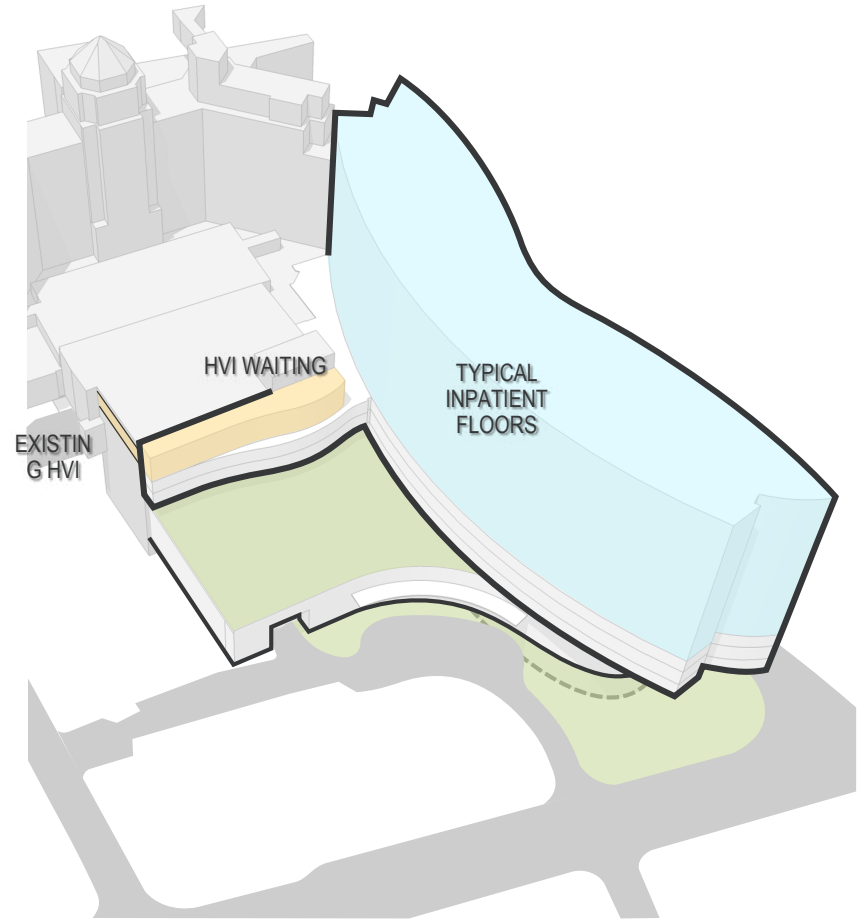
Tower Components

SKY LOBBY, FAMILY SERVICES & PHARMACY



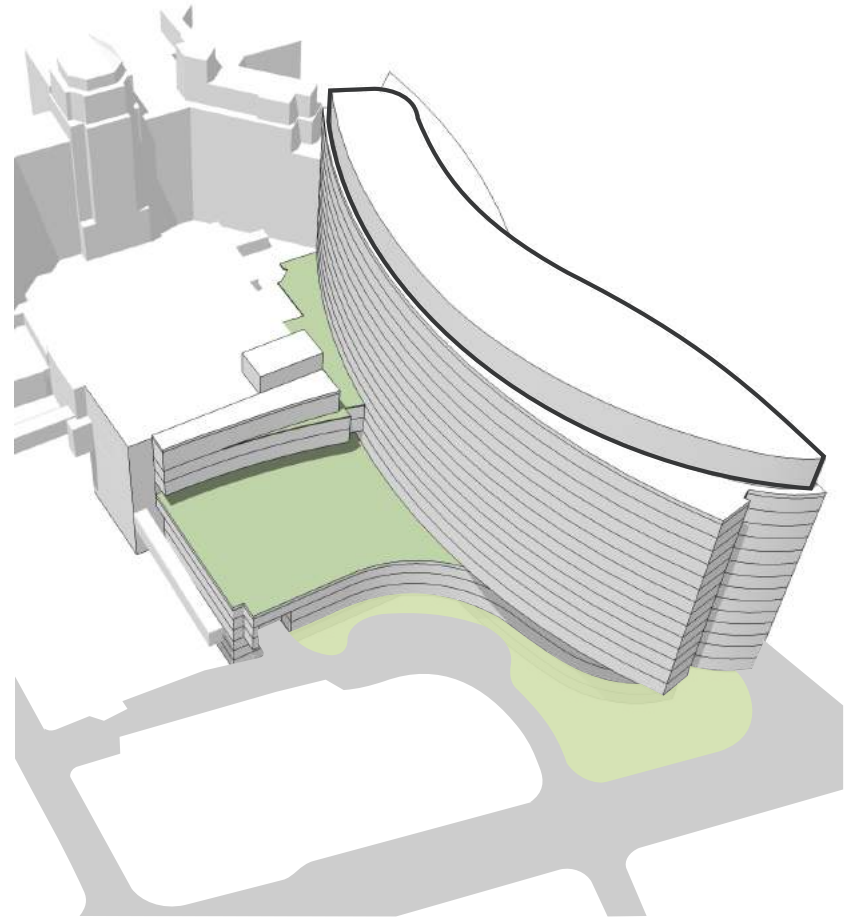
Tower Components

INPATIENT



Blocking & Stacking

MEP PENTHOUSE





Community Engagement

Community Contributions

- ***UPMC contributed \$1.7 Billion in Community Benefits in fiscal year 2020 — more than any other health system in Pennsylvania***
 - *\$509 million to make care more accessible for the most vulnerable residents in our communities, including \$121 million in free or discounted care to 20,000 patients.*
 - *\$558 million for community health and wellness programs and charitable contributions.*
 - *\$599 million for medical research and education, advancing breakthrough treatments and cures while training the next generation of clinicians. UPMC funds more than half of all hospital-funded research in Pennsylvania.*
- ***UPMC cares for a disproportionate number of high-need patients throughout all the regions it serves, bringing resources within reach.***
 - *8 out of 10 substance use patients in Allegheny County.*
- ***As the Commonwealth's largest non-governmental employer, UPMC supports more than one in four hospital jobs in Pennsylvania, and paid \$919 million in federal, state and local taxes last year.***

UPMC Magee-Womens Hospital Caring for the Community

Providing Care for the Region

In Fiscal Year 2020, UPMC Magee-Womens contributed **\$59.2 million** in community benefits and dedicated **\$29.5 million** of that amount to care for those without means to pay.

Supporting Programs that Enhance the Health of the Community

Many of these programs address health priorities identified in UPMC Magee-Womens' Community Health Needs Assessment.

Fueling the Region's Economy

UPMC Magee-Womens' annual economic impact to the region is **\$1.6 billion**.



Caring for the Community

Providing Care for the Region

UPMC Presbyterian Shadyside



In Fiscal Year 2020, UPMC Presbyterian Shadyside contributed \$657.6 million in community benefits and dedicated \$159.2 million of that amount to care for those without means to pay.

UPMC Western Psychiatric Hospital



In Fiscal Year 2020, UPMC Western Psychiatric Hospital contributed \$58.3 million in community benefits and dedicated \$16.7 million of that amount to care for those without means to pay.

Supporting Programs that Enhance the Health of the Community

Many of these programs address health priorities identified in UPMC Presbyterian Shadyside's and UPMC Western Psychiatric Hospital's Community Health Needs Assessment.

Fueling the Region's Economy

UPMC Presbyterian Shadyside's annual economic impact to the region is \$4.7 billion.

