Project Area Master Plan

November 1, 2012

Children's Hospital of Pittsburgh of UPMC

UPMC LIFE CHANGING MEDICINE

Stantec

PROJECT AREA MASTER PLAN

Children's Hospital of Pittsburgh of UPMC

NOVEMBER 1, 2012

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PREPARED BY:
Childrens Hospital of Pittsburgh of UPMC
Stantec Architecture & Engineering LLC
Trans Associates

Introduction

About Children's

If You Have Kids, Be Glad You Have Children's.

Renowned for its outstanding clinical services, research programs and medical education, Children's Hospital of Pittsburgh of UPMC has helped establish the standards of excellence in pediatric care. From Ambulatory Care to Transplantation and Cardiac Care, talented and committed pediatric experts care for infants, children and adolescents who make more than 1,000,000 visits to Children's, its many neighborhood locations, and Children's Community Pediatrics practices each year.

Children's by the Numbers (FY 2011)

- 13,687 inpatient stays
- 4,575 observation stays
- 74,376 Emergency Department visits
- 25,047 surgeries
- More than 1 million outpatient visits

Children's:

- Achieved Magnet Recognition® status from the American Nurses Credentialing Center (ANCC). Children's is among only 6 percent of hospitals nationwide to have achieved this prestigious status.
- Is one of 12 pediatric hospitals in the United States named to *U.S. News & World Report*'s Honor Roll of America's "Best Children's Hospitals" for 2012–2013
- Has one of the fastest growing, National Institutes of Health-funded pediatric research programs in the country. Pediatric research programs at Children's Hospital and the University of Pittsburgh School of Medicine ranked seventh in number of grants from the NIH for fiscal year 2011.
- Leads the way in advanced technology as the first pediatric hospital in this country to achieve Stage 7 recognition from HIMSS Analytics for its electronic medical record
- Has been recognized by KLAS, an independent health care research organization, as the number one pediatric hospital in its use of health care information technology

Hospital Campus

Children's Hospital has been in its new 10-acre home in Pittsburgh's Lawrenceville neighborhood since May 2009. Designed with input from physicians, nurses and families to ensure that patients receive care in a comfortable setting, the hospital is a benchmark for quality care built on five principles including: family-centered care, patient-safety and quality, technological sophistication, green campus and quiet building.

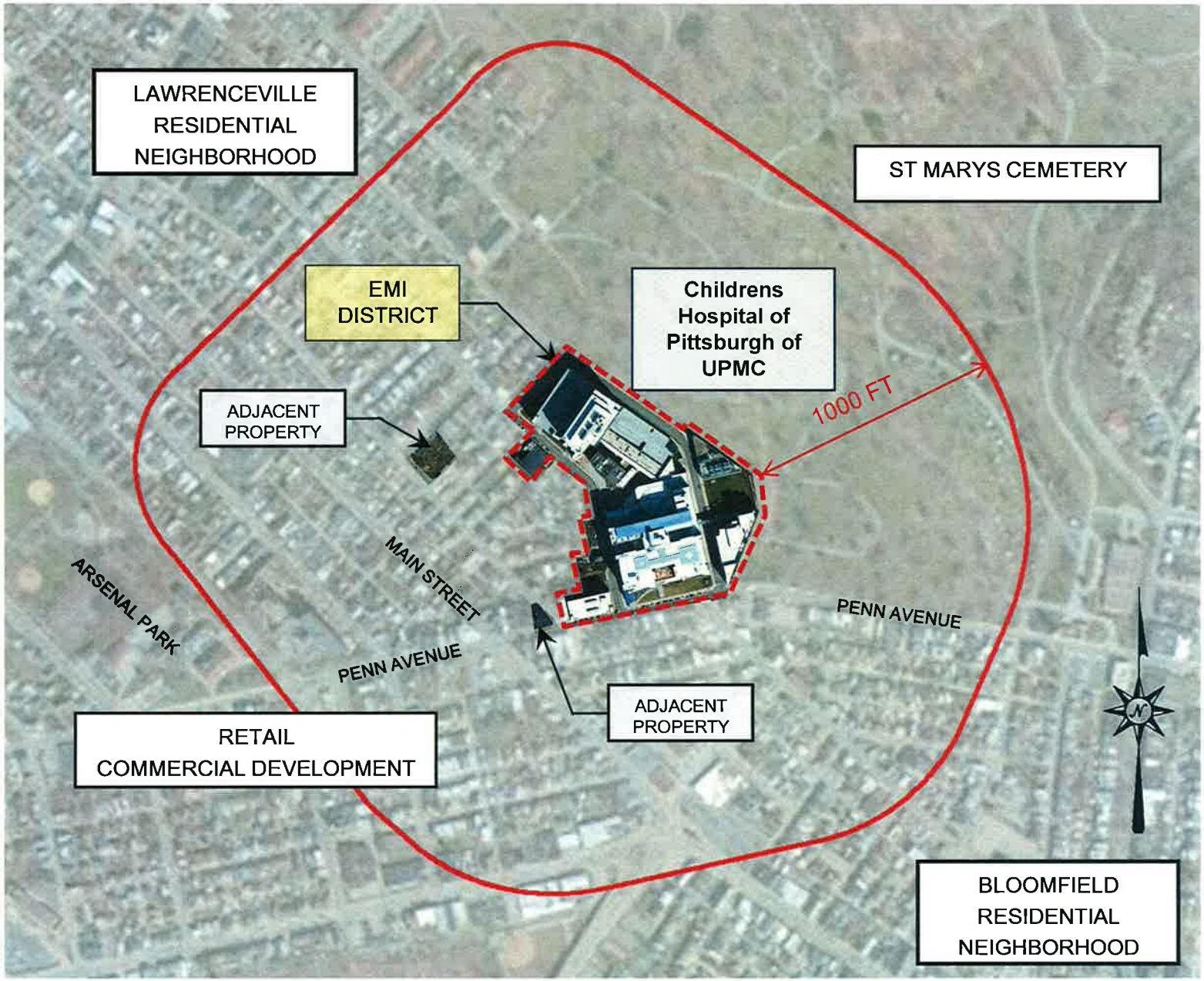
II. Planning Area

The planning area of the Project Master Plan is bounded by Penn Avenue to the south, St Mary's Cemetery to the east, Garwood Way to the north and 44th street (with extensions to the west) to the west.

The site is bordered by cemeteries on the eastern side, residential on the northern and eastern sides and a commercial district to the south along Penn Avenue.

The planning area includes the complete area for the EMI – Educational/Medical Institution zoning district so noted on the following plan.

The following plan's indicate the institutional ownership and zoning for the surrounding parcels.



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PLANNING AREA ADJACENCIES

SATELLITE VIEW

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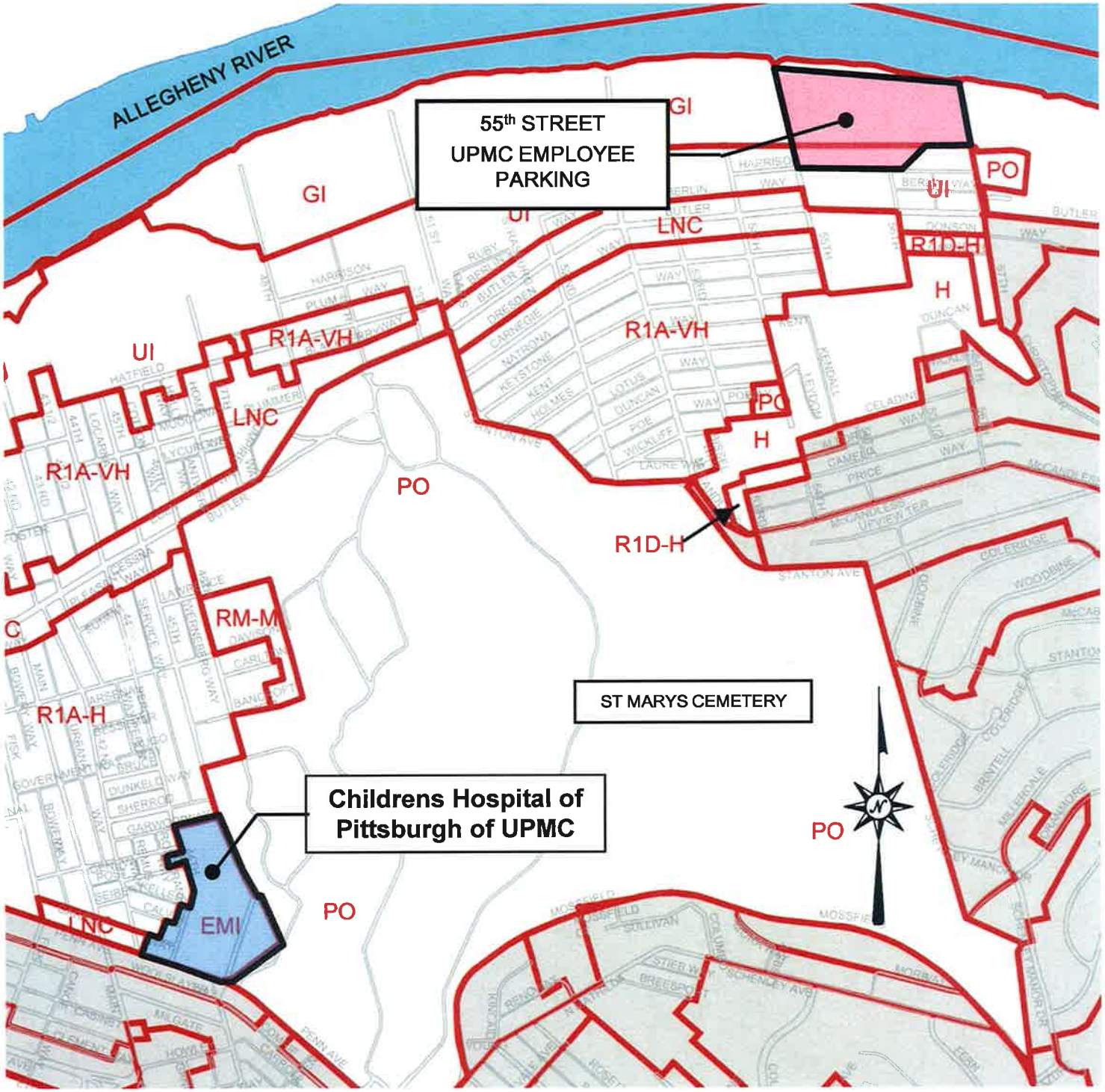

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PLANNING AREA

OVERALL PLAN

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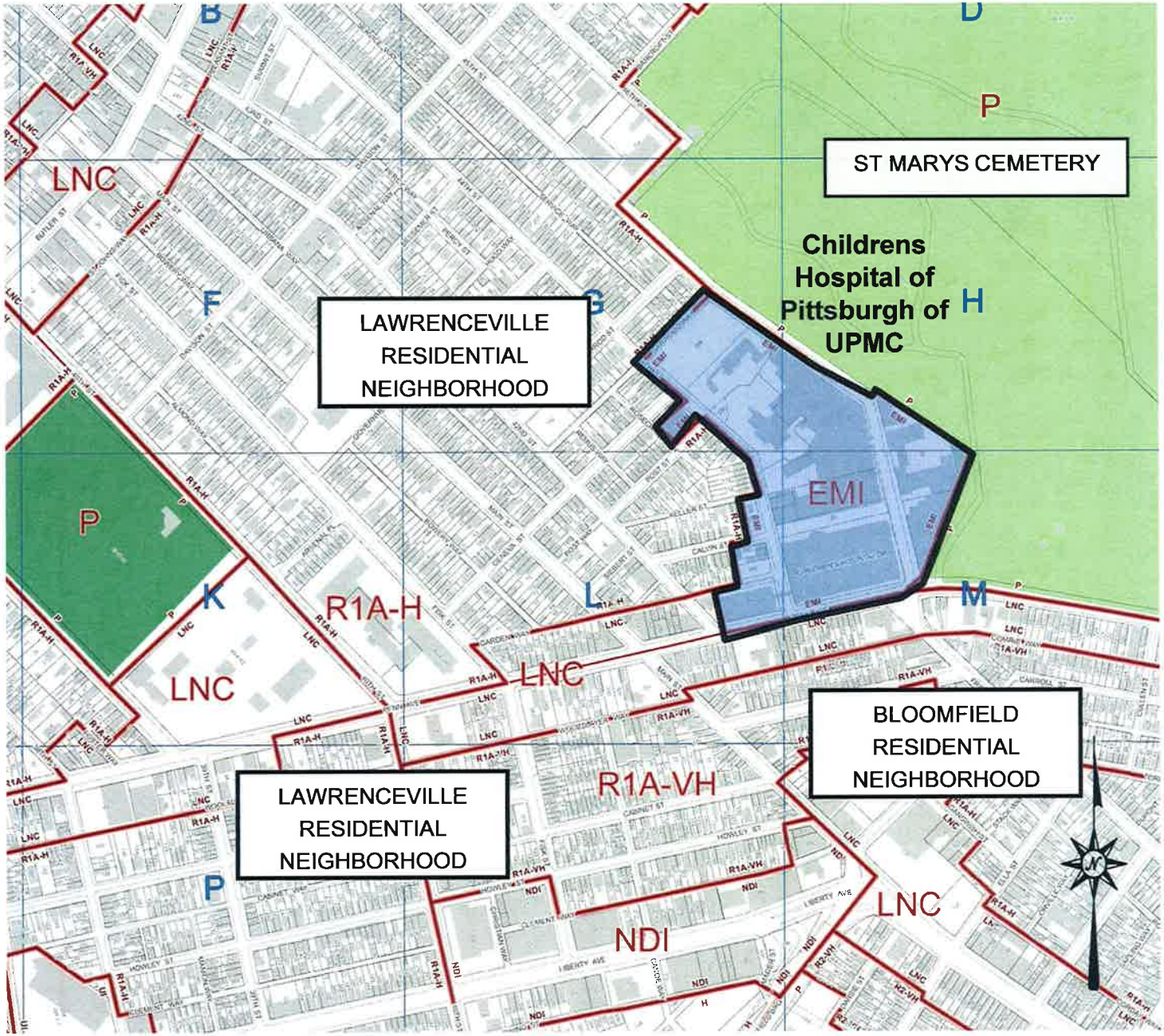


