

## **DEVELOPMENT REVIEW REPORT**

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### **EDUCATIONAL/MEDICAL INSTITUTION DISTRICT PROJECT DEVELOPMENT PLAN No. 13-04**

**PROPERTY:** 8.28-acre site roughly bounded by Baum Blvd., Woodworth St., Cypress St. and the East Busway, 8<sup>th</sup> Ward  
**PROPERTY OWNER:** UPMC  
**ZONING:** EMI, EDUCATIONAL/MEDICAL INSTITUTION DISTRICT  
**PROPOSAL:** Construction of a 1,000 vehicle parking garage  
**ACTION REQUIRED:** Approval of the Project Development Plan  
**Council District:** 8; Councilperson William Peduto  
**DATE:** March 19, 2013  
**SUBMITTED TO:** The Planning Commission of the City of Pittsburgh  
**FROM:** The Zoning Administrator

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#### **FINDINGS OF FACT**

1. An application for **PDP No. 13-04** has been filed by Oxford Development Co. on behalf of UPMC, property owner, for the construction of a new six-story parking garage to serve the parking needs of UPMC Shadyside Hospital.
2. The site consists of 8.28 acres and was rezoned to EMI, Educational/Medical Institution District in 2012, with an effective date of January 1, 2013.
3. The City Planning Commission also approved a new Institutional Master Plan for UPMC Shadyside Hospital in 2012. Subsequently, the Institutional Master Plan was approved by City Council with additional condition of approval with an effective date of December 31, 2012.
4. The proposed garage is compliant with the 10-year development program within the approved Institutional Master Plan. It will be used only for accessory parking for UPMC Shadyside Hospital
5. The proposed garage consists of 6 stories on a footprint of 73,523 sq. ft., and will be accessed by means of a new driveway from Baum Blvd. and with a second means of egress on the northerly or Gross St. end that will be for emergency use only.
6. The additional condition of approval to the Institutional Master Plan added at City Council relates to the emergency operation of the Gross St. access. The applicant has agreed to that condition.
7. Per Section 905.03.D.5, a project in an EMI district may be approved as an Administrator Exception provided that the project be reviewed and approved as a **Project Development Plan** in accord with Section 922.10.E.2. The Commission bases its decision on the criteria that are outlined below:
  1. The proposed development must include retail facilities where such facilities would maintain and continue existing retail patterns;
  2. The proposal must address compatibility with any existing residential area;
  3. The proposal must maintain and continue the existing retail patterns if in an area where applicable;
  4. The proposal must address compatibility with existing residential areas;
  5. The proposal must make provision for adequate parking, transit and loading;
  6. The proposal must address traffic impacts in relation to capacity, intersection, and traffic volumes and address alternatives that would enable traffic to be directed away from residential districts
  7. The proposal must address pedestrian traffic, circulation and patterns, and pedestrian safety;

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8. The proposal must address access to public transportation facilities;
  9. The proposal must address the preservation of historic and preservation significant existing buildings;
  10. The proposal must address architectural relationships with surrounding buildings;
  11. The proposal must address microclimate effects;
  12. The proposal must be sensitive to views and view corridors;
  13. The proposal must address the location, development and functions of open space; and
  14. The proposal must address compatibility and conformance with any overall master plans or comprehensive plans;
  15. The proposal must adequately address the large building footprint criteria if applicable.
7. The proposed development went through the Design Review process including a review by the Contextual Design Advisory Panel (CDAP) on September 25, 2012. The panel requested some changes to the site design to address the vehicular access from Baum Boulevard and improve on-site landscaping and screening. The applicant has met these requests.
8. A transportation study has been submitted by the applicant and reviewed by the City Transportation Planner and the Traffic Engineer. The intersection configuration at the Baum Blvd. access has been revised and a net increase of on street parking spaces on that section of Baum is proposed.
9. As a requirement of the IMP approval, the applicant will submit an update of the transportation study to the Department of City Planning and the City Traffic Engineer no less than three years from the opening of the garage.

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### **RECOMMENDED MOTION**

That the Planning Commission of the City of Pittsburgh **APPROVES** Project Development Plan No. 13-04, for approval of the new construction of a six-story, 1,000 vehicle parking garage for the exclusive use by UPMC Shadyside Hospital; based on the application and drawings filed by Oxford Development Co. and Graves Design Group LLC, on behalf of UPMC, property owner, and subject to the following conditions:

1. Final drawings including site plans, elevations and construction plans shall be reviewed and approved by the Zoning Administrator prior to issuance of a building permit.
2. Final Landscape plans shall be reviewed and approved by the Zoning Administrator prior to issuance of a certificate of occupancy.
3. That UPMC continue to participate with other stake holders in discussion of a broader corridor approach along the Baum-Centre Corridor and beyond, including the application of technologies such as Adaptive Signals and other innovations that may affect travel lane and parking reconfiguration along the corridor.