Community Engagement Covid Vaccination Efforts

- *UPMC led the community vaccination efforts including targeted vaccination centers in underserved communities:*
 - *80,000 + doses administered locally at strategic locations including:*
 - *Ellis School*
 - *Oakland Catholic*
 - *Neighborhood Academy*
 - *Chatham*
 - *Children's Museum*
 - *PPG Arena*
 - *UPMC Southside*
 - *Health Unity*
 - *Islamic Center Pittsburgh*
 - *Multiple Local Churches*
 - *And in partnership with other local organizations and events:*
 - *URA Vaccine Clinic*
 - *CISP*
 - *Sisters Pittsburgh*
 - *Juneteenth (Multiple Groups)*
 - *National Nights Out*
 - *NRP*
 - *Pride VIP Sisters*

Community Engagement in Oakland

Affordable Housing

- ***Second Avenue Commons (formerly know as Project Cares)***
 - *Second Avenue Commons is a sanctuary and support facility for people experiencing homelessness in downtown Pittsburgh.*
 - *Led by PNC, this project is currently being constructed on 2nd Avenue near the Allegheny County Jail and being funded by a number of Western Pa companies and organizations.*
 - *UPMC is contributing \$6M in clinical care toward the project.*
- ***Presbyterian Senior Care LGBTQ Affordable Housing***
 - *Near Forbes & Craft, UPMC has provided a no-cost ground lease for a \$2M parcel of land to enable this project.*
 - *This project is designed to enhance safe and affordable housing to the members of the LGBTQ Senior Community.*
 - *This new community will be the first of its kind in Western Pennsylvania and one of a very few in the nation.*

Community Engagement in Oakland

Oakland Land Trust

- *In partnership with the Oakland Planning and Development Corporation for the Oakland Community Land Trust initiative, UPMC has helped fund loans and promoted homes for sale through their internal channels to help build residential growth and promote affordable homeownership in the Oakland community.*
- *The Oakland Community Land Trust provides for inclusive and equitable development, community empowerment, and neighborhood stability for the community of Oakland and surrounding areas.*
- *UPMC has loaned or was the guarantor to OPDC for \$862,000 for affordable housing in Oakland over the past ten (10) years.*

Community Engagement in Oakland

CHS Oakland Food Pantry / Peoples Oakland

- *Over the past 11 years, UPMC has raised over \$600,000 in donations from their Annual UPMC Presbyterian Shadyside Golf Outing, which mostly benefited Community Human Services Oakland Food Pantry and Peoples Oakland*
 - *In 2020-2021, CHS Oakland Food Pantry, located at 370 Lawn Street in Oakland, distributed over 250 tons of fresh produce, meat & dairy, and healthy canned goods, and serves an average of 850 families each month.*
 - *Peoples Oakland is located at the corner of Bates and Zulema Streets in Oakland. They serve over 200 members with chronic mental illness throughout Allegheny County by providing Counseling & Therapeutic Support, Social & Recreational Services, Nutrition & Fitness Services, and Employment Services.*

Community Engagement in Oakland

Argyle Studio

- *Argyle Studio is a pop-up retail facility where a variety of vendors can pay a small fee to participate without sacrificing a portion of their sales.*
 - *Argyle Studio provides an affordable premium retail access location for vendors. Vendors can choose to be in the store for one month or become an anchor vendor and stay for three months. The plan is to rotate fresh vendors into the shop throughout the duration of the pop-up.*
- *The concept for Argyle Studio came from the Oakland Business Improvement District, with support from InnovatePGH, the Redevelopment Authority of Allegheny County Community Infrastructure & Tourism Fund, the City of Pittsburgh and the Urban Redevelopment Authority. UPMC, another project partner, provided the storefront.*
 - *UPMC has donated this retail space (rent free) to support this initiative.*

Community Engagement in Oakland

Atwood Bus Station

- *The newest, and busiest station in the Port Authority system is in Oakland and provides rider amenities such as ticketing and real time bus schedule updates.*
 - *This is the first station built to accommodate the future Bus Rapid Transit (BRT) system.*
 - *UPMC provided an easement for the land along 5th Avenue in front of UPMC Presbyterian to enable this development.*
 - *UPMC has agreed to clean and perform minor maintenance of the station.*

Community Opportunities

- *UPMC provides good wages and benefits for employees as well as many incentives for advancement through exceptional educational opportunities, including tuition reimbursement for employees, dependent children, spouses and domestic partners.*
- *UPMC recruits diverse employees who are essential to the delivery of compassionate and culturally sensitive care.*
 - *Nearly 25 percent of those hired are people of color and nearly 20 percent of employees who are promoted are people of color.*
- *UPMC encourages and seeks business relationships with certified minority, women, disabled, veteran, disabled-veteran, LGBTQ+, and disadvantaged businesses who provide quality, cost-competitive products and services to UPMC.*
 - *In 2020, UPMC had a diverse spend of \$246 million.*

Community Opportunities in Oakland Employment

- ***The UPMC Heart & Transplant Hospital project will:***
 - *Host events centered on procurement opportunities for business entities owned by certified minority, women , disabled, veteran, disabled-veteran, LGBTQ+, and disadvantaged businesses.*
 - *Host job fairs, interview and resume workshops, and events to help residents connect with trade apprenticeship programs. UPMC currently coordinates tours and open houses at the Carpenters Training Facility.*
 - *Partner for employment training with Project SEARCH, the Partnership for Workforce Readiness and Retention, and UPMC's own training programs for environmental services, Paramedics and first responders, and nursing assistants.*
- ***The Project team has created a Diversity, Equity, and Inclusion sub-committee to identify additional opportunities for diverse and/or underserved individuals on this project.***

Community Opportunities in Oakland Economy

- *UPMC's investments in Oakland and the Uptown corridor are stimulating the local economy in ways not seen in recent years.*
- *Establishment of the UPMC Heart and Transplant Hospital, both in its construction and operational phases, is projected to be a strong catalyst for local business development opportunities, serving patients, families, employees, and trade workers who will spend considerable time at the facility as it is being constructed and once operational.*
 - *The project is also likely to spur future commercial and residential development in the immediate and surrounding neighborhoods.*
- *The medical care offered by the UPMC Heart and Transplant Hospital – unique to residents of the City Pittsburgh and highly sought after by patients from around the nation and world who need and seek their care from the renowned clinicians of UPMC – brings patients and families to the City, with an infusion of new dollars in the economy for accommodations, food and travel.*

Community Opportunities in Oakland

Art

- *UPMC has engaged a public art consultant based in Pittsburgh, to work with the design team and project stakeholders to develop a comprehensive art program for the building and site. This effort, in its initial stages, will build on the project's significant opportunities for site-specific art installations in the landscape, integrated into the building, and within its interior spaces.*
- *This work will feature the work of local, regional, and national artists in ways that enhance the community experience of the place while advancing the overall goal of a healing environment that feels fundamentally connected to the life of the city. UPMC has committed funds to implement the art program.*

Community Impacts in Oakland Traffic

- *UPMC is always working to reduce the impact of travel to the Oakland community.*
 - *UPMC encourages employees to take public transit, ride-share, cycle, and walk for work-related responsibilities. Employees are further encouraged with pre-tax payroll deductions for public transportation passes.*
 - *UPMC is identifying opportunities that incentivize employees to use alternative means of transportation to the UPMC Heart and Transplant campus rather than single occupant vehicle trips.*
 - *UPMC is in the process of initiating a trial with Scoop, a ride-share company that connects co-workers going the same way in safe, reliable, and convenient door-to-door carpools.*
 - *Some portion of Covid related on-site workforce reductions, driven by work from home flexibility, will remain permanent.*
 - *Construction workers reporting to the site for the duration of the project will be parked off-site and shuttled to the site. This will reduce construction related traffic and limit unnecessary travel through Oakland neighborhoods.*

THANK YOU Pittsburgh!