PLANNING AREA ZONING MAP

PLANNING AREA

ZONING DISTRICTS

EMI – EDUCATIONAL/MEDICAL INSTITUTION

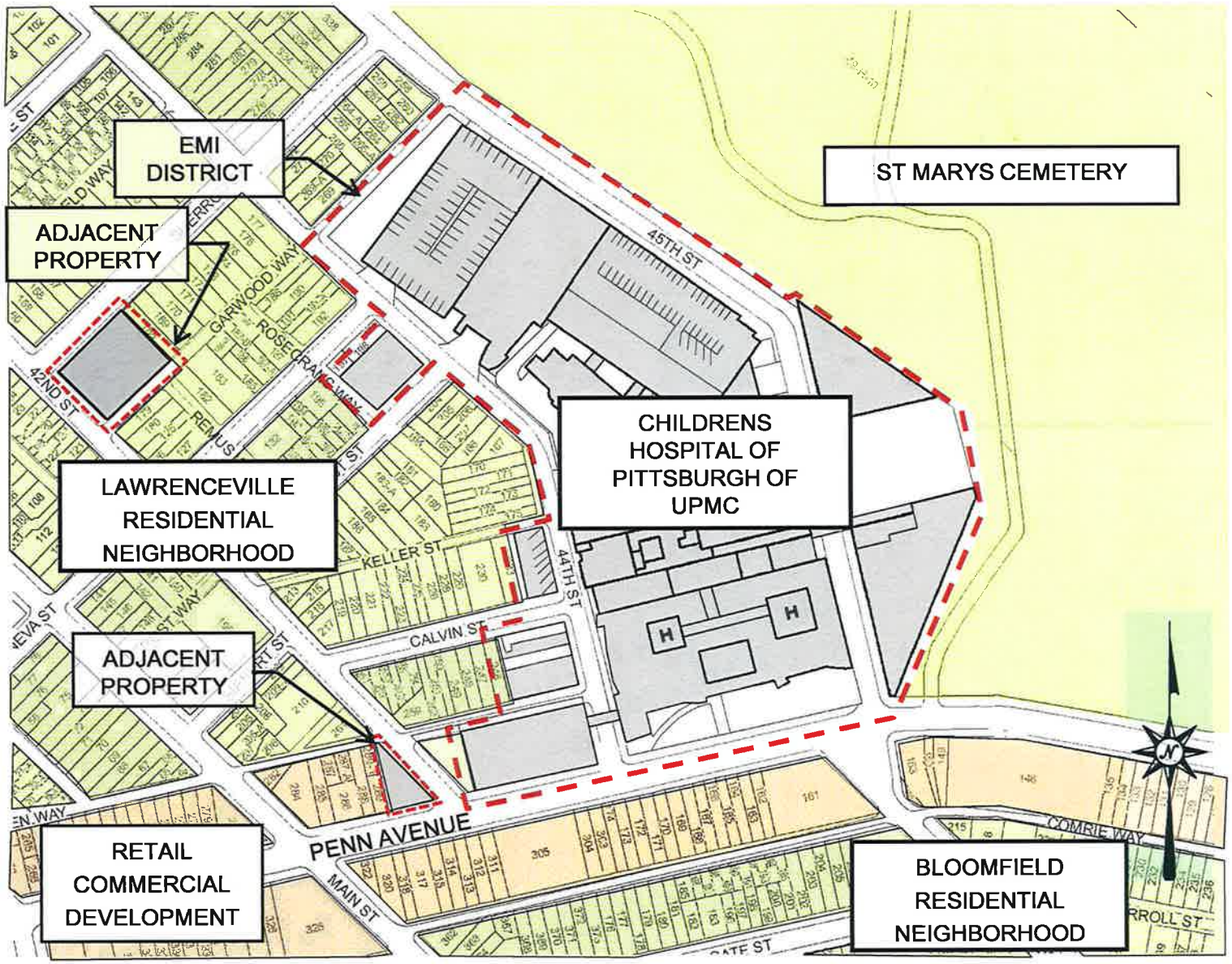
R1A-H – SINGLE UNIT ATTACHED REDIDENTIAL HIGH DENSITY

LNC – LOCAL NEIGHBBORHOOD COMMERCIAL

PO – PARKS AND OPEN SPACE

RM-M – MULTI UNIT RESIDENTIAL MODERATE DENSITY

November 1, 2012



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PLANNING AREA ADJACENCIES

EMI DISTRICT

ADJACENT PROPRTIES

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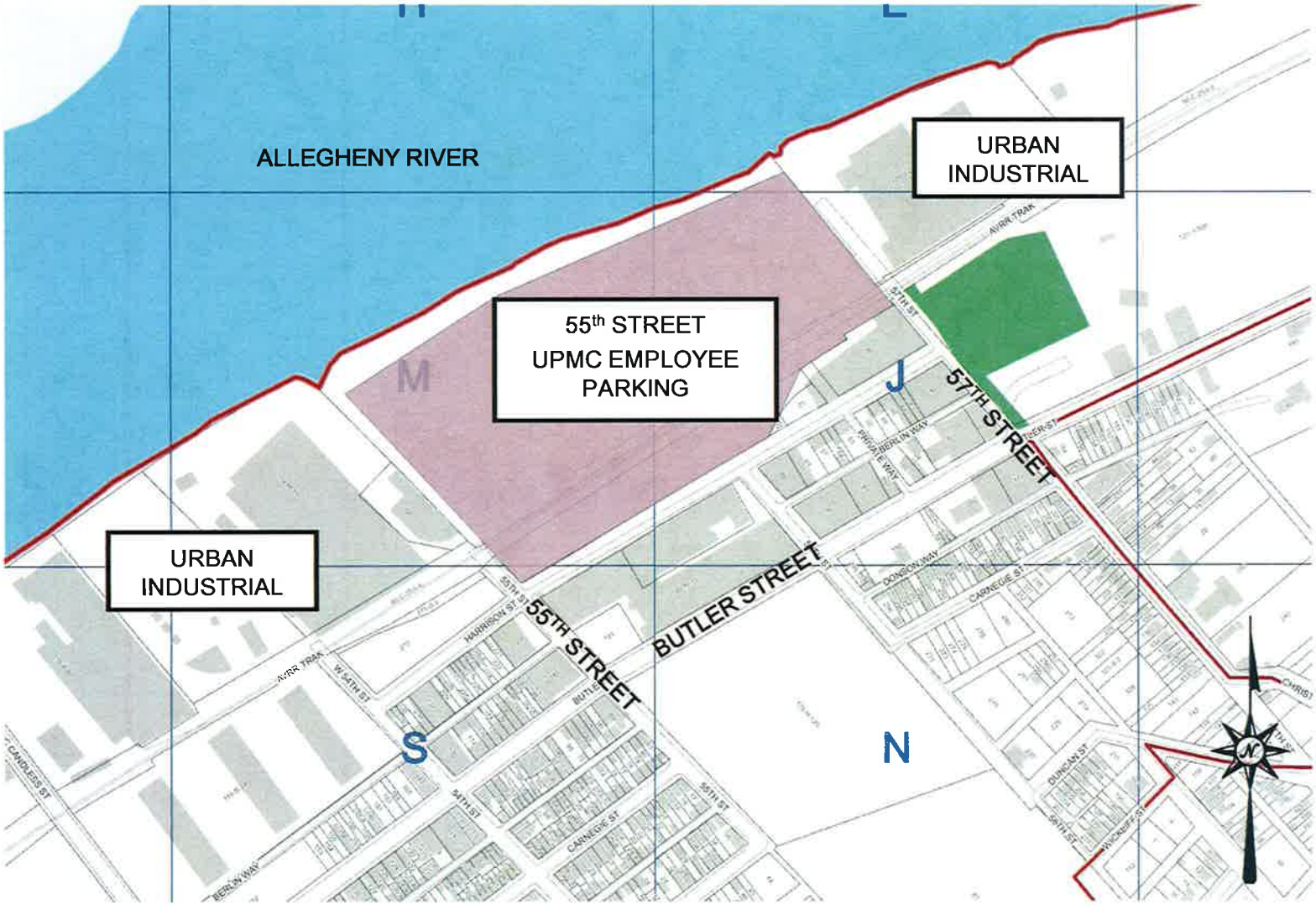


PLANNING AREA ADJACENCIES

UPMC EMPLOYEE PARKING

November 1, 2012

Vision, Mission and Values

We're Transforming Lives

As employees of Children's Hospital of Pittsburgh of UPMC, there is one goal that unites us all: transforming the lives of children through science and compassion.

What enables us to deliver world-class care is a world-class culture. Our culture is what sets the hospital apart and creates a lasting impression of us in the community and in the hearts of our patients and their families. We've found that the best way to help continue, grow and pass on our culture is by focusing on our vision, mission and five key core values.

Our Vision

To be the world leader in children's health

Our Mission

Children's Hospital of Pittsburgh of UPMC is dedicated to improving the health and well-being of children through excellence in patient care, teaching and research.

Our Values

We take PRIDE in the core values that are the foundation of all we do in patient care, research and medical education.

Core Values

CHILDREN'S PRIDE

PATIENTS AND FAMILIES FIRST

The focus of all we do!
Ensure superior quality and the safest care

RESPONSIBILITY

Value corporate and individual integrity
Do the right thing
Ensure fiscal accountability
Identify and achieve organizational efficiencies
Deliver on commitments

INNOVATION

Embrace change
Constructively challenge the status quo
Export new ideas, techniques and methods
Capitalize on opportunity
Use our imaginations

DIGNITY AND RESPECT

Be courteous and kind
Embrace differences
Be compassionate
Exhibit empathy
Value the ideas and opinions of others
Promote a collaborative culture

EXCELLENCE

Achieve our personal best
Exceed expectations
Demonstrate ethical behavior
Advance diversity

IV. Existing Property and Uses

Building Coverage

The Existing property and uses are fully described on the following Existing Land Use Plan and Existing Land Use Chart.

Existing Land Use Chart

	Building/Site	Existing Land Use					
		Primary Land Use	Gross Square Feet of Floor Area; Dwelling Units	Parking Spaces	Number of Stories (including below grade)	Height in Feet	Acreage
1	Hospital, Penn Ave Garage	Inpatient and outpatient facility	1,175,676	301	16	200'	
2	North Parking Garage	Parking Garage	320,000	800	8	150'	
3	Rangos Research Center	Research Building	313,614		13	180'	
4	Mid-Campus Parking Garage	Parking Garage	100,400	254	2	75'	
5	Central Plant	Central Mechanical Plant	50,940		5	45'	
6	Faculty Pavilion	Office	154.245		10	107'	
7	Post Street Warehouse	Storage	10,000		2	60'	
8	Administration Building	Outpatient Clinic, Offices	83,643		8	75'	
9	Plaza Building	Mixed Use	94,968		14	150'	
10	Lawrenceville Medical Building	Medical Office	11,413		4	40'	
11	Surface Lot 45th and Garden Way	Surface Parking		9			
12	Surface Lot 45th and Calvin Street	Surface Parking		9			
13	Triplex Building	Office	800		3	35'	

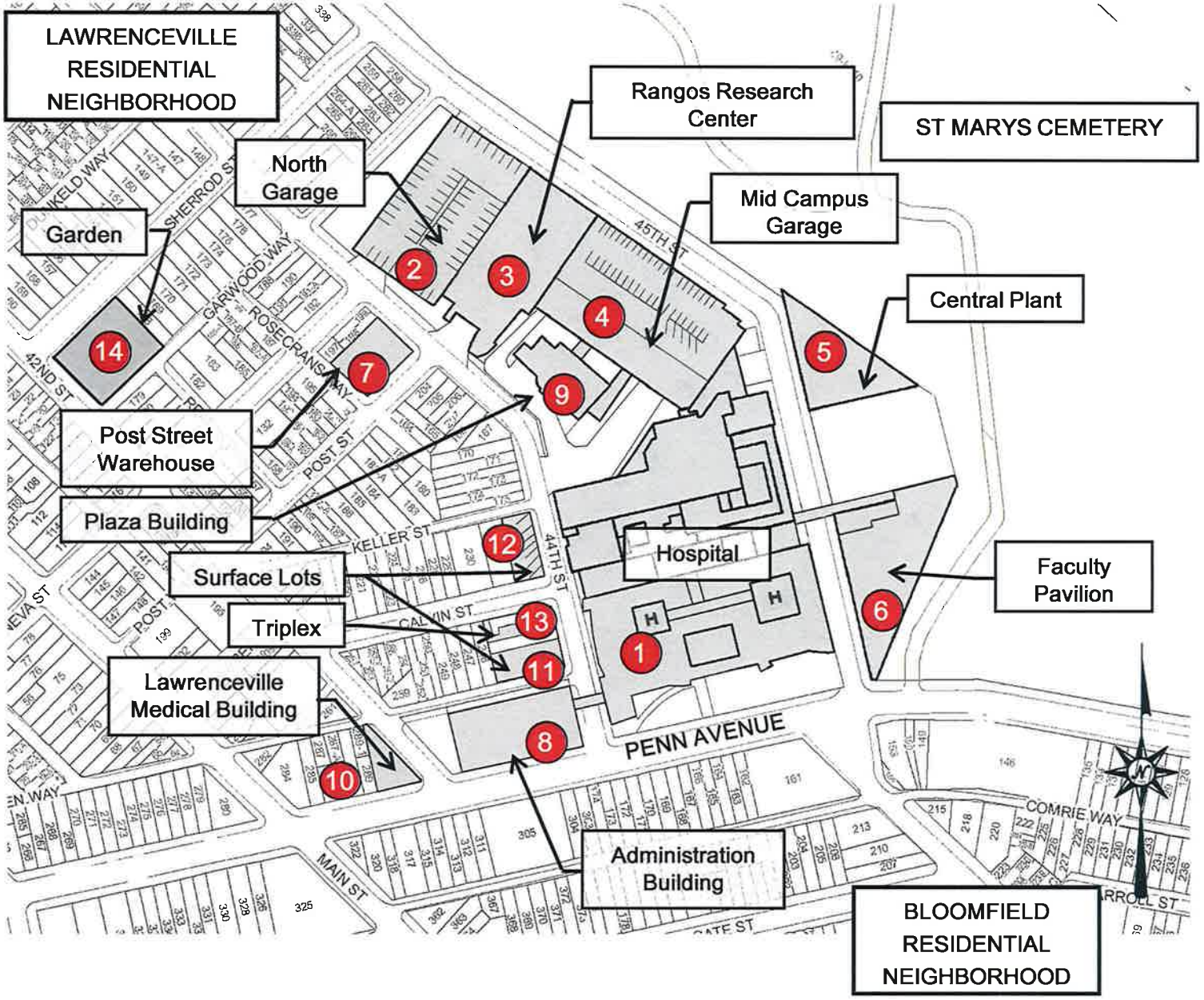
14	Garden	Devotional Garden			1		
15	55th Street Parking	UPMC Employee Parking		1,436			
	Total Site	**As above**					

Parking and Loading

The current on-site parking is accomplished with 3 garages. Access to the Mid-Campus and North garages is from 44th Street and 45th Street, surface lot parking for the Medical Office Buildings is located on Garden Way and Calvin Street, with 9 spaces in each lot. The Penn Avenue garage is accessed via the Main Driveway and from 44th Street.

