

UPMC Design Review Meeting

OPDC Career Center, 294 Semple Street

October 16, 2018, 6:00 – 8:00

Wanda welcomed everyone and introduced the format: this meeting will review process, it's the first of a few meetings, consistent with the UPMC institutional master plan process, before UPMC goes to hearings before the city. OPDC is a resource in planning review and advocacy. This is a first look, an opportunity for the community to ask questions and provide feedback. Wanda then introduced John Krolicki, VP for Facilities and Support Services as UPMC Presbyterian.

John explained the strategy for UPMC has been to develop centers of excellence, specialized hospitals that provide highly experienced care in particular areas – it's more efficient and the level of service is higher. UPMC Presbyterian is to become a transplant and circulation specialist hospital. Pittsburgh would be the only city to have this particular specialization. Presby would join UPMC's other existing specialist hospitals – Magee, Children's, Western Psych.

This project would not increase the number of beds; instead, it would provide the space to offer private rooms, instead of semi-private rooms such as currently exist in Presby's 90-year-old building. UPMC Montefiore would become an outpatient facility with no beds. Private beds are the new standard. There was no option to build a new facility with semi-private rooms. Overwhelming market trend toward outpatient care. New facility will be a specialty hospital but will still provide community care.

UPMC's goal is to have 3 public meetings before the city hearings on this proposal. The timeline is

- roughly:
- Site investigation – 2018
 - Planning and Zoning – first quarter 2019
 - Break ground – third quarter 2019
 - Complete – second quarter 2023

John introduced the architects and the design anthropologist to discuss the actual plans for the building.

Kurt Spiering, FAIA, ACHA, Principal/Healthcare Leader at HGA, the architectural firm for the development, explained this proposed project is congruent with the 2014 IMP. It has a different proposed configuration, but the specific requirements of the facility are in compliance with the plan, including setbacks, space for cars, beds, total square feet, height, etc. The plan moved away from a big box filling the site – the new proposal is slender and has a smaller footprint.

Question: how many jobs will the project create, what community benefits is UPMC offering, and when are the meetings planned at which we can discuss these issues in depth. [Former executive for facilities management] Ron Forsythe understood what it meant to be a part of the community, improved UPMC's image. Now that image is being degraded because people feel left out, and feel the benefits of this project are not for the community. UPMC once funded façade grants, which were welcome: when the community looks better, the UPMC facilities look better. She asked that UPMC include developing a committee to focus on a more complete package that makes Oakland a better place to live in its plans for the new development.

Answer: this project will create new jobs, yes. UPMC has also partnered on a training program to train environmental services workers – a training program that pays people as they learn, and places them in the hospitals. They recruit from many different neighborhoods. But the UPMC system has over 2,000 open positions, and has trouble filling them. These positions include culinary, environmental services, etc. UPMC has donated money to OPDC, the land bank [sic], Oakland Affordable Living, they've provided project management and financial guarantees. UPMC invites feedback. There's a meeting every quarter to invite community participation with the board, etc. There's the charity golf event that benefits CHS and People's Oakland. UPMC's goal is to be a community partner. Their goal is to improve wellness, teaching people to change their diets and lifestyles, providing health coaches.

Question: UPMC is credible, more reliable than Pitt, but you have to appreciate that while you've done so much giving back, UPMC and Pitt and CMU have together degraded the quality of life in Oakland. Noise, overcrowding, increased use of the helipad – one of our problems. Who's getting the money, who's benefitting from these programs?

Answer: any one of you at any time could be one of our patients. We want to take care of our employees. Our goal is to make the community better, not worse.

Wanda added: Would you be willing to form a committee to dive deep on developing a community benefits agreement? John replied: sure.

Question: When UPMC went before city council regarding the Mercy building, the community asked for a 2-week delay, and council said no. Mercy threatened closing down. But 3 weeks later UPMC announced no benefits agreement would be sought with the residential community in Uptown. Can a meeting be convened so we can talk about a mutually beneficial strategy and package?

Answer: yes to talking. Wanda added: OPDC will help convene.

Question: when you come to the meeting, can you be prepared to say yes to benefits that could include façade grants and community programs for free? In the past, UPMC provided community benefits to the community at large.

The architects highlighted some design decisions that influenced the building's program: they were concerned with how to capture a sense of openness on the site. They don't want the hospital to feel fortified or closed off, they want to engage with the street, and provide more green space on Fifth Avenue. Terraces in the building structure mitigate the impact of the building's bulk. The images the design team presented were created 10 months ago, and the design is evolving. The parties agree they want iconic design to represent the accomplishments of the institution. There's a significant structural cantilever to preserve green space and openness on the street.

The traffic planning has focused on managing flow so we're not backing up traffic on Fifth Avenue.

There's an opportunity for an amenity space that could be open to community. How can it help hospital patients as well as community members engage in everyday life? Food, music. It's an open question, what to program there.

Question: This is a contrast with other buildings on Fifth Avenue; it's an imposing structure, it looks like a whale. Oakland is Jonah being swallowed. Oakland has historic structures, and this structure imposes on them.

Answer: the architects pushed back against the word "imposing" – judging from the human experience at the street level, this building will not be so imposing. It's a light building, transparent at the base. Yes it's tall, but it's not imposing. There's a tradition of great landscaping in Oakland, and UPMC has retained a great landscaping architect, interested in making an outdoor space that people want to be in.

The cross section: 12.5 floors of beds, 4 floors (20,000 sf) of "lifestyle village." There will be a vegetated roof, spaces for food trucks – how to activate the space with amenities? Priorities are privacy for patients, staff well-being; transparency while waiting; consistency of experience; care and services after hours, support for after-care. Inside there will be a lot of technology, many interior gardens, lots of high-tech skins, wrap-around displays and improved technology. Lots of curvilinear geometry, easy wayfinding and pedestrian movement through the building.

Question: on behalf of the birds, is there some way to mitigate bird strikes?

Answer: working on it.

Helicopter access: they'll maintain the current helipad on Presby – no change there. No new paths. During construction, crane placement will require the helicopters detour slightly on their final approach. Detour expected to last two years (fourth quarter 2019 – first quarter 2022).

Organizing traffic on the site: patient intake will be from the center drive from Fifth at Atwood; outpatient intake will be at Montefiore circle drive off Terrace; and delivery/service vehicle access will be from DeSoto.

Question: paid entry for parking is problematic.

Answer: clinic visits validate parking but there will be no valet. A 450-car parking structure is buried under the hillside. Entry and exit will be to Fifth Avenue.

Question: Falk Clinic?

Answer: Falk Clinic will continue to exist.

Question: The childhood obesity program that UPMC operates is not very good.

Question: The impact of uncontrolled growth has been devastating to the Oakland community. How much money has UPMC given to the Oakland "land bank"?

Answer: \$250,000 into "land bank" – which Wanda then clarified was UPMC's initial investment in the Oakland Development Fund, 20 years ago [*clarification post-meeting: University Health Center of Pittsburgh, predecessor to UPMC, invested \$122,000 in Oakland Development Fund, a revolving pool of capital to support OPDC neighborhood investments, in January 1986 and has renewed the loan in ten-year timeframes since that time*]. The current request to UPMC that it provide recoverable capital to the Oakland Community Land Trust is being evaluated.

Question: The hospital is part of a community. Have a community conversation first, and people can engage with design later. There is a huge Oakland footprint here, we need help stabilizing the residential neighborhood. We need to get the right people in the room to come up with actionable solutions.