- *Thank you to the many businesses and organizations that supported our staff during the Pandemic*



Nick's Pizza

Brothers Brother

Sarris Candies

Common Plea

Jimmy Johns

Café Ray's

Chikin

So Fresh

Home Depot

Larry and Carols

Sly Fox

La Gourmandine

Sciulli's

Pepsi Company



.....and many more restaurants and companies that donated food and medical supplies

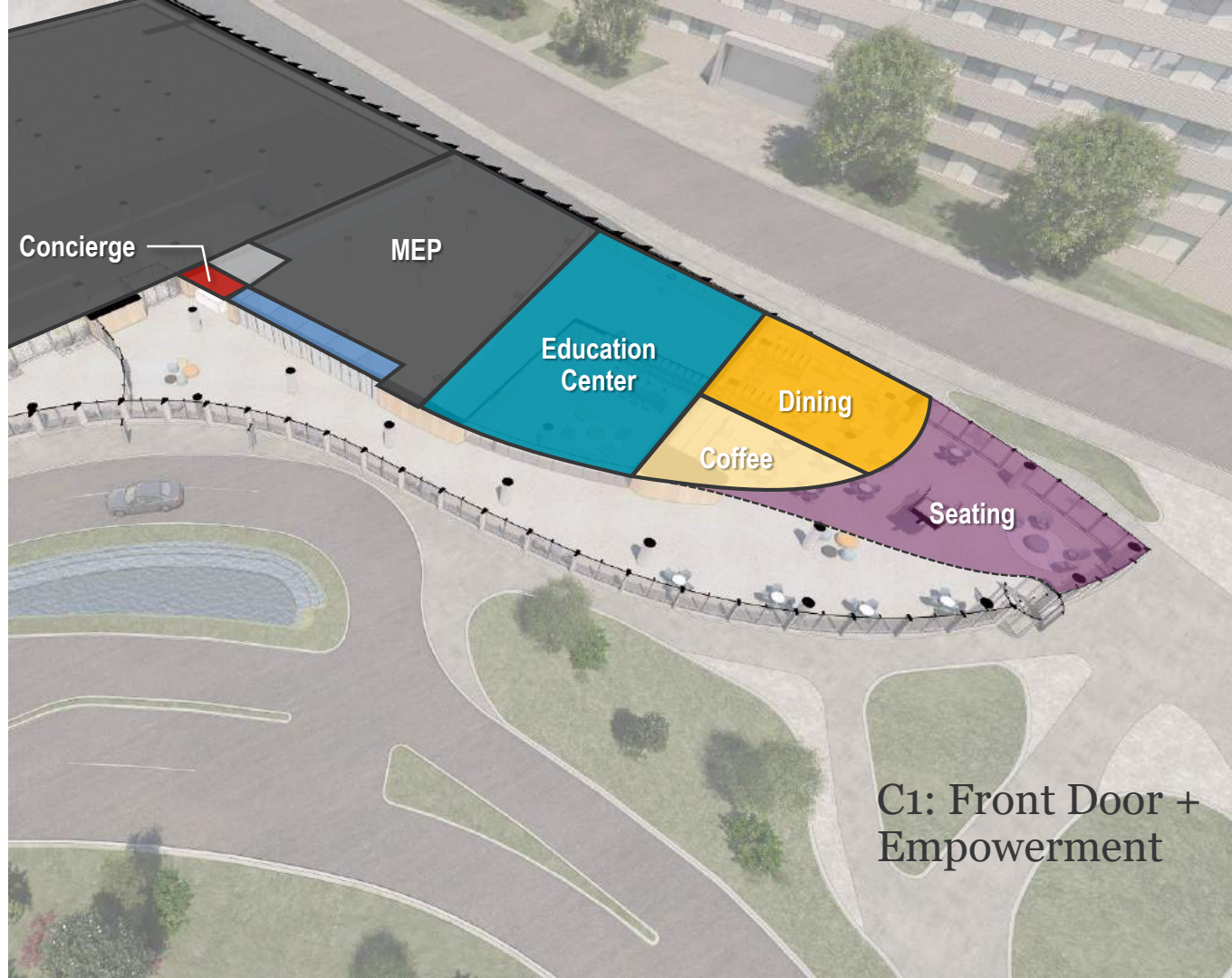