Off-site parking is provided for employees in the 55th Street, 57th Street lot in Lawrenceville. Transport for employees to the hospital is provided by shuttle. This Employee parking lot is outside the EMI zoning area. The first quarter Well Gauging Data Reports for this site are included in the Appendix of this document.

Loading dock and trash pickup is consolidated under the Medical Research Building, hidden from neighborhood views.



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EXISTING LAND USE PLAN

1 CORRISPONDS WITH EXISTING LAND USE CHART PAGE 11

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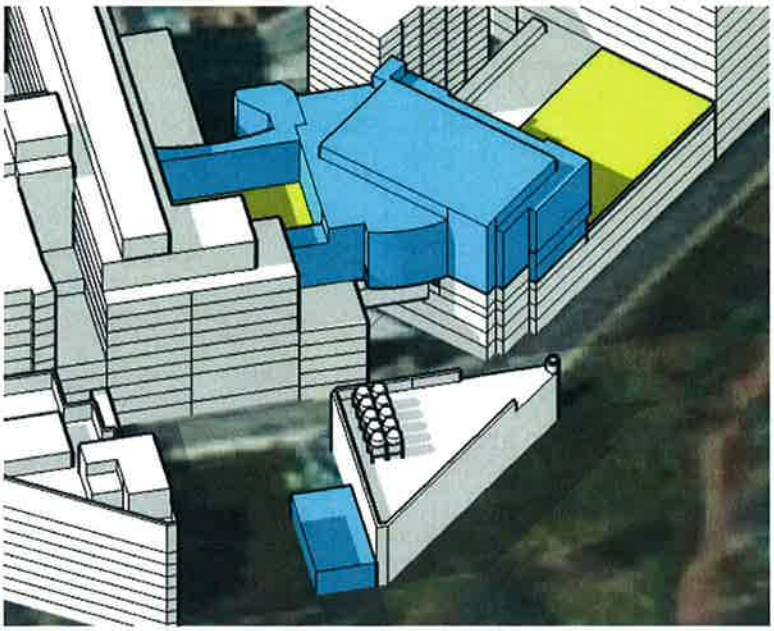
V. Institutional Needs

The construction of the new elements of the master plan is indicated by the drawing of the 10 Year Site Development Plan (Page 16) and the 25 Year Site Development Plan (Page 19) of this document and is in response to the needs of the community and staff of Childrens Hospital of Pittsburgh.

Ten Year Development Plan

- Hospital Expansion (6 Stories of new construction over north west corner of existing 4 story hospital and Mid Campus Parking Garage)
    - This building will be comprised of Inpatient facilities as well as Outpatient Clinics and other hospital functions
    - A playground platform will be included in this expansion
- Central Plant Expansion with Truck Access
    - This expansion will provide additional capacities needed for the Clinical Services Expansion
    - Off street truck access will be included in this expansion.
- Garden Terrace
    - Rooftop landscape terrace above Mid Campus parking garage



Partial 10 Year Massing Plan

Twenty-Five Year Development Plan

- East Building (11 Stories)
    - Inpatient and Outpatient services
    - Medical offices and / or hospital related functions
- Research Laboratory Building (Built on site of existing Plaza Building)
    - Expansion of research building

VI. Ten Year Development Envelope

The ten-year development envelope is the same as the Project Area Master Plan area. Within this envelope there are 3 primary development proposals:

1. **Hospital Expansion**

Location:	Between Clinical Services Building and 45th street
Description:	Construction of a new building wing to the north of the Hospital Building. The new facility will house inpatient facilities as well as other hospital functions, and a playground
Maximum Floor Area:	180,000 GSF
Maximum Height (Stories):	6 Stories of new construction over north west corner of existing 4 story hospital and Mid Campus Parking Garage
Maximum Height:	85' Above existing Hospital and Mid Campus Garage (Excluding mechanical penthouse)
Setback:	0' – Front Yard (45th street)
Other:	Built above Parking Garage, as air-rights building

2. **Central Plant Expansion**

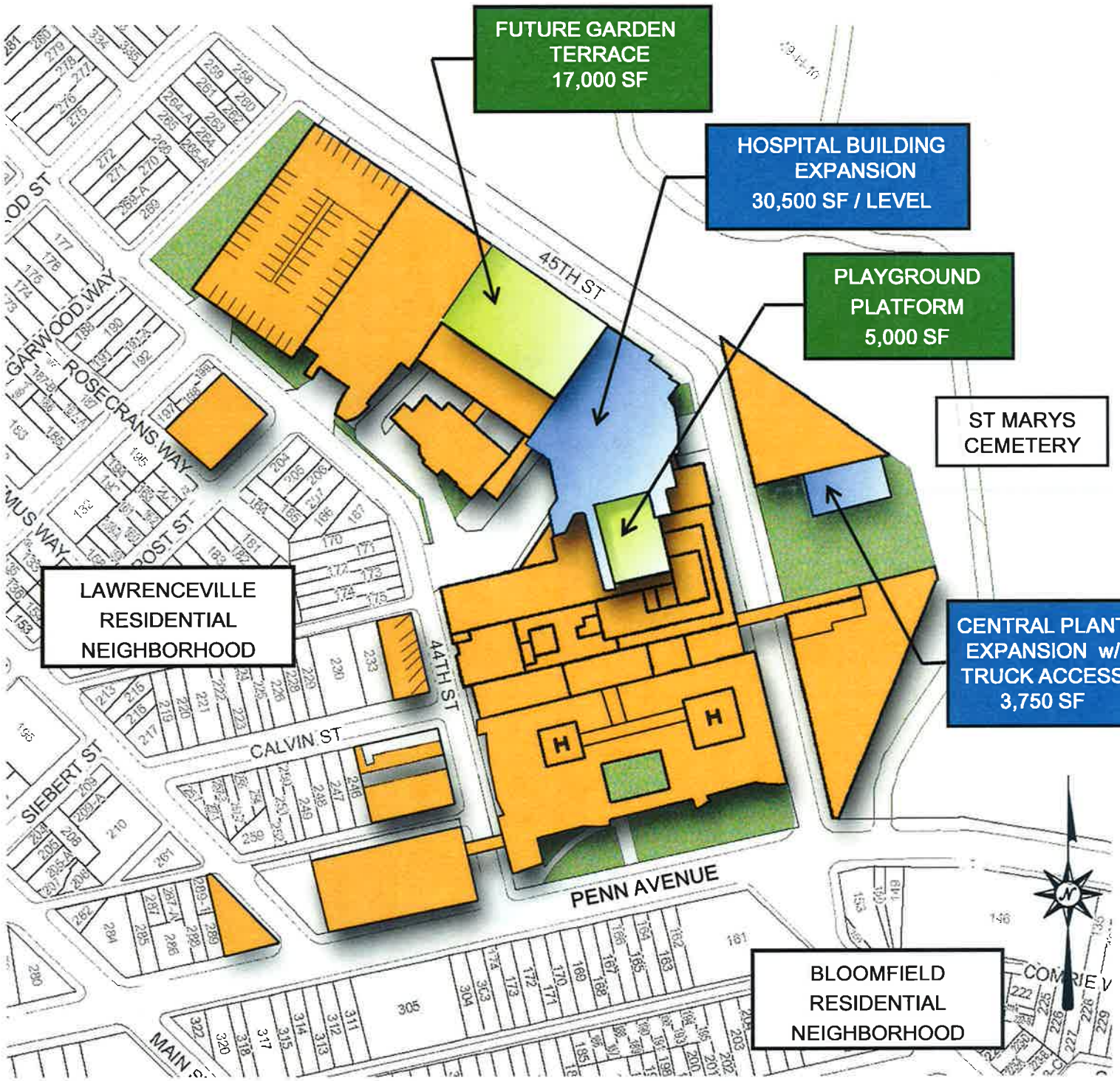
Location:	South side of existing Central Plant
Description:	Additional mechanical services for the Clinical Services Building Expansion as well as an off-street truck access
Maximum Floor Area:	3,750 GSF
Maximum Height (Stories):	1 Story
Maximum Height:	25'
Setback:	0' – Rear yard (Cemetery)
Other:	Includes off street truck access

3. **Garden Terrace**

Location:	Roof of existing parking garage
Description:	Garden Terrace above existing parking garage
Maximum Floor Area:	17,000 GSF
Maximum Height (Stories):	1 story of new construction over existing 3 story Mid Campus Parking Garage.
Maximum Height:	75' (Roof of existing Parking Garage)
Setback:	NA
Other:	NA

NOTES:

1. All maximum floor area, height (stories), and height (feet) shown above are the requested zoning envelopes for the proposed buildings. Proposed buildings may be smaller, but will not be larger than the maximum numbers.
2. Proposed sizes shown in Proposed Land Use chart are approximate and are based upon anticipated building criteria at the time of this Master Plan.



Children's Hospital of Pittsburgh of UPMC

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PROPOSED SITE MASTERPLAN

10 YEAR SITE DEVELOPMENT PLAN

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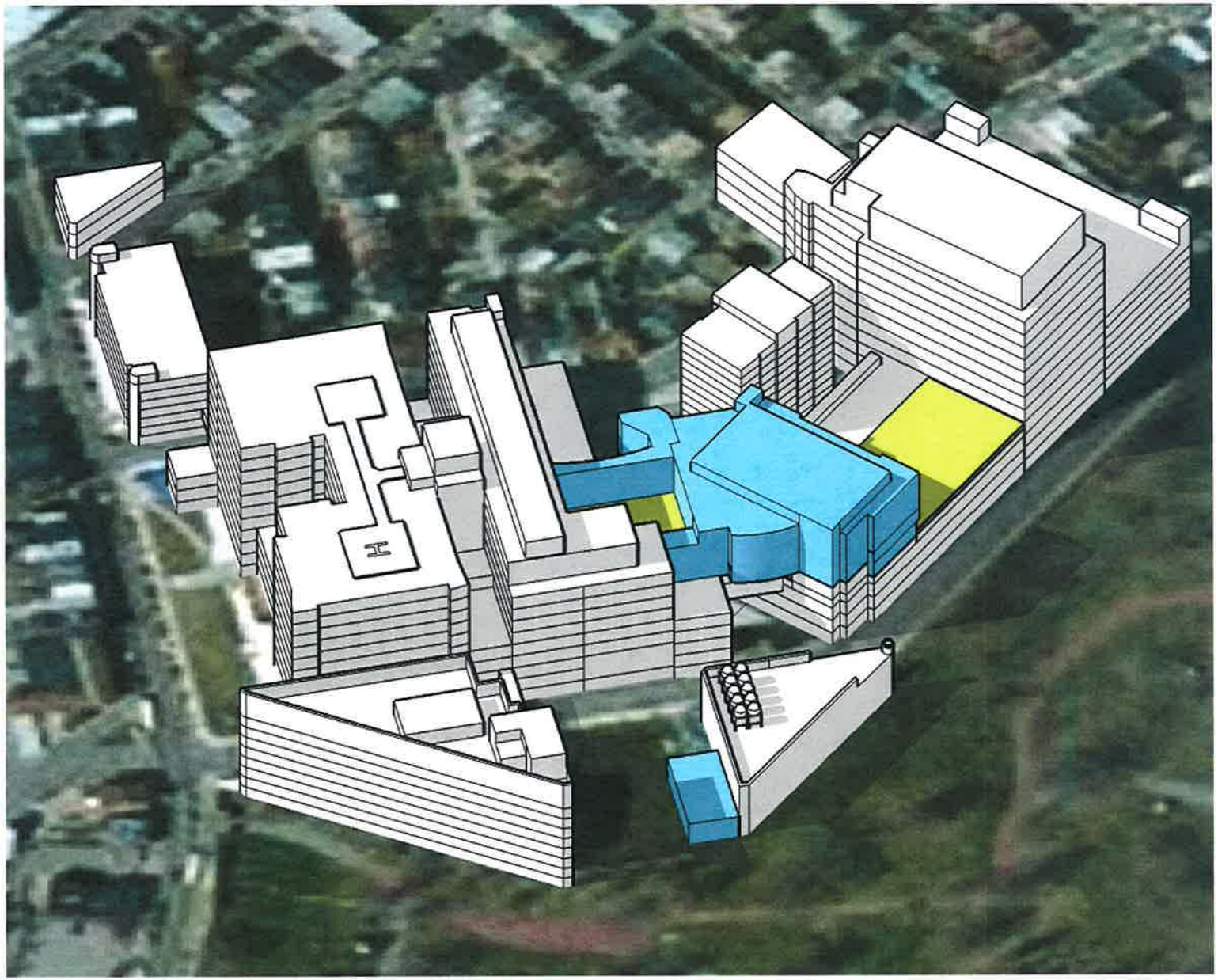