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### **SUBMITTED BY:**

Susan Tymoczko, Zoning Administrator

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**Resolution No. 805****City of Pittsburgh****Text File**

510 City-County Building  
414 Grant Street  
Pittsburgh, PA 15218

**Introduced:** 07/10/2012**Bill No:** 2012-0592**Committee:** Hearings Committee**Status:** Passed Finally

Resolution approving an Institutional Master Plan under the Pittsburgh Code, Title Nine, Zoning, Article II, Chapter 905, Section 905.03.D and Article VII, Chapter 922, Section 922.12 for UPMC Shadyside Hospital entitled "Project Area Master Plan" on property zoned EMI, Educational/Medical Institution District, 7th and 8th Wards.

Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the Institutional Master Plan for UPMC - Shadyside Hospital and the entire area of its campus;

Whereas the Planning Commission of the City of Pittsburgh has recommended approval of this Institutional Master Plan;

Whereas City Council has reviewed the record of the Planning Commission and herewith adopts the findings and recommendations of the Planning Commission;

**Be it resolved by the City Council of the City of Pittsburgh as follows:**

**Section 1.** Upon a review of the record as provided by the Planning Commission of the City of Pittsburgh, it is herewith affirmed that the proposed Institutional Master Plan for UPMC - Shadyside Hospital for the entire area of its campus has properly met the standards as provided in the Pittsburgh Code Section 905.03.D.

**Section 2.** Under the provisions of Sections 905.03.D and 922.12 of the Pittsburgh Code, approval is hereby granted to UPMC - Shadyside Hospital for its Institutional Master Plan for the entire area of its campus, on property zoned EMI, Educational/Medical Institution District in accordance with Institutional Master Plan Application No. 16 and accompanying document entitled "Project Area Master Plan" as approved by the City of Pittsburgh Planning Commission on June 12, 2012, as amended by Exhibit A attached hereto, and which are on file in the Office of the Zoning Administrator, Department of City Planning, and which are incorporated herein by reference thereto; and subject to the following conditions:

(a) That the Revised Traffic, Parking and Pedestrian Study-Final Report including any restrictions regarding access to the proposed Luna Parking Garage as it is described in the Ten Year Development Envelope of the Institutional Master Plan from and onto Gross Street, must be approved by the City Planning Transportation Planner and the City Traffic Engineer prior to the resolution for the Master Plan being submitted for introduction at City Council.

Text File Report for Resolution 2012-0592 Continued...

(b) That prior to the opening of the Luna Parking Garage as described in the Institutional Master Plan, UPMC Shadyside shall complete all improvements to Gross Street as required by the Department of Public Works including the repaving of Gross Street from the parking garage entrance to Cypress Street.

(c) That UPMC shall submit to the Department of City Planning and to the City Traffic Engineer an update of the Traffic, Parking and Pedestrian Study no less than three years following the opening of the Luna Parking Garage.

(d) The use of Gross Street access will be restricted to "emergencies", which are defined as "any unexpected situation that affects the safety of persons or property in the garage or on the grounds of the garage." Examples include, but are not limited to, fires or explosions in the garage or on the grounds of the garage, disasters occurring in or adjacent to the garage, power outages, major chemical spills, hazardous waste problems, criminal endangering of lives, an unscheduled or unplanned shut-down of the garage, accidents where serious personal injury or property damage occurs in or adjacent to the garage, natural disasters, civil disturbances, or unauthorized occupancy of the garage or the garage property."

The only other situations where the Gross Street access may be utilized are temporary events, such as accidents, equipment malfunction, security issues, construction activity or public safety issues. The Emergency Executive (EE) has the ultimate responsibility for overseeing the overall implementation of the Gross Street access restrictions, for monitoring activities, and for offering advice and guidance to other individuals in order that they may comply with their respective implementation responsibilities. The President of UPMC Shadyside Hospital is designated as the Emergency Executive (EE) responsible for decisions to implement this Guide. The EE is also responsible for establishing a chain of authority to serve as EE during his absence or incapacitation. Any proposal to amend these use restrictions for the Luna Garage shall only be made after the completion of a traffic study. The traffic study cannot be performed until at least three years after the garage is completed, open and in full operation. Any proposal to change these restrictions would require hearing and action before the Planning Commission and City Council to amend the master plan.

Finally, that any Ordinance or Resolution or part thereof conflicting with the provisions of this Resolution, is hereby repealed so far as the same affects this Resolution.