Neighborhood & Business Opportunities

Community Connections

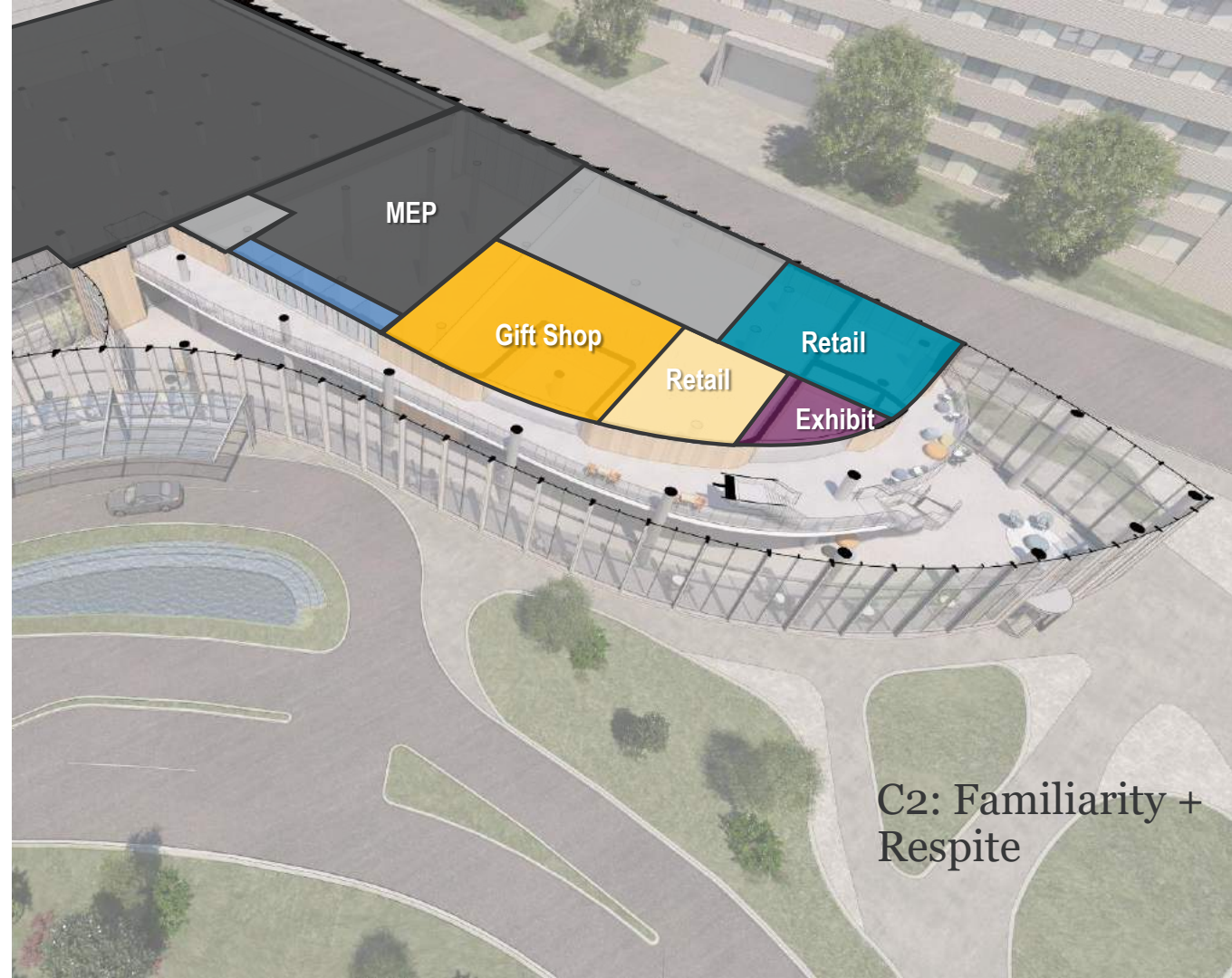


FRONT DOOR & EMPOWERMENT



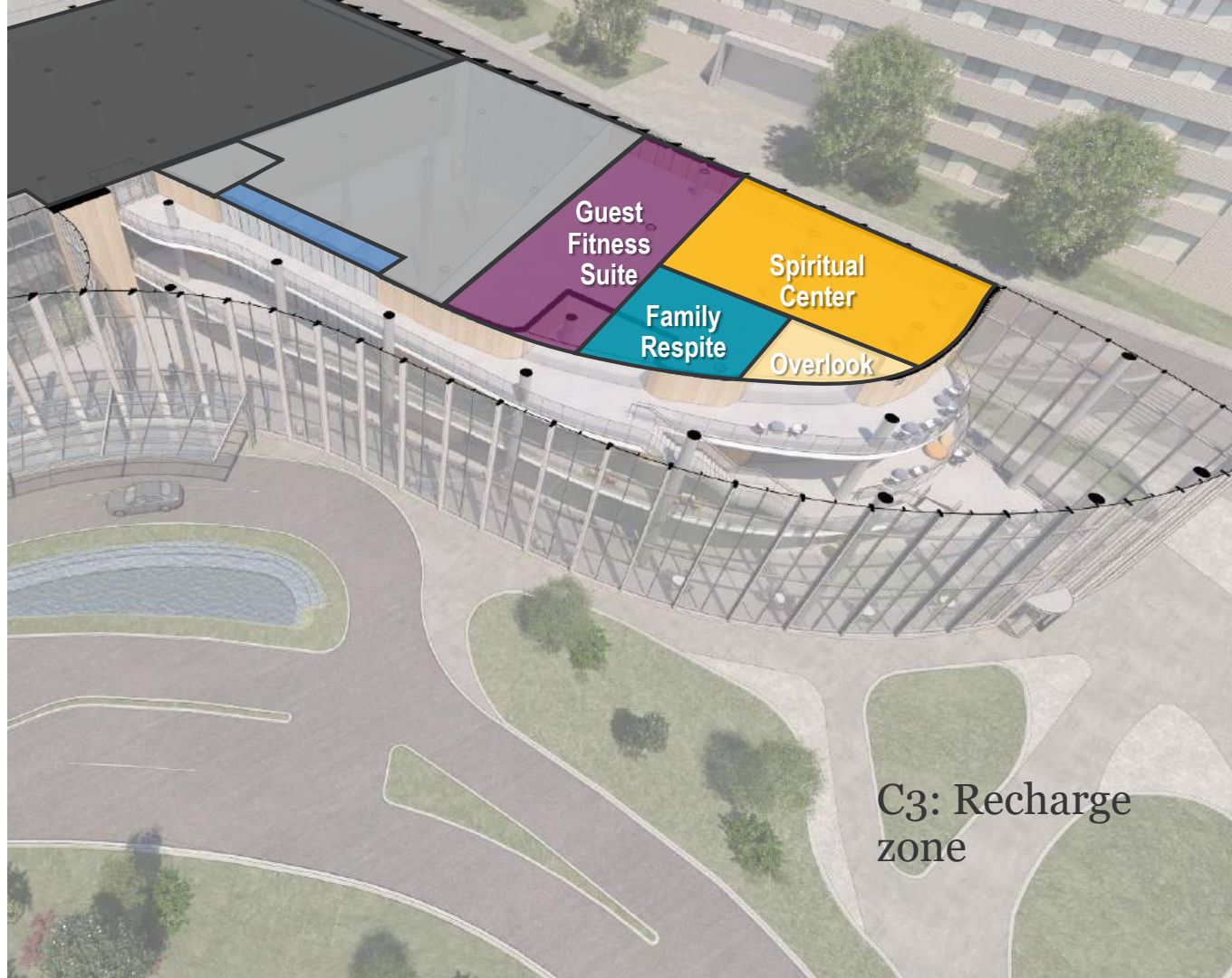
C1: Front Door + Empowerment

FAMILIARITY & RESPITE



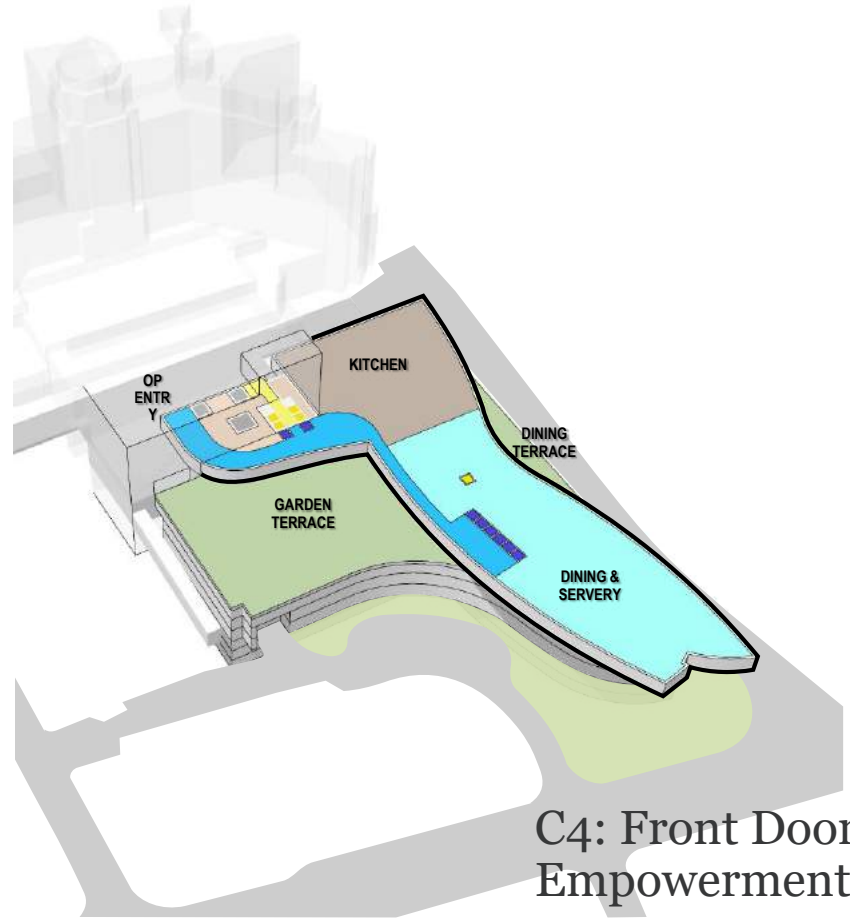
C2: Familiarity +
Respite

RECHARGE ZONE



C3: Recharge
zone

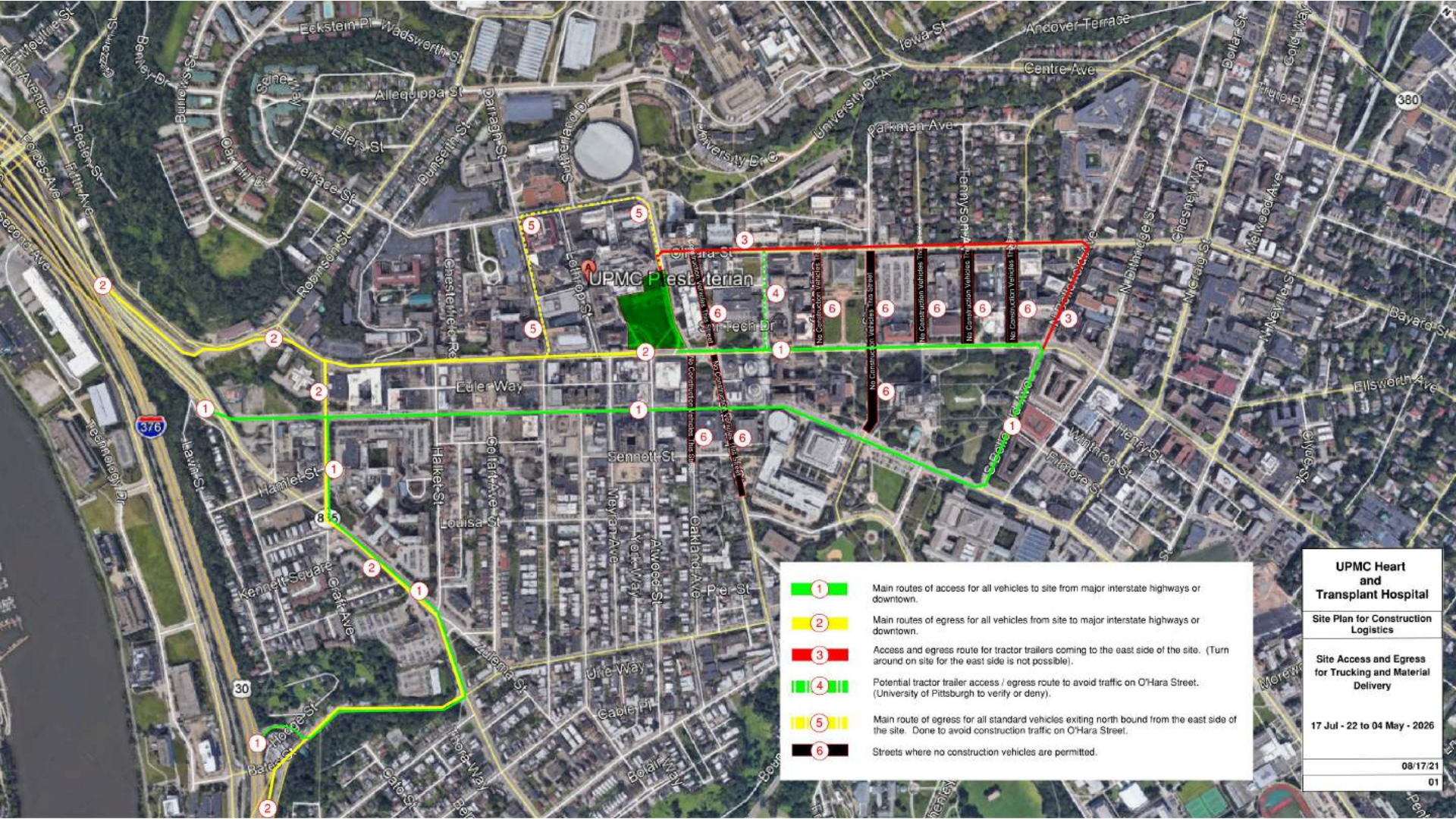
NOURISHMENT









C4: Front Door + Empowerment