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UPMC LIFE CHANGING MEDICINE

PROPOSED SITE MASTERPLAN

10 YEAR SITE DEVELOPMENT PLAN

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VII. Twenty-Five Year Development Sites – Envelope

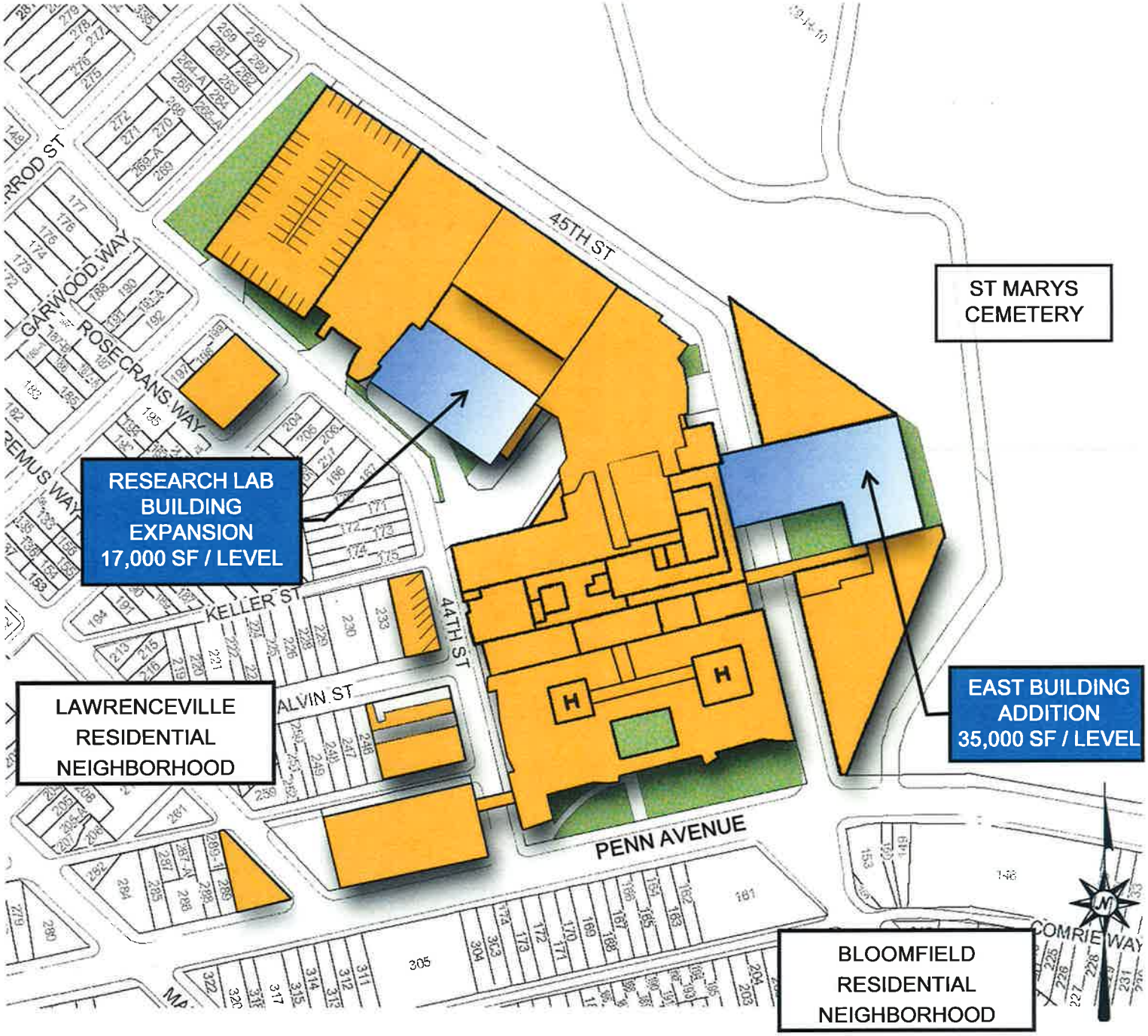
The twenty-five year development envelope is the same as the ten-year development envelope. Any expansion beyond the parameters of the ten-year plan will need to be reconsidered through the Master Plan process.

1. **East Building**

Location:	Facing 45th Street
Description:	Construction of a new building to house offices, clinics and hospital related functions
Maximum Floor Area:	357,000 GSF
Maximum Height (Stories):	11 Stories plus mechanical penthouse
Maximum Height:	150' (Excluding mechanical penthouse)
Setback:	0' Rear Yard (Cemetery)
Other:	Building to be built over 45th street in order to connect to Hospital Building

2. **Research Lab Building Expansion**

Location:	Facing 44th street between Research Building and Hospital Building
Description:	Expansion of Research Building
Maximum Floor Area:	252,000 GSF
Maximum Height (Stories):	12 stories plus mechanical penthouse
Maximum Height:	180' (Excluding mechanical penthouse)
Setback:	0' – Front yard (44th Street) NA – Side Yards
Other:	Requires demolition of Plaza Building



Children's Hospital of Pittsburgh of UPMC

UPMC LIFE CHANGING MEDICINE

PROPOSED SITE MASTERPLAN

25 YEAR SITE DEVELOPMENT PLAN

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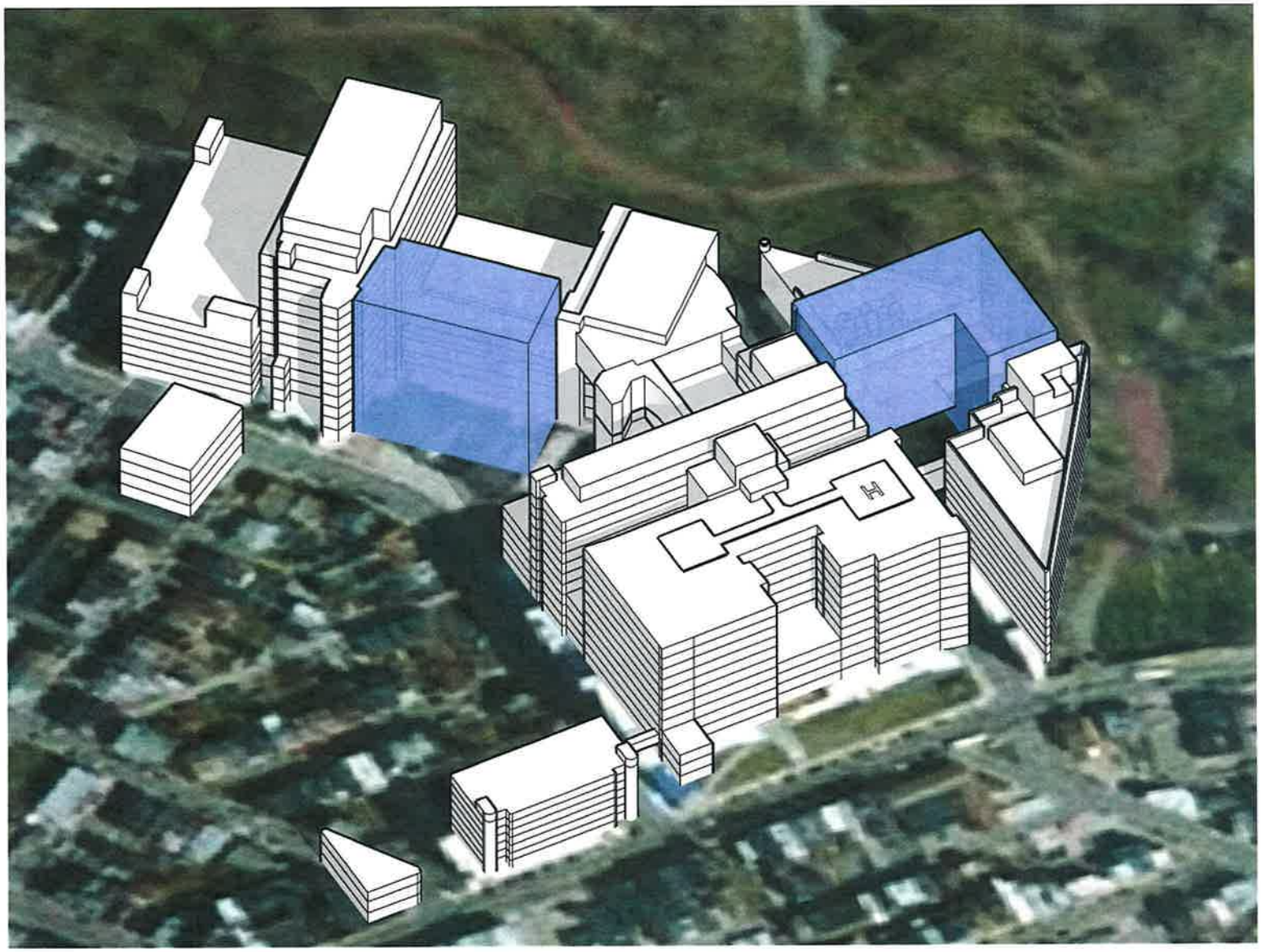

Children's Hospital of Pittsburgh of UPMC

UPMC LIFE CHANGING MEDICINE

PROPOSED SITE MASTERPLAN

25 YEAR SITE DEVELOPMENT PLAN

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Trans Associates

Transportation Solutions for Today and Tomorrow

The Transportation Management Plan will be prepared and included in the final document.

Prepared by:
TRANS ASSOCIATES ENGINEERING CONSULTANTS, INC.
Pittsburgh, Pennsylvania

IX. Environmental Protection Plan

The Master Plan Area is a developed, urban site with no sensitive environmental resources within its boundaries. The planning area of the Project Master Plan is bounded by Penn Avenue to the south, St Mary's Cemetery to the east, Garwood Way to the north and 44th street (with extensions to the west) to the west.

The site is bordered by cemeteries on the eastern side, residential on the northern and eastern sides and a commercial district to the south along Penn Avenue.

The planning area includes the complete area for the EMI – Educational/Medical Institution zoning district. The site is surrounded by a mix of urban, residential and commercial districts.

The site is currently covered by approximately ninety percent impervious surfaces including roadways, sidewalks, parking lots and buildings. The proposed Master Plan will redevelop areas of impervious surfaces by expanding the building programs on existing parking lots or by vertical additions on existing buildings. The Central Plant expansion will reduce the remaining green space between the Central Plant and the Faculty Pavilion. The additional impervious surface will be approximately 3,750 SF.

Environmental Overlay Districts

Flood Plan Overlay District: The project area does not fall within a designated flood plain.

Riverfront Overlay District: The property area does not fall within the Riverfront Overlay District.

Landslide-Prone Overlay District: No steep slopes or landslide prone soils are found within the property limits.

Undermined Area Overlay District: The site is not undermined.

View Protection Overlay District: The site has limited views due to it's proximity to the local retail district and its distance from the riverfront. There are limited views from the upper floors of the existing structures that will be impacted by the proposed development, however, the vertical expansion that is planned will provide new opportunities for expanded view corridors.

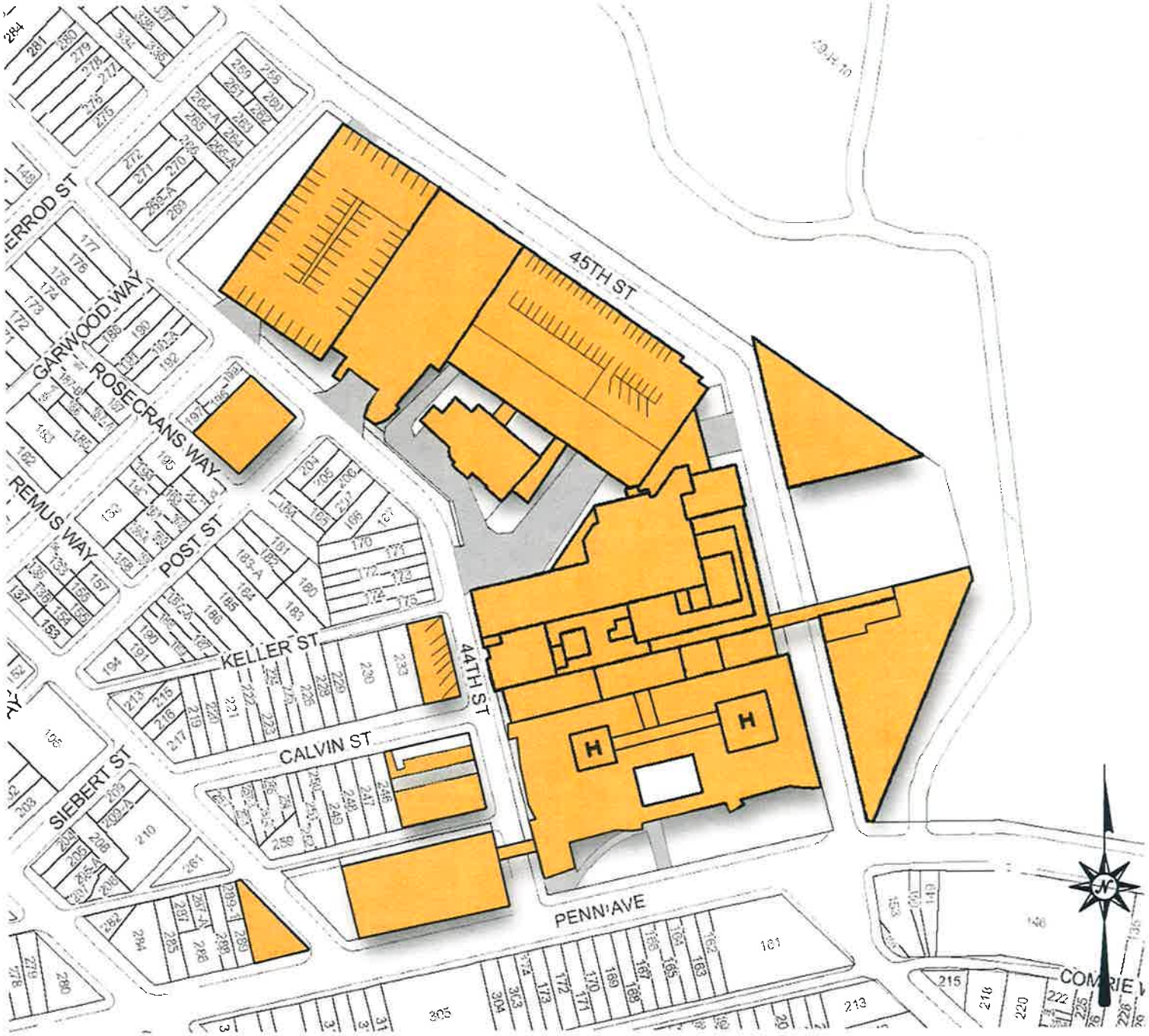
Stormwater Management Overlay District: The site is currently approximately ninety percent impervious and is serviced by an existing stormwater management conveyance system. The proposed development will be designed to have no impact on this system.

