

Oakland-Wide Community Meeting

Minutes: August 31, 2021

UPMC PUH Bed Tower

Presenting: John Krolicki, Vice President Facilities & Support Services; Mike Schesler, Project Manager; Kurt Spiering, Vice President, HGA; Bryan Cannon, Design Principal, HGA

The PUH bed tower will feature 636 private beds, replacing semi-private beds in the existing hospital. The project also includes a 450-car parking garage that is part of the overall building, accommodating the majority of the inpatient demand. This project represents a master plan refinement. UPMC is resuming community engagement to prepare for presentation before Planning Commission in March 2022. UPMC aims for building completion by fall 2026 and hopes to come back to another design activities meeting this fall to get into more details.

The project is under 900,000 sf, less than 300' above Fifth Ave, not exceeding setbacks or height or parking. The building has evolved from the maximum footprint represented in the IMP – present design is a more elegant appendage of the campus, more public realm, and greenspace. The new tower is taking its place in a collection of dramatic and iconic towers in the immediate vicinity, picking up on limestone pillar designs of other buildings nearby and beautiful urban buildings set in a park-like landscape. Looking for a dramatic design with a dynamic surface. Glass will change appearance with the sun's position. The base of the building will align with the entrance to Presbyterian up the hill. The tower will be 288' high from the street: a big building, but not out of scale. The cantilever at Fifth/DeSoto is intended to open up the street-level experience of the building edge. The 3-story lobby disguises three stories of parking hidden behind the hillside (and the parking garage also three levels below grade).

Midblock outpatient entry on DeSoto lightens traffic burden on Fifth Ave: the project will not be backing traffic up into Fifth Avenue at any time under any situation. An urban public plaza is planned at Fifth/DeSoto. The entry garden behind the bus station will include a water feature. The entrance to the parking garage is above the Fifth Avenue level. The building shape appears highly designed and architectural, but the floor plan is also highly rational.

Q: How does an all-glass tower relate to all surrounding buildings, especially the limestone you mentioned earlier?

A: Primary programmatic driver of skin selection is how it serves the patients inside – it is important to provide views and natural light, which benefit recovery. A building this size made of glass can be chameleon-like and reflect the colors and textures of the surrounding buildings. It takes on the lightest visual weight; a limestone building would be heavy and darker. We're looking for a simple, elegant expression with minimal impact by virtue of clarity and cleanliness. The masonry face of the building 30' tall is an explicit and recognizable visual connection to surrounding buildings of similar height.

The project includes community benefits specific to Oakland. UPMC is the largest non-governmental employer in Pennsylvania. UPMC gives \$599m to medical research, makes lots of different charitable contributions, as well as community health commitments. UPMC spends about \$121m providing healthcare to the uninsured every year. UPMC's activities have a significant economic impact on the region. UPMC has been very active in COVID vaccination distribution, partnered with different groups in the area to make vaccines available. They are still hosting vaccine clinics around the region. Support for affordable housing includes the Second Avenue Commons downtown; Presbyterian SeniorCare received a parcel from UPMC for its proposed LGBTQ+ senior housing project. UPMC supports the Oakland Community Land Trust (CLT) and was a guarantor for the Oakland Affordable Living project. UPMC also

hosts an annual charity golf event to benefit People's Oakland and CHS. UPMC supports the Argyle Studio in collaboration with OBID. The project has provided an easement for PAAC for the BRT bus station, and UPMC provides maintenance for that station. Community opportunities – lots of jobs are available.

This project is transformational. They are not adding any new beds, making them all private. A destination for people from around the region; looking forward to providing 100% private rooms and state-of-the-art care, which the region needs. Gratitude to the community, the city, local businesses for care and support for healthcare workers during the COVID pandemic.

The project is expected to have a four-year construction period. Will require multi-lane closures along with DeSoto; every intention to keep bus stop on Fifth open. Required pedestrian detour to the south end of Fifth between Atwood and DeSoto. Virtual tour of construction site available.

Q: Are you planning to go to the city's design advisory panel, and if so, can we get a report at the next meeting of input they provided.

A: Not scheduled, can provide a report.

Q: Ground level rendering on DeSoto Street of what the street will look and feel like from a pedestrian's perspective? Views from further away, what the viewed landscape will be like from multiple places, further away than just from the site. E.g., one can see the Cathedral of Learning from many different places – what will this building look like from different vantage points in Oakland? Do you need to go to ZBA in March, or just the Planning Commission?

A: Planning Commission, no variances being sought. Part of IMP. The BRT will be in front of our project in 2023.

Q: It would be great to have a presentation for the community viz. schedule for sidewalk closures, etc.

Q: Helicopter detour will require copters coming from south to swing over what part of the city to come around from north?

A: Current understanding is they only need to enter the path from the very end. Higher elevations along any other path? Clarification would be helpful.

OPDC will schedule an official DAM for this project.