Construction Impacts



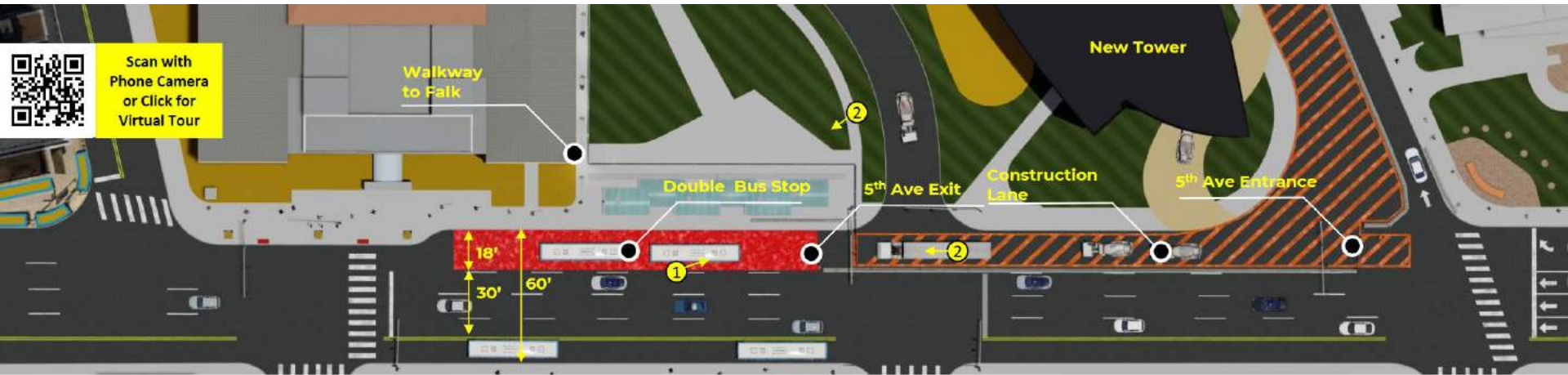
-  1 Main routes of access for all vehicles to site from major interstate highways or downtown.
-  2 Main routes of egress for all vehicles from site to major interstate highways or downtown.
-  3 Access and egress route for tractor trailers coming to the east side of the site. (Turn around on site for 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.