Environmental Performance Standards

Steep Slope Protection: The site is a fully developed hill that is not considered a steep slope since it is under a 15 percent slope.

Tree and Vegetation Protection: Because the master plan area is an urban site, there are few trees and limited vegetation within its boundaries.

Maximum Impervious Surface: The existing plan currently has approximately ninety percent impervious surface area which exceeds the maximum impervious surface ratio. The proposed master plan development will impact the remaining green space as it proposes to develop on existing lawn area near the Central Plant..



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EXISTING IMPERVIOUS SURFACES PLAN

EXISTING IMPERVIOUS MATERIALS

EXISTING FACILITY FOOTPRINTS

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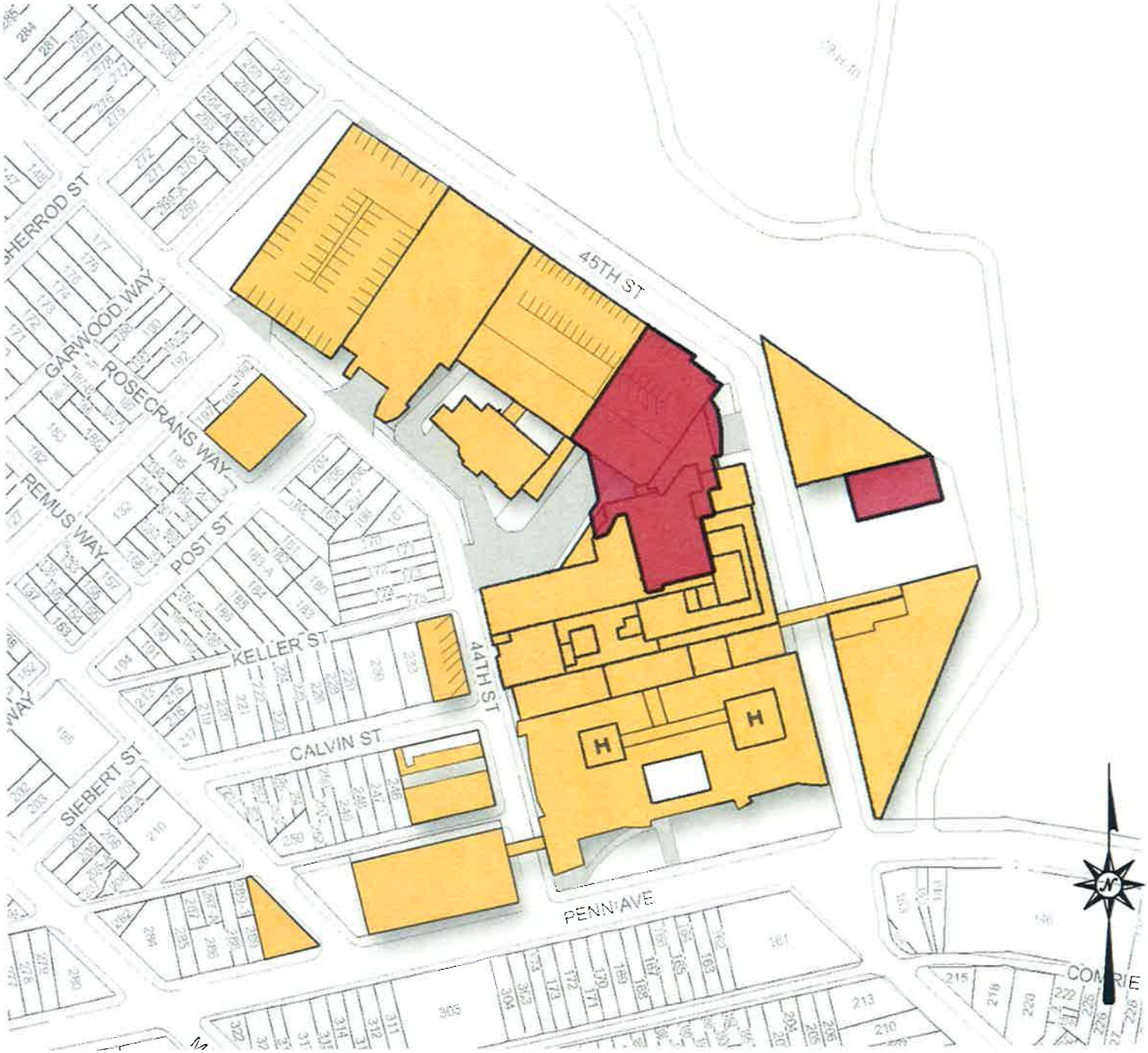

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PROPOSED IMPERVIOUS SURFACES PLAN

- EXISTING IMPERVIOUS MATERIALS
- EXISTING FACILITY FOOTPRINTS
- NEW BUILDINGS / IMPERVIOUS AREAS

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X. Open Space and Pedestrian Circulation Plan

As discussed earlier in this report, the hospital is situated in an urban setting. It is bounded on all sides by public thoroughfares and other development. This requires the hospital to expand within its current boundaries, primarily vertical expansion on existing infrastructure. The Master Plan continues the inward development of the site.

There are two distinctly different pedestrian circulation patterns within the project site.

1. Interior circulation: This represents the primary circulation for pedestrians between garage parking areas and areas within the building. Also circulation between buildings is accomplished with bridges over the streets.
2. Perimeter Circulation: There are existing pedestrian sidewalks that facilitate circulation to and from the perimeter of the site. These will be maintained.

The master plan does not provide for radical changes to the pedestrian circulation or way finding, however, the hospital is committed to continued evaluation and upgrades to the current system.

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UPMC LIFE CHANGING MEDICINE

PROPOSED PEDESTRIAN CURCULATION PLAN

MAJOR CAMPUS PEDESTRIAN CIRCULATION

BICYCLE RACK

PUBLIC ENTRANCES

INTERIOR PEDESTRIAN CIRCULATION

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XI. Urban Design Guidelines

Materials, Colors and Design Elements

This Master Plan acknowledges that the existing subject area is reasonably compact, defined, and architecturally similar in character. Materials and colors of new construction will be selected for appropriate quality and durability, and with an effort to create continuity and clarity within the project area. It is the intent to utilize the same architectural envelope materials that have been used in the last major expansion as they have set an architectural language that combines the character of the older facilities with a new vision of the future. The facade is planned to utilize the same red brick and stone/precast elements and copper panels as the recent addition.(See Penn Avenue Views 1 & 2 below) The scale of the masonry and exterior details will closely mimic the adjacent facility to provide visual interest and relief as well as humanize the scale of the facility. In addition the exterior glazing is planned to be similar in color, reflectivity and scale as the adjacent building elements. (See 45th St MidCampus Garage Views 1 & 2 Below)

Penn Avenue View 1

Penn Avenue View 2

45th St MidCampus Garage 1

45th St. MidCampus Garage 2

The 44th Street façade intends to be similar in character to the 45th Street envelope, blending the character of the existing buildings with the features of the Penn Avenue exterior. (See 44th St ER Entry View below and the Penn Avenue View 1 above.)

44th St ER Entry 1

Buildings will receive special treatment at important locations including entrances and view termini. Such treatment shall be appropriate to its unique situation and shall help to enhance aesthetics and overall project intelligibility.

Mechanical equipment screening on all new expansions will be incorporated into the final architectural design. Screening will be similar in character to existing campus conditions.

Central Plant View 1

Central Plant View 2

Faculty Pavilion View 1

The Central Plant Expansion will be architecturally similar to the existing Central Plant. Care will be taken to seamlessly blend the expansion with the existing. Mechanical screening will be incorporated into this design.

Signage

Way finding and directional parking signage will be included in this project and will be for internal navigation. No additional signage will be visible to adjacent properties..

Setbacks

In keeping with the urban nature of the project area, building setbacks from road rights of way shall remain zero feet (0').

Height

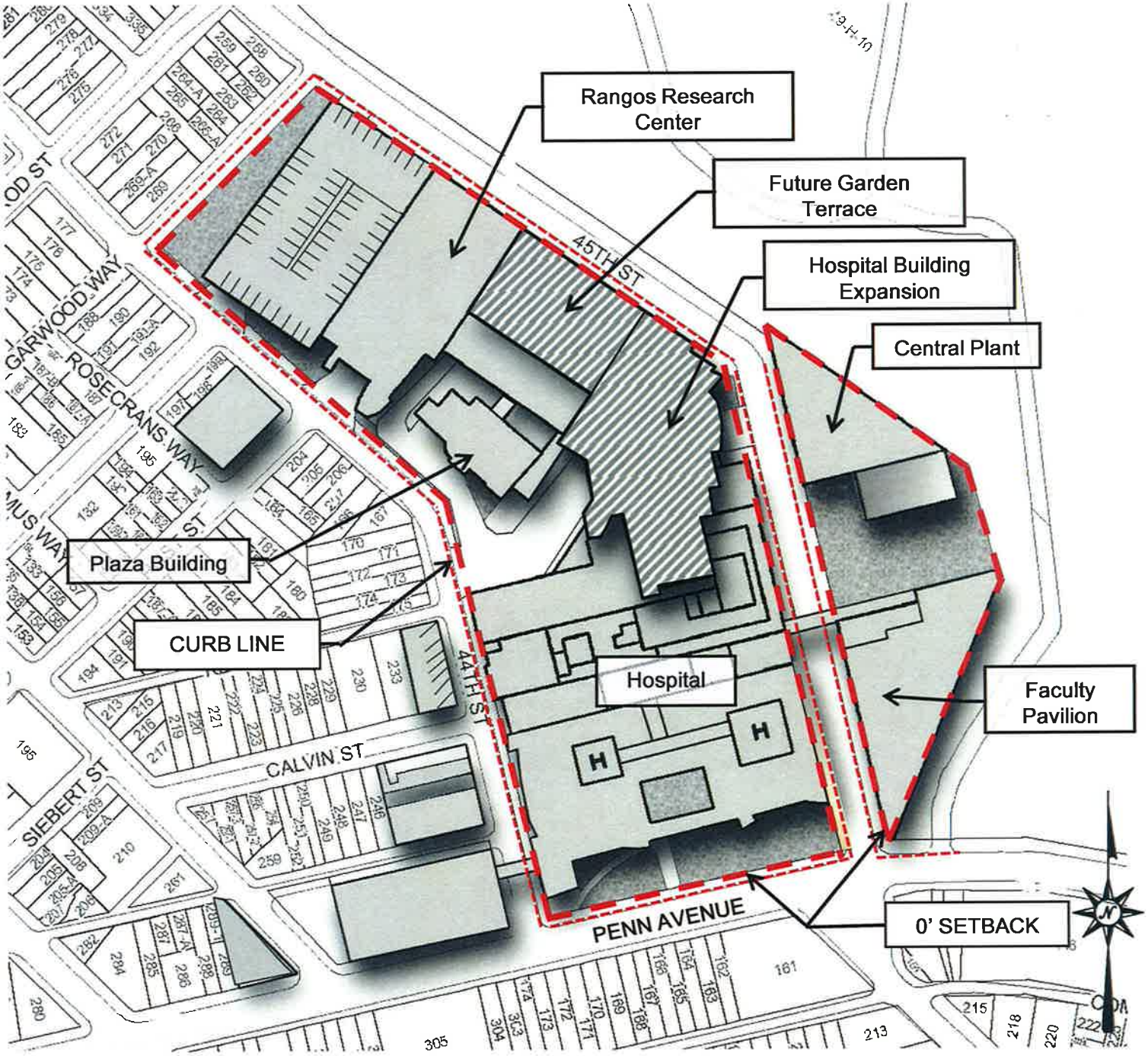
The maximum height of any building on the campus will be the existing building, a height (including mechanical equipment) of 200'. The surrounding base building and the other support buildings will be kept to a lower height so as to minimize the visual impact on the neighborhood.

Bulk and Massing

Buildings shall be arranged and massed to allow for light, air, and circulation while optimizing overall site development. Typically, the buildings will be built in similar patterns that have already been established on the campus. The existing green space at the perimeter of the campus will be maintained.

Landscaping

In general, landscape treatment of any new construction areas shall be appropriate to the urban nature of the project area and be primarily achieved through use of street trees and planters. A reasonable amount of green space will be maintained, responding to the commercial feel of the Penn Avenue and the residential feel of 44th and 45th streets. Landscape design shall be developed in an effort to create a unified and harmonious pedestrian environment, mitigate objectionable views while enhancing favorable ones, and offer a calming and therapeutic atmosphere. Consideration will be given to the fact that plantings will be seen both from street level as well as from buildings. Plant choices will be made based upon the need for minimizing maintenance while maximizing the green benefits.



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PROPOSED SETBACK PLAN

Building Setback

Curb Line

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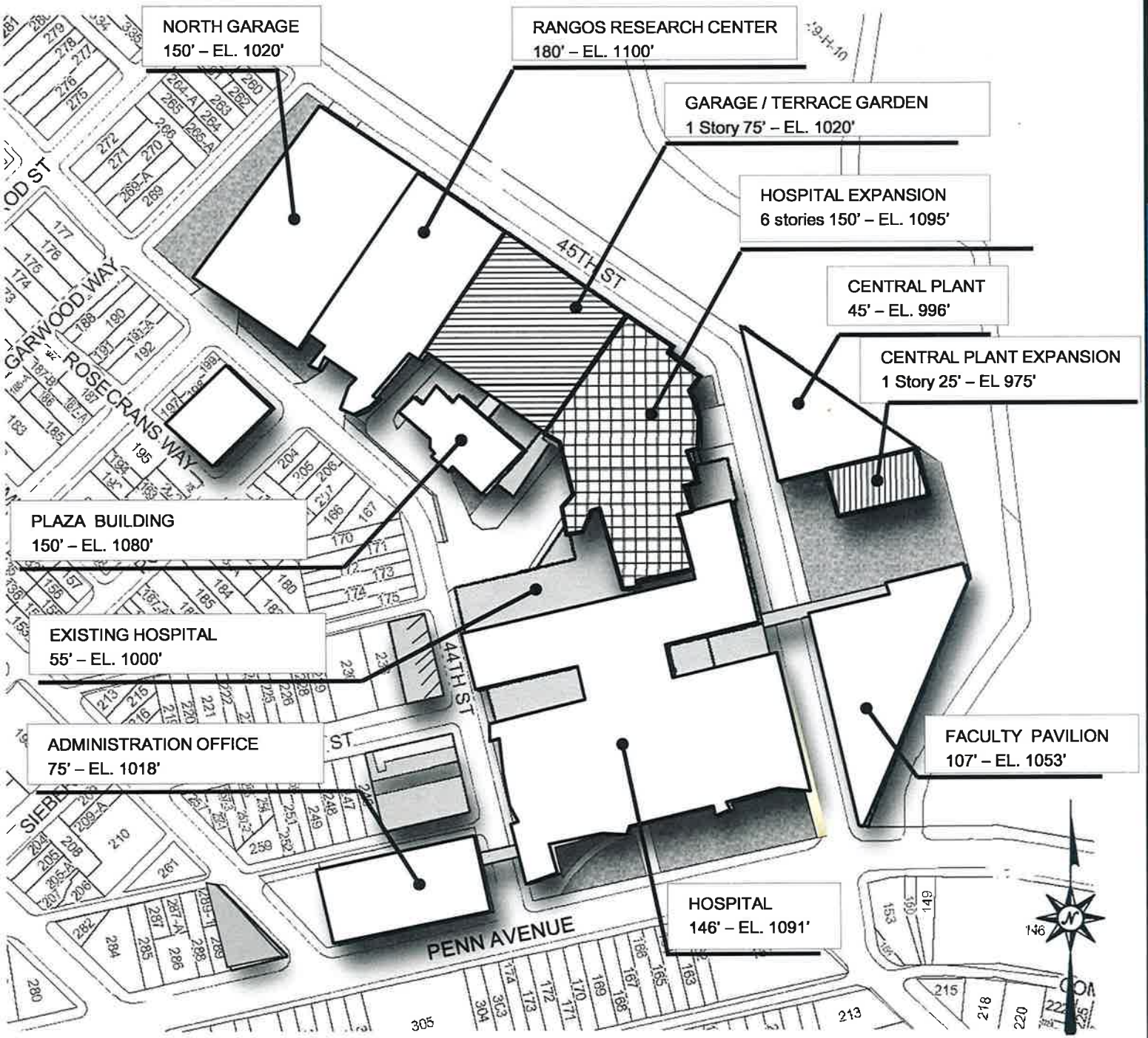

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PROPOSED BUILDING HEIGHT PLAN

EXISTING HOSPITAL
BUILDING FIRST FLOOR
ELEVATION 945'-8 3/4"

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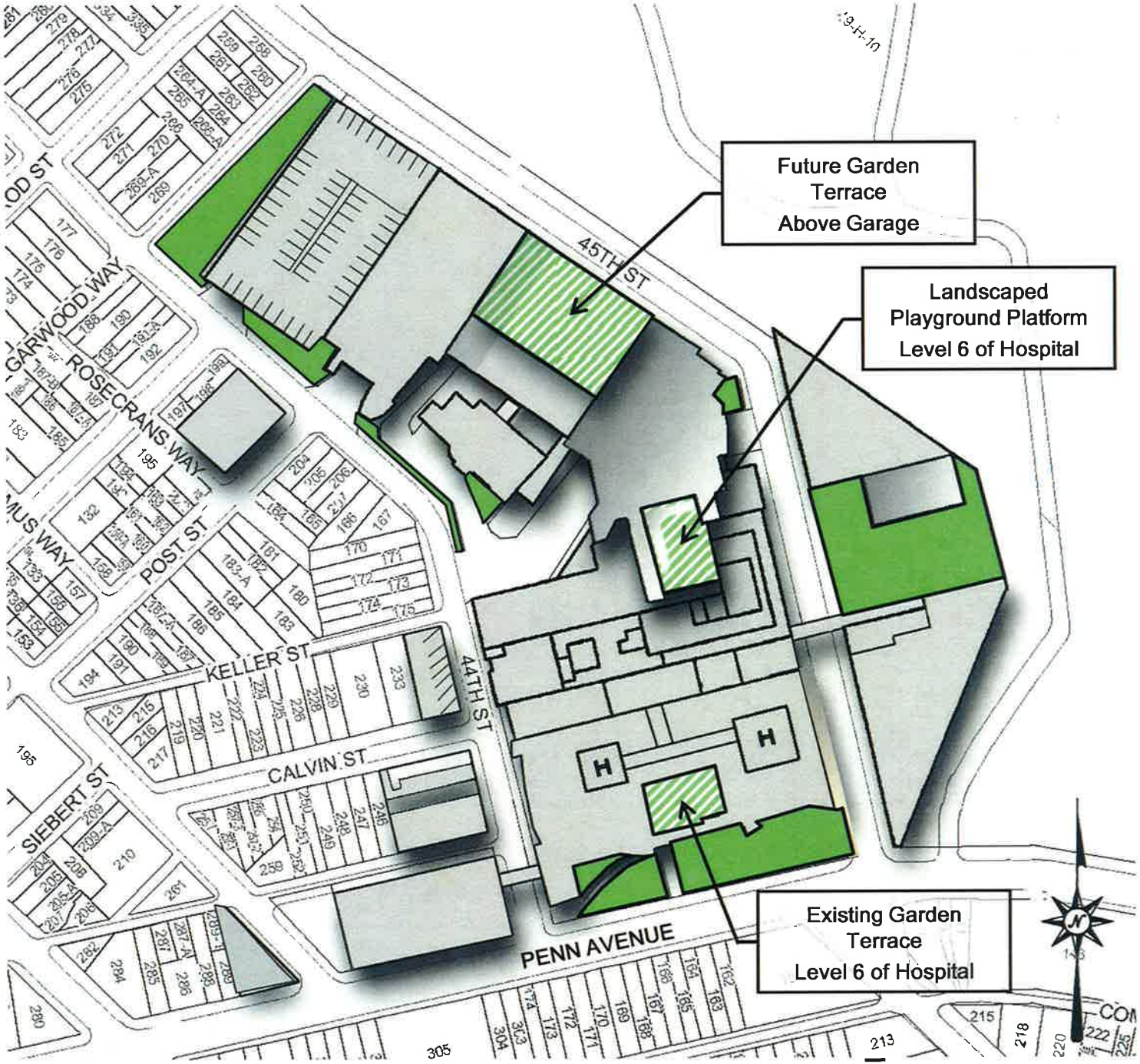

Children's Hospital of Pittsburgh of UPMC

UPMC LIFE CHANGING MEDICINE

PROPOSED LANDSCAPE BUFFER PLAN

LANDSCAPED AREAS (At Grade)

LANDSCAPED COURTYARD (Above Grade)

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XII. Neighborhood Protection Strategy

This Master Plan describes the development of this area while maintaining or minimizing the impact of the existing and new facilities on the quality of the surrounding neighborhoods. Specific impacts that are addressed in the Master Plan include:

Vehicles

The existing vehicle access points from 44th street and 45th street will be maintained.

Loading Dock

The existing loading dock is presently located under the Research Building from 44th.

Emergency Entrances

The entrance to the Emergency Department remains to the west side of the campus, entering from 44th street. Emergency traffic routes are not affected by the changes in this plan.

Lighting

The present site lighting design standards will be maintained. Presently the parking facilities are lit with cut-off style fixtures, limiting the light spill onto neighboring properties.

Helicopter

The present helipad will not be affected by this plan.

Residential Compatibility Standards

The present site is bounded to the west by the Lawrenceville Residential neighborhood and to the east by St Mary's cemetery. The Lawrenceville Commercial district is to the south of this site.
The Master Plan maintains the present character of the campus and respects the residential neighborhood to the west.

XIII. Appendix

Appendix A-	First Quarter 2012 Well Gauging Data, UPMC Childrens Hospital Parking Lot
Appendix B-	Traffic, Parking and Pedestrian Impact Study, Scoping Form B
Appendix C-	Request for Traffic Signal Data
Appendix D-	Community Meeting #1

Appendix A - First Quarter 2012 Well Gauging Data, UPMC Childrens Hospital Parking Lot

Hull & associates, inc.

April 30, 2012

Wendy Kuch
UPMC Environmental H&S
220 Meyran Ave
Pittsburgh, PA 15213

RE: First Quarter 2012 Well Gauging Data, UPMC Children's Hospital Parking Lot
SUT001.701.0041

Dear Ms. Munsch:

Hull & Associates, Inc. is pleased to submit to you monitoring well gauging data collected from monitoring wells located on the UPMC Children's Hospital Parking Lot property during the first quarter of 2012 (see **Table 1**). This information is being submitted on behalf of Sunoco, Inc. (R&M). A site map is also included as **Figure 1**, and shows the locations of these monitoring wells.

Monitoring well gauging data is collected at the site on a quarterly basis as part of the subsurface investigation currently being conducted at the Sunoco Pittsburgh Terminal. Gauging data will continue to be collected at this facility for the foreseeable future.

Should you have any questions concerning this information, please contact Mr. Rob Shaviss of Sunoco, Inc. (R&M) at 412-784-3475.

Sincerely,

FOR
William A. McGill, P.G.
Senior Geologist

WAM/jah

Enclosure

cc: R. Shaviss – Sunoco, Inc. (ENFOS)
F:\Clients\SUT\SUT001\Library\Communications\Gauging_Data\2012-04-30_Munsch_Gauging_Data_0359-3605

Table 1

Monthly & Quarterly Groundwater Elevation and Product Gauging Summary

Sunoco, Inc.
Pittsburgh Terminal
5733 Butler Street
Pittsburgh, Pennsylvania
DUNS# 0359-3605

Area	Date	Well #	TOCE	TOSE	BOSE	DTP	DTW	PT	PE	GWE	CGWE	GWE Above Screen	Standing Water Column	Comments
C	1/25/2012	C-5	741.29	716.79	696.79	27.44	27.96	0.52	713.85	713.33	713.72	No	16.54	
C	1/25/2012	GEC-02	742.17	717.17	697.17	27.31	28.01	0.70	714.86	714.16	714.68	No	16.99	
C	1/25/2012	GEC-03	744.26	719.26	699.26	34.40	35.51	1.11	709.86	708.75	709.58	No	9.49	
C	1/25/2012	GEC-04	742.44	722.44	702.44	26.68	26.75	0.07	715.76	715.69	715.74	No	13.25	
C	1/25/2012	RW-19	742.26	720.41	700.41	29.81	29.84	0.03	712.45	712.42	712.44	No	12.01	
D	1/25/2012	RW-08	745.66	715.71	695.71	32.10	32.12	0.02	713.56	713.54	713.56	No	17.83	
D	1/25/2012	RW-09	745.21	714.94	694.94	31.73	31.79	0.06	713.48	713.42	713.47	No	18.48	
D	1/25/2012	RW-11	743.94	715.99	695.99	30.51	30.60	0.09	713.43	713.34	713.41	No	17.35	
D	1/25/2012	RW-12	742.35	718.65	698.65	29.68	29.69	0.01	712.67	712.66	712.67	No	14.01	
D	1/25/2012	MW-62	742.92	724.29	704.29	30.25	30.29	0.04	712.67	712.63	712.66	No	8.34	
E	1/25/2012	RW-16	743.12	718.94	698.94	31.63	33.68	2.05	711.49	709.44	710.98	No	10.50	
E	1/25/2012	RW-17	742.76	721.46	701.46	30.00	30.75	0.75	712.76	712.01	712.57	No	10.55	
A	2/22/2012	A-1	742.37	717.87	697.87		30.23			712.14	712.14	No	14.27	
A	2/22/2012	A-2	744.55	720.05	700.05		NG			---	---	---	---	Could Not Locate
A	2/23/2012	A-3	742.15	717.65	697.65		29.65			712.50	712.50	No	14.85	
A	2/23/2012	MW-09					34.19			-34.19	-34.19	No	-34.19	
A	2/22/2012	MW-12	745.15	720.65	700.65		31.43			713.72	713.72	No	13.07	
A	2/23/2012	MW-20	742.81	725.81	706.31		26.50			716.31	716.31	No	10.00	
A	2/23/2012	MW-29	749.19	725.69	704.69		27.88			721.31	721.31	No	16.62	
A	2/23/2012	MW-30	748.27	724.77	704.77	32.40	32.41	0.01	715.87	715.86	715.87	No	11.09	
A	2/23/2012	MW-31	741.08	718.58	698.58	26.07	26.08	0.01	715.01	715.00	715.01	No	16.42	
A	2/22/2012	MW-33	741.46	721.96	696.96		NG			---	---	---	---	Could Not Locate
A	2/22/2012	MW-38	742.94	723.44	703.44		NG			---	---	---	---	Could Not Locate
A	2/22/2012	MW-39	743.77	724.27	704.27		31.17			712.60	712.60	No	8.33	
A	2/23/2012	SV-2					30.36			-30.36	-30.36	No	-30.36	
B	2/22/2012	SV-1												
B	2/22/2012	VMP-1					35.66			-35.66	-35.66	No	-35.66	
B	2/22/2012	VMP-2				27.15	27.16	0.01	-27.15	-27.16	-27.15	No	-27.16	
B	2/22/2012	B-1	747.44	722.94	702.94		35.54			711.90	711.90	No	8.96	
B	2/22/2012	B-2	746.57	722.07	702.07		34.60			711.97	711.97	No	9.90	
B	2/22/2012	B-3	746.59	722.09	702.09		32.75			713.84	713.84	No	11.75	
B	2/23/2012	B-4	745.37	720.87	700.87		33.49			711.88	711.88	No	11.01	
B	2/23/2012	ERM-1					16.61			-16.61	-16.61	No	-16.61	
B	2/22/2012	MW-07	749.67	725.17	705.17		27.53			722.14	722.14	No	16.97	
B	2/23/2012	MW-08					42.16			-42.16	-42.16	No	-42.16	
B	2/23/2012	MW-10					10.89			-10.89	-10.89	No	-10.89	
B	2/23/2012	MW-24	749.32	724.82	704.82		34.76			714.56	714.56	No	9.74	
B	2/23/2012	MW-25					21.01			-21.01	-21.01	No	-21.01	
B	2/23/2012	MW-26					22.08			-22.08	-22.08	No	-22.08	
B	2/23/2012	MW-32					NG			---	---	---	---	Could Not Locate
B	2/23/2012	MW-51	748.12	722.12	702.12		34.21			713.91	713.91	No	11.79	
B	2/23/2012	PZ-1D					22.10			-22.10	-22.10	No	-22.10	
B	2/23/2012	PZ-1M					33.71			-33.71	-33.71	No	-33.71	
B	2/23/2012	PZ-1S					29.69			-29.69	-29.69	No	-29.69	
B	2/22/2012	PZ-2D					DRY			---	---	---	---	
B	2/22/2012	PZ-2M					34.36			-34.36	-34.36	No	-34.36	
B	2/22/2012	PZ-2S					34.52			-34.52	-34.52	No	-34.52	
B	2/22/2012	PZ-3D					NG			---	---	---	---	Paved Over
B	2/22/2012	PZ-3M					NG			---	---	---	---	Paved Over
B	2/22/2012	PZ-3S					NG			---	---	---	---	Paved Over
B	2/23/2012	RW-01	747.82	729.32			Dry			---	---	---	---	
C	2/22/2012	C-3	739.79	733.30	695.61	21.39	24.02	2.63	718.40	715.77	717.74	No	20.16	Product too thick to bail.
C	2/22/2012	C-4	741.49	716.99	696.99		24.61			716.88	716.88	No	19.89	
C	2/22/2012	C-5	741.29	716.79	696.79	27.61	29.10	1.49	713.68	712.19	713.31	No	15.40	
C	2/22/2012	GEC-01	741.89	721.89	701.89	20.92	20.93	0.01	720.97	720.96	720.96	No	19.07	
C	2/22/2012	GEC-02	742.17	717.17	697.17	28.53	29.38	0.85	713.64	712.79	713.42	No	15.62	
C	2/22/2012	GEC-03	744.26	719.26	699.26	32.06	32.53	0.47	712.20	711.73	712.08	No	12.47	
C	2/22/2012	GEC-04	742.44	722.44	702.44	27.53	27.94	0.41	714.91	714.50	714.80	No	12.06	
C	2/22/2012	MW-13	741.98	717.48	697.48	29.80	29.85	0.05	712.18	712.13	712.17	No	14.65	
C	2/22/2012	MW-40	742.58	723.08	703.08		29.88			712.70	712.70	No	9.62	
C	2/22/2012	MW-41	743.73	724.23	704.23		25.82			717.91	717.91	No	13.68	
C	2/22/2012	River	722.84				DRY			---	---	---	---	Gauging Pool Dry
C	2/22/2012	RW-18	742.55	728.20	708.20		22.00			720.55	720.55	No	12.35	
C	2/22/2012	RW-19	742.26	720.41	700.41	31.18	31.19	0.01	711.08	711.07	711.08	No	10.66	
C	2/22/2012	RW-20	741.01	731.86	711.86	16.62	16.63	0.01	724.39	724.38	724.39	No	12.52	
C	2/22/2012	RW-21	740.40	721.79	701.79		29.52			710.88	710.88	No	9.09	
C	2/22/2012	MW-68	743.96	725.08	705.08		32.94			711.02	711.02	No	5.94	
C	2/22/2012	MW-69	743.48				DRY			---	---	---	---	

Table 1

Monthly & Quarterly Groundwater Elevation and Product Gauging Summary

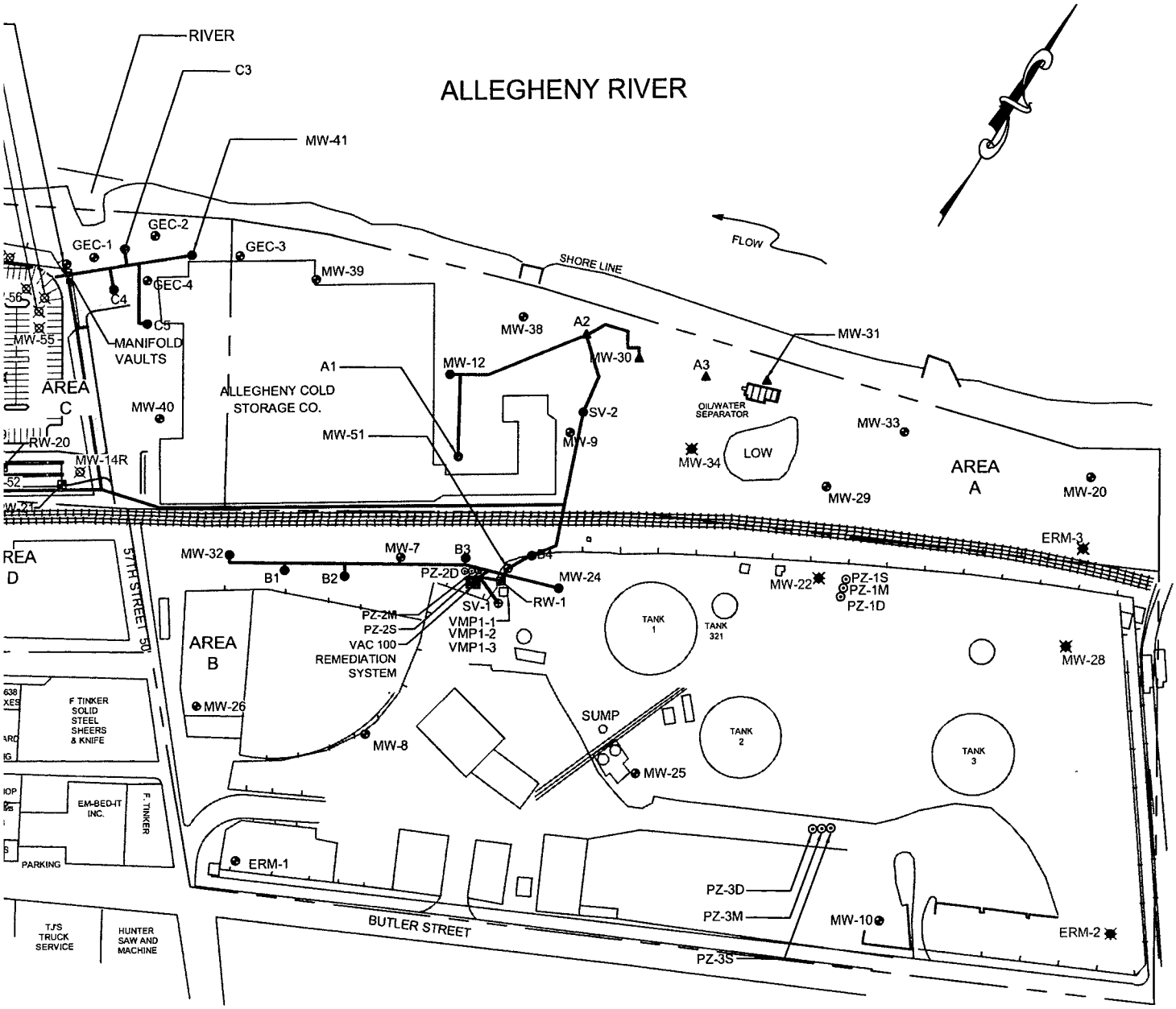
Sunoco, Inc.
Pittsburgh Terminal
5733 Butler Street
Pittsburgh, Pennsylvania
DUNS# 0359-3605

Area	Date	Well #	TOCE	TOSE	BOSE	DTP	DTW	PT	PE	GWE	CGWE	GWE Above Screen	Standing Water Column	Comments
D	2/22/2012	MW-27	741.63	722.13	702.13		NG			---	---	---	---	Could Not Locate
D	2/22/2012	RW-08	745.66	715.71	695.71	33.82	34.13	0.31	711.84	711.53	711.76	No	15.82	
D	2/22/2012	RW-09	745.21	714.94	694.94	34.40	34.50	0.10	710.81	710.71	710.79	No	15.77	
D	2/22/2012	RW-10	744.87	718.35	698.35	34.12	34.19	0.07	710.75	710.68	710.73	No	12.33	
D	2/22/2012	RW-11	743.94	715.99	695.99	33.08	33.35	0.27	710.86	710.59	710.79	No	14.60	
D	2/22/2012	RW-12	742.35	718.65	698.65	31.29	31.45	0.16	711.06	710.90	711.02	No	12.25	
D	2/22/2012	RW-13	741.42	720.89	700.89	30.54	30.55	0.01	710.88	710.87	710.88	No	9.98	
D	2/22/2012	RW-14	741.38	718.88	698.88	30.49	30.64	0.15	710.89	710.74	710.85	No	11.86	
D	2/22/2012	MW-60	742.55	728.23	708.23	25.81	25.82	0.01	716.74	716.73	716.74	No	8.50	
D	2/22/2012	MW-61	742.89	729.17	709.17		31.76			711.13	711.13	No	1.96	
D	2/22/2012	MW-62	742.92	724.29	704.29	32.03	32.10	0.07	710.89	710.82	710.87	No	6.53	
D	2/22/2012	MW-63	743.45	724.66	704.66	32.64	32.65	0.01	710.81	710.80	710.81	No	6.14	
E	2/22/2012	RW-15	743.75	719.62	699.62	32.33	32.34	0.01	711.42	711.41	711.42	No	11.79	
E	2/22/2012	RW-16	743.12	718.94	698.94	31.73	31.81	0.08	711.39	711.31	711.37	No	12.37	
E	2/22/2012	RW-17	742.76	721.46	701.46		31.76			711.00	711.00	No	9.54	
E	2/22/2012	MW-64	743.14	724.23	704.23		32.33			710.81	710.81	No	6.58	
E	2/22/2012	MW-65	743.21	725.21	705.21		32.51			710.70	710.70	No	5.49	
E	2/22/2012	MW-66	743.28	723.88	703.88		32.48			710.80	710.80	No	6.92	
E	2/22/2012	MW-67	743.13	730.19	710.19		31.96			711.17	711.17	No	0.98	
E	2/22/2012	MW-70	743.86	726.30	706.30		32.95			710.91	710.91	No	4.61	
E	2/22/2012	MW-71	743.57	724.76	704.76		32.72			710.85	710.85	No	6.09	
E	2/22/2012	MW-72	744.35	725.57	705.57		33.54			710.81	710.81	No	5.24	
E	2/22/2012	MW-73	743.76	725.64	705.64		33.05			710.71	710.71	No	5.07	
E	2/22/2012	MW-74	743.37	724.46	704.46		32.62			710.75	710.75	No	6.29	
F	2/22/2012	MW-42	742.59	725.09	705.09	30.50	30.51	0.01	712.09	712.08	712.09	No	6.99	
F	2/22/2012	MW-43	741.88	722.38	702.38		NG			---	---	---	---	Could Not Locate
F	2/22/2012	MW-44	741.93	723.43	703.43		31.13			710.80	710.80	No	7.37	
F	2/22/2012	RW-05	742.57	715.79	695.79	31.88	31.89	0.01	710.69	710.68	710.69	No	14.89	
F	2/22/2012	RW-06	742.13	718.48	698.48	31.44	31.52	0.08	710.69	710.61	710.67	No	12.13	
F	2/22/2012	RW-07	741.87	718.22	698.22	31.18	31.19	0.01	710.69	710.68	710.69	No	12.46	
F	2/22/2012	MW-75	743.40	725.10	705.10		32.76			710.64	710.64	No	5.54	
F	2/22/2012	MW-76	742.95	723.62	703.62		32.26			710.69	710.69	No	7.07	
C	3/9/2012	C-5	741.29	716.79	696.79	27.96	28.31	0.35	713.33	712.98	713.24	No	16.19	
C	3/9/2012	GEC-02	742.17	717.17	697.17	27.45	27.98	0.53	714.72	714.19	714.58	No	17.02	
C	3/9/2012	GEC-04	742.44	722.44	702.44	27.41	27.72	0.31	715.03	714.72	714.95	No	12.28	
C	3/9/2012	RW-19	742.26	720.41	700.41	30.23	30.39	0.16	712.03	711.87	711.99	No	11.46	
D	3/9/2012	RW-08	745.66	715.71	695.71	32.80	32.81	0.01	712.86	712.85	712.86	No	17.14	Product film on bailer
D	3/9/2012	RW-09	745.21	714.94	694.94	33.36	33.38	0.02	711.85	711.83	711.85	No	16.89	Film
D	3/9/2012	RW-11	743.94	715.99	695.99	32.05	32.14	0.09	711.89	711.80	711.87	No	15.81	
D	3/9/2012	RW-12	742.35	718.65	698.65	30.34	30.35	0.01	712.01	712.00	712.01	No	13.35	
D	3/9/2012	MW-62	742.92	724.29	704.29	31.04	31.07	0.03	711.88	711.85	711.87	No	7.56	Film
E	3/9/2012	RW-16	743.12	718.94	698.94	31.09	31.60	0.51	712.03	711.52	711.90	No	12.58	
E	3/9/2012	RW-17	742.76	721.46	701.46	30.78	31.09	0.31	711.98	711.67	711.90	No	10.21	

Definitions

TOCE = Top of casing elevation (feet)
TOSE = Top of screen elevation (feet)
BOSE = Bottom of screen elevation (feet)
DTP = Depth to product from TOCE (feet)
DTW = Depth to water from TOCE (feet)
NG = Not gauged
LPH = Liquid phase hydrocarbon detected in well

PT = Product thickness (DTW - DTP)
PE = Product elevation (TOCE - DTP)
GWE = Groundwater elevation (TOCE - DTW)
CGWE = Corrected groundwater elevation: GWE + (PT x SG)
SG = Specific gravity of product in well (unitless)



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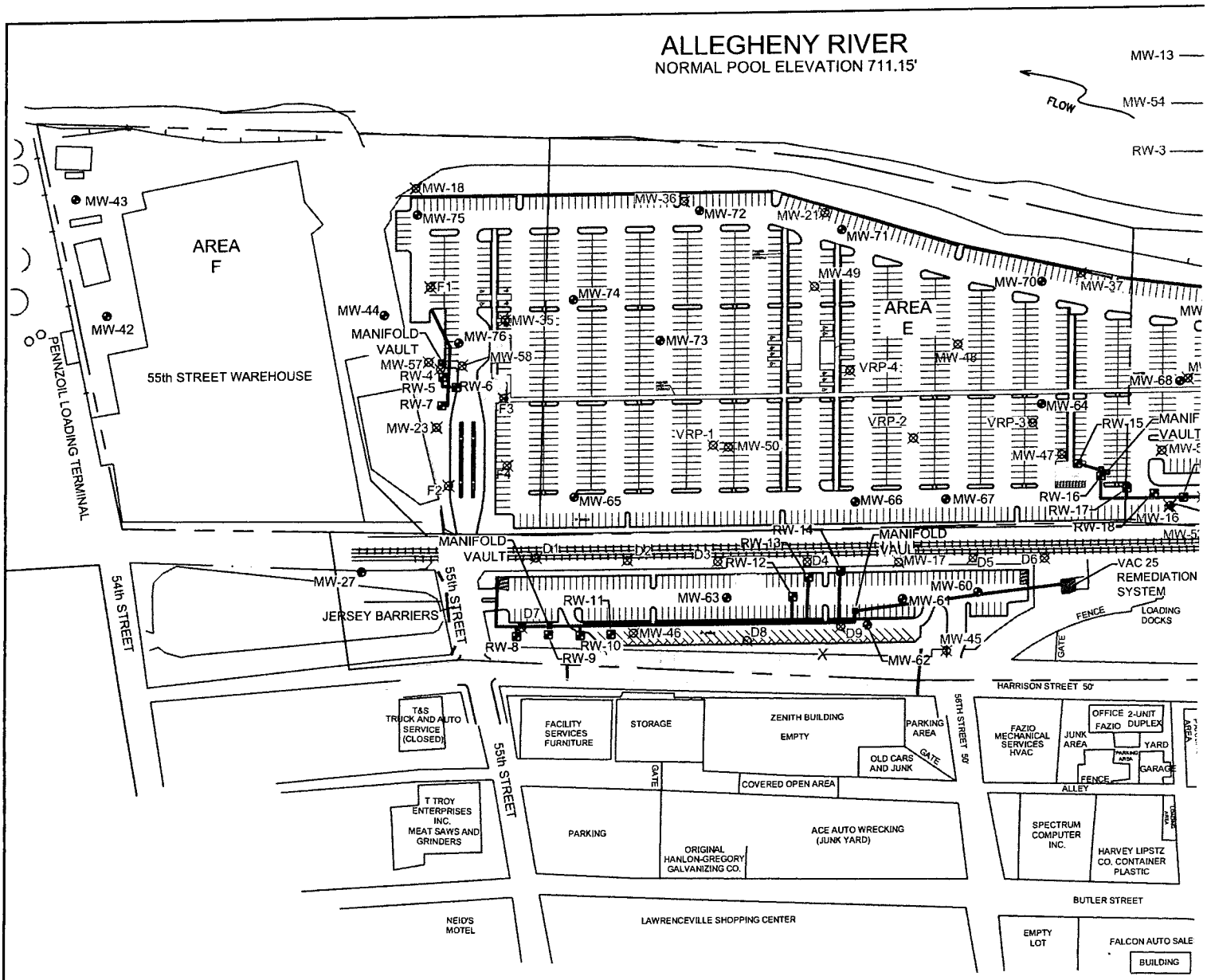
FAX: (412) 446-0324
www.hullinc.com

SUNOCO, INC.
SUNOCO TERMINAL
DUNS # 0359-3605

FIGURE 1
CURRENT SITE PLAN

5733 Butler Street
Pittsburgh, Pennsylvania

PROJECT NO.: SUT001	SUBMITTAL DATE:
CAD DWG FILE: SUT001.701.003	PLOT DATE: 1/3/2011



LEGEND

- PIEZOMETER CLUSTER
- MONITORING WELL (DESTROYED)
- MONITORING WELL
- MONITORING WELL (ABANDONED)
- RECOVERY WELL
- VAPOR MONITORING POINT (VMP)
- VAPOR RECOVERY POINT (VRP) (ABANDONED)
- MANIFOLD VAULT
- AREA BOUNDARY
- SYSTEM TRENCHING

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Appendix B - Traffic, Parking and Pedestrian Impact Study, Scoping Form B

TRAFFIC, PARKING AND PEDESTRIAN IMPACT STUDY

SCOPING FORM B

LAND DEVELOPMENT AND PARKING PLANS

DEPARTMENT OF CITY PLANNING

CITY OF PITTSBURGH

ALL ENTRIES SUBJECT TO APPROVAL BY THE TRANSPORTATION PLANNER, DEPARTMENT OF CITY PLANNING, CITY OF PITTSBURGH

1.0 NAME OF PROJECT

Children's Hospital of Pittsburgh of UPMC 2012 Master Plan

1.1 Developer/Agent: CHP

1.2 Development/Facility: CHP Main Campus and Off-Site Employee Lot Figures 1 & 2

1.3 Anticipated Development Date: 2012 Master Plan - 2022 Completion

1.4 Date: 4/04/12 Revised 7/31/12

1.5 Prepared by: Cynthia A. Jampole, P.E., Trans Associates

2.0 PROJECT LOCATION

2.1 Physical Address: One Children's Hospital Drive, 4401 Penn Avenue, Pittsburgh, PA 15224

2.2 Neighborhood: Lawrenceville

2.3 Existing Zoning: Campus - EMI Off-Site Lot - GI and UI

2.4 Proposed Zoning: Same

2.5 Attach City Neighborhood Map http://www.city.pittsburgh.pa.us/cp/html/neighborhood_map_list.html Figures 4 & 5

3.0 PROJECT COMPONENTS: See Figure 1

3.1		**EXISTING ON-SITE CONDITIONS**						**FUTURE ON-SITE CONDITIONS**		
	LAND USE	**Size (Sq. Ft.)**		**# Units, Beds, Seats**		**# Parking Spaces**		**New Project Components**		
		Remain	**Remove**	**To Remain**	**Remove**	**Remain**	**Remove**	**Units**	**Parking**	**Comment**
	Hospital complex - All to remain with three on-site garages and one off- site employee shuttle lot									
3.1.1	Hospital Expansion (inpatient facilities, other hospital functions and playground platform	180,000 S.F.								
3.2	Central Plant Expansion (mechanical services, off-street loading dock)	3,750 S.F.								

4.0 DESCRIBE STUDY AREA CONDITIONS (Attach DCP map showing study area boundary and site)

4.1 Area of Influence:

See Figures 2 and 3

4.2 Area of Significant Traffic and Parking Impact:

See Figures 2 and 3

4.3 Zoning Code Designation of Site (Attach map):

See Figures 4 and 5, and Item 2.3

4.4 Zoning Code Designation of Adjacent Sites (Attach map):

See Figures 4 and 5. Main campus adjacent to LNC, RIA-H and P; Off-site lot adjacent to GI, UI and P

5.0 TRAFFIC ANALYSIS

5.1 Existing Conditions

Study Intersections		Unsignalized	Signalized
5.1.1	Penn/Main		x
5.1.2	Penn/42nd Street	x	
5.1.3	Penn/44th Street		x
5.1.4	Penn/45th Street/Friendship		x
5.1.5	Garwood/44th Street	x	
5.1.6	Garwood/45th Street	x	
5.1.7	Butler Street/45th Street		x
5.1.8	Butler Street/55th Street		x
5.1.9	Butler Street/57th Street		x
5.1.10			

Attach map showing project site and nearby critical intersections

Comment: See Figures 2 and 3

5.2 Project Entry/Exit Points

		Unsignalized	Signalized
5.2.1	All Garage access points on 44th and 45th Sreets and Main Driveway	x	
5.2.2	All Lot access points on 55th and 57th Streets	x	
5.2.3			
5.2.4			
5.2.5			

Attach map showing project entry points

Comment: See Figures 2 and 3

6.0 REQUIRED DATA COLLECTION (Show count locations on map)

6.1 Study Intersections (All intersections listed in 5.1)

		Turning Movement	Transit/Heavy Vehicle	Bicycle	Pedestrians
6.1.1	For all 9 intersection in 5.1 and driveways in 5.2	x	x	x	x
6.1.2					
6.1.3					
6.1.4					
6.1.5					
6.1.6					
6.1.7					
6.1.8					
6.1.9					
6.1.10					

6.2 Study Periods (Please check)

			Comment
6.2.1	AM Peak	x	7 - 9 AM
6.2.2	Mid Day Peak		
6.2.3	PM Peak	x	4 - 6 PM
6.2.4	Evening		
6.2.5	Hospital Peak	x	2 - 4 PM
6.2.6	Weekday Event Peak		
6.2.7	School Peak		
6.2.8	Saturday Peak		
6.2.9	Other Event Peak (specify)		

6.3 Automatic Traffic Recorder (ATR) Counts (Please check and attach map) **Yes** [ ] **No** [x]

6.3.1	**48-hr Counts**		
	Location		
		between	and
		between	and
		between	and
		between	and
6.3.2	**7-day Counts**		
	Location		
		between	and
		between	and
		between	and
		between	and
6.3.3	**Other**		
	Location		
		between	and
		between	and
		between	and
		between	and

Comment:

6.4 Type ATR Count (Please check)

			Comment
6.4.1	Volume Counts		
6.4.2	15-Minute Increments		
6.4.3	1-Hour Increments		
6.4.4	Speed Data		
6.4.5	Vehicle Classification Data		

Comment:

6.5 Project Entry/Exit Points (Attach map) **Yes** x **No**

6.5.1	Assume counts necessary at all access points
6.5.2	ED - Main Driveway (2) - 45th St (2) - 44th St (2) and 55th St (1), 57th St (1) , and Harrison St (1)
6.5.3	
6.5.4	
6.5.5	

Note: Existing site entry points must be counted

Comment:

6.6 Bicycle

6.6.1 Existing Bicycle Rack Counts/Showers/Locations (Attach Map) **Yes** x **No**

Comment:

6.6.2 Existing Bikeways/Paths (Attach Map) **Yes** x **No**

Comment:

6.7 Other

6.7.1 _____ **Yes** **No**

6.7.2 _____ **Yes** **No**

7.0 PROJECT PHASING

Phase	Year of Completion	Development Components	
1			
2			
3			
4			
5-Year Horizon			
10-Year Master Plan	2022	TBD	
Other-Year Master Plan			

8.0 FUTURE YEAR CONDITIONS

8.1 Seasonal Adjustment (Please indicate source and provide comments) **%**

Comment: N/A

8.2 Annual Base Traffic Growth per year (Please indicate source and provide comments) **TBD**

Comment: Source SPC

8.3 Trip Removals (Please check and comment): NONE

8.3.1	On-Site Removals	**Yes**	**No**
8.3.2	Other (Explain)	**Yes**	**No**

Comment:

8.4 New Projects to be Added to base Traffic (As specified by DCP)

8.4.1	To be specified by DCP at Scoping Meeting
8.4.2	
8.4.3	
8.4.4	

9.0 TRIP GENERATION

9.1

Trip Generation Rate (Please check and indicates sources)			**Comment**
9.1.1	Institute of Transportation Engineers (ITE)		
9.1.2	Independent Survey		
9.1.3	Other (specify)	x	On-site Trip Generation if needed

9.2 Trip Generation Adjustment Factors (check as applicable and explain) **Yes** **No** x

Base Traffic Adjustment Factors			**Comment**
9.2.1	Internal Trips	%	
9.2.2	Shared Trips	%	
9.2.3	Pass-by Trips	%	

9.3 Modal Split (Please check) **Yes** **No** x

Mode Share traffic Adjustment Factors			**Comment**
9.3.1	Auto	%	
9.3.2	Trucks	%	
9.3.3	Transit	%	
9.3.4	Bicycle	%	
9.3.5	Pedestrian	%	
9.3.6	Other	%	

9.4 Auto Occupancy (Please check) **Yes** **No** x

Comment:

9.5 Transit Occupancy (Please check) **Yes** **No** x

Comment:

9.6 Trip Reduction based on Proximity to a Transit Facility **Yes** **No** x

Comment:

9.7 Transit Routes to or Near the Site

9.7.1	Peak and Non Peak Bus Route and Trip Analysis	**Yes**	