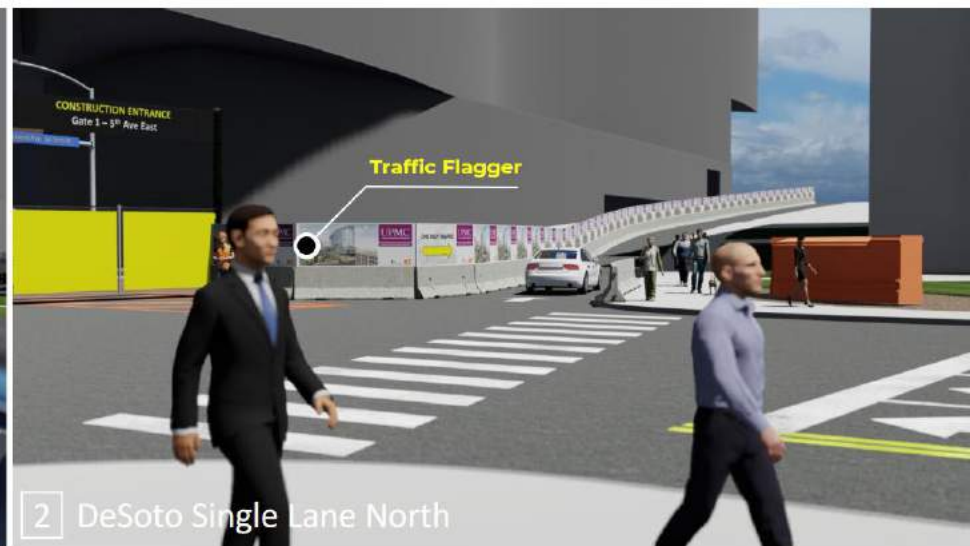
UPMC Heart and Transplant Hospital

Site Plan for Construction Logistics

Site Access and Egress for Trucking and Material Delivery

17 Jul - 22 to 04 May - 2026







1 Meyran Ave.



2 Atwood St.

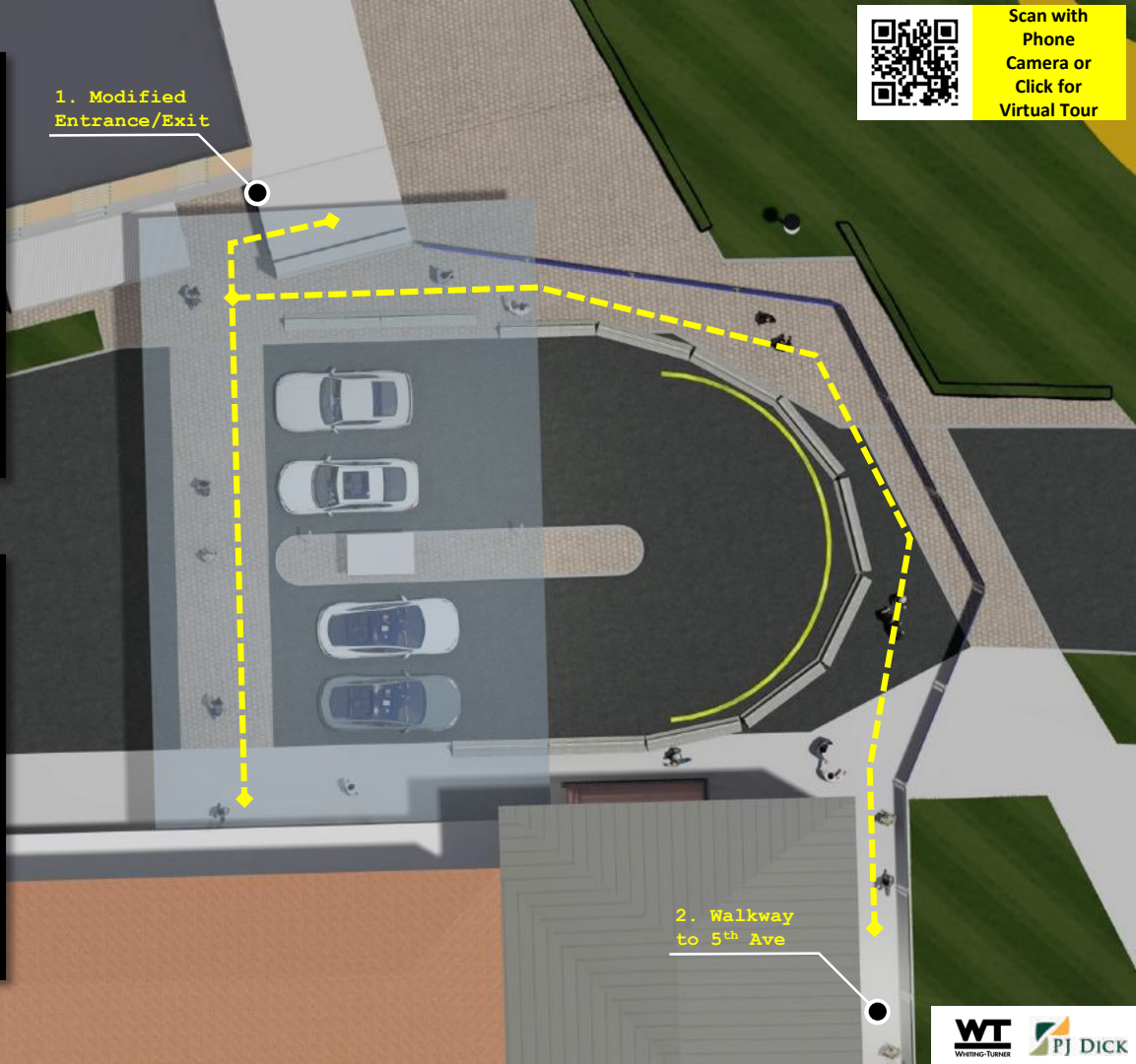


Scan with
Phone
Camera or
Click for
Virtual Tour

1. Modified
Entrance/Exit



1 Modified Entrance/Exit



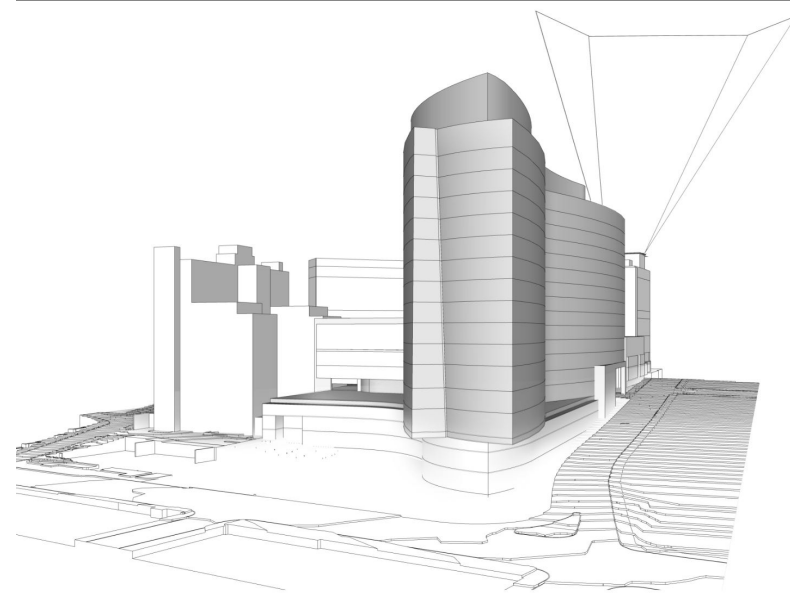
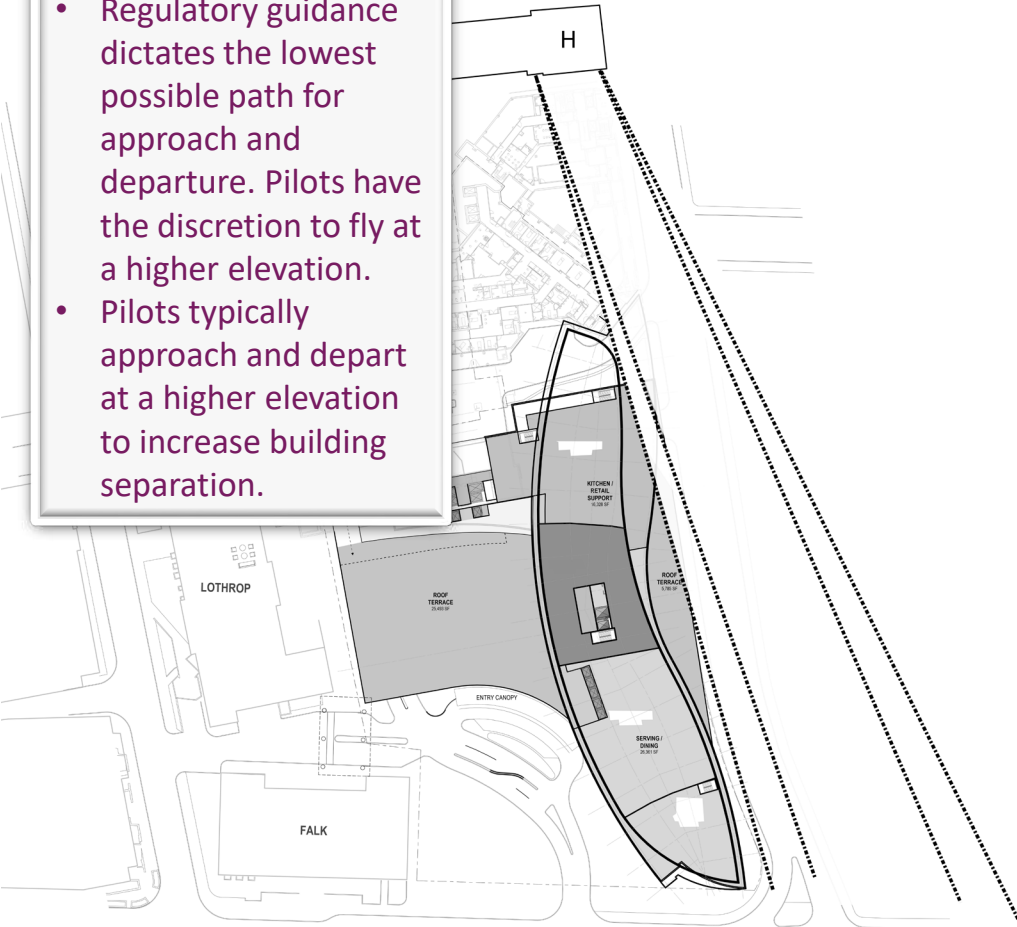
2. Walkway
to 5th Ave



2 Pathway to 5th Ave.



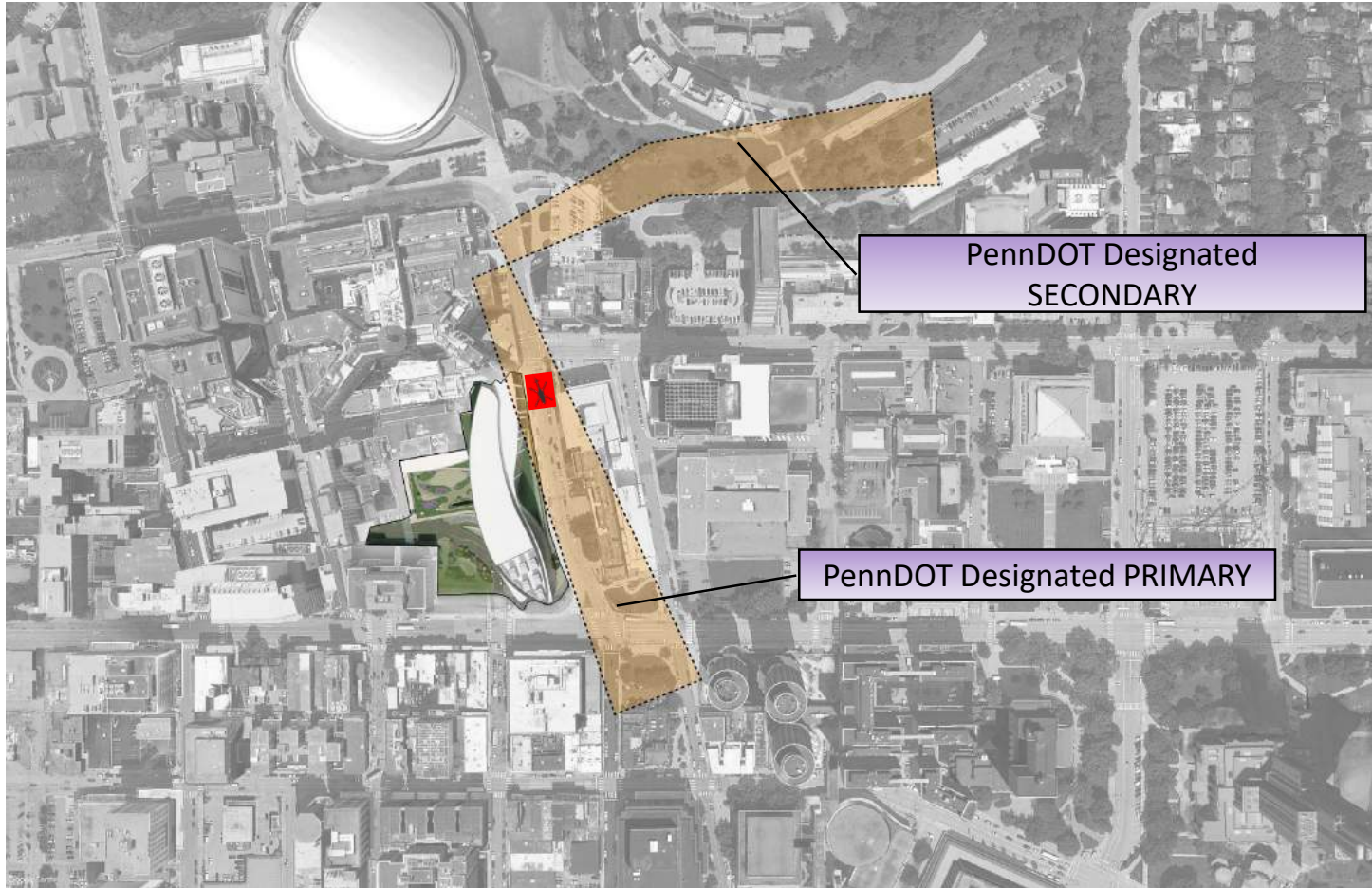
- Regulatory guidance dictates the lowest possible path for approach and departure. Pilots have the discretion to fly at a higher elevation.
- Pilots typically approach and depart at a higher elevation to increase building separation.



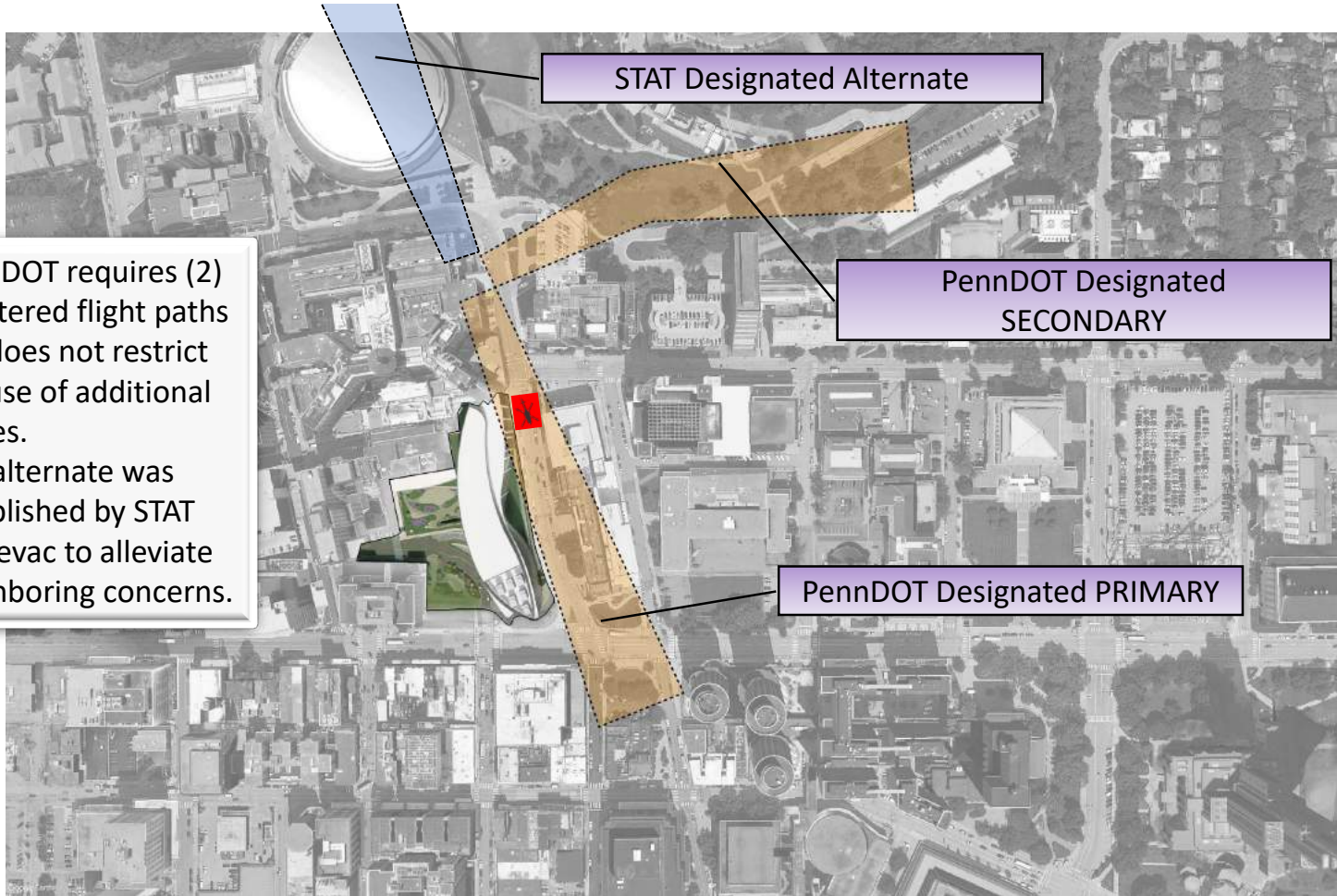
**Existing
Helicopter
Flight Path
To Remain**



CURRENT STATE
BUREAU OF AVIATION APPROVED FLIGHT PATHS



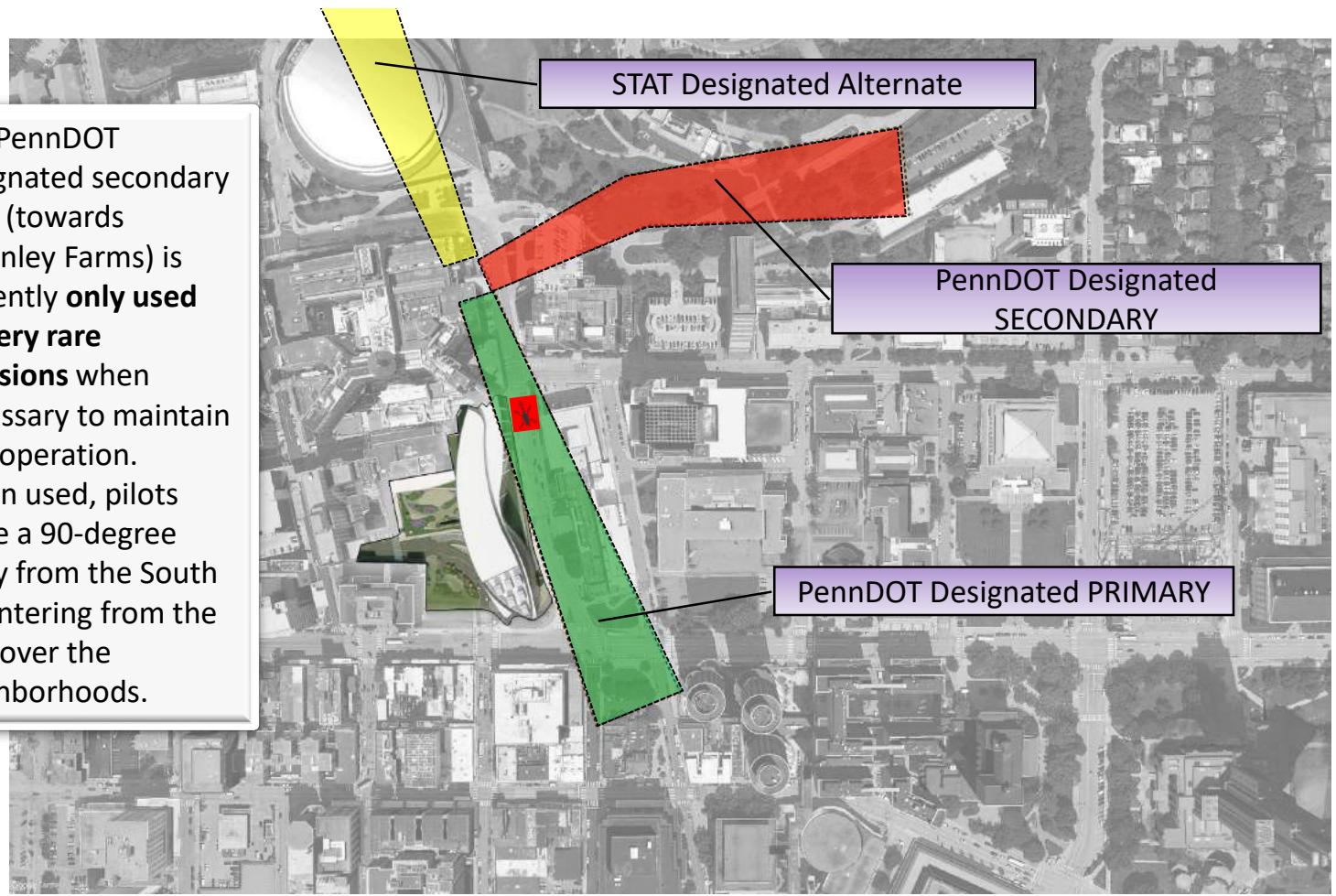
CURRENT STATE
OPERATIONAL FLIGHT PATHS



- 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.

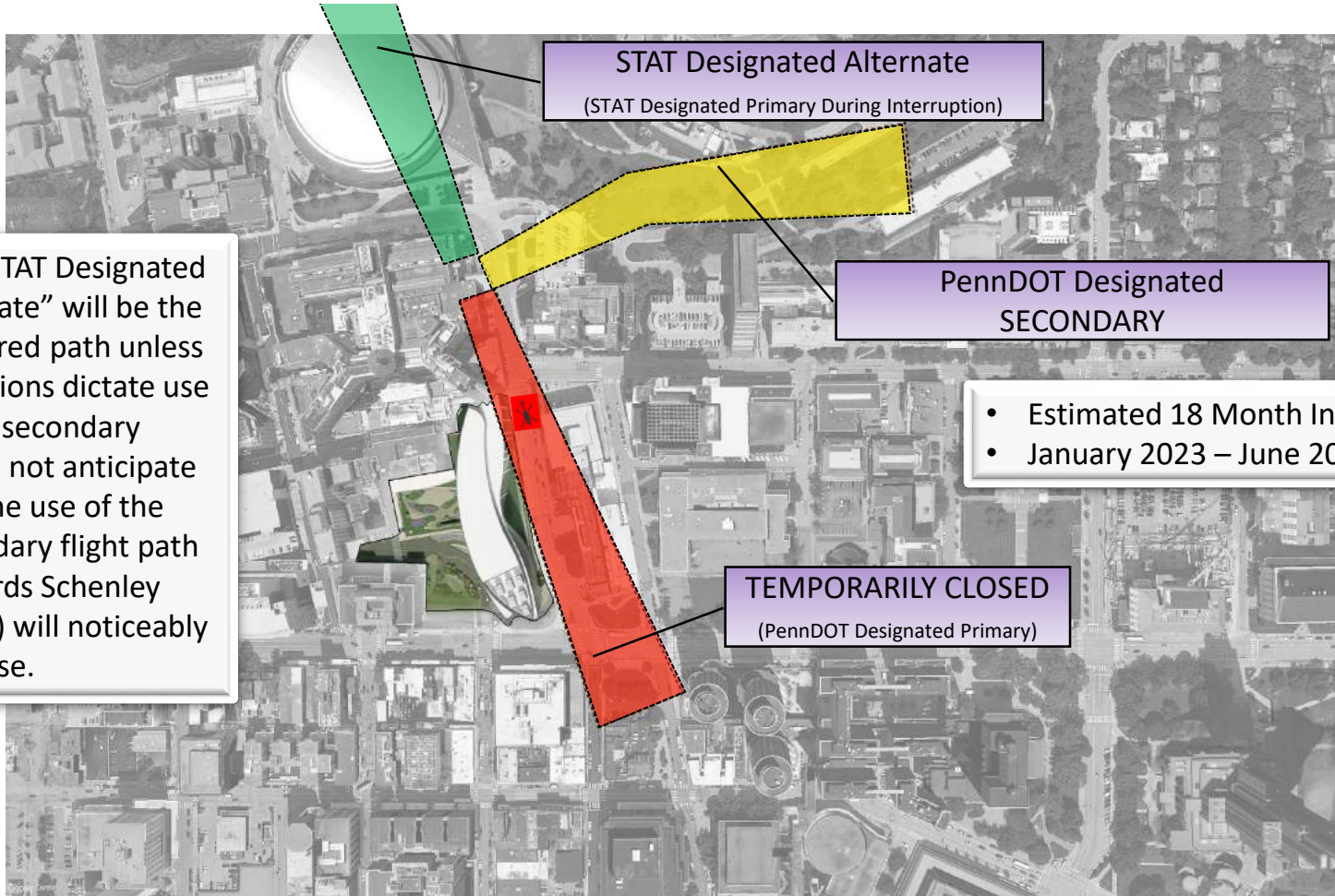




Crane Placement & Flight Path Disruption

- 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

STAT Designated Alternate

(STAT Designated Primary During Interruption)

PennDOT Designated
SECONDARY

TEMPORARILY CLOSED

(PennDOT Designated Primary)



Questions?



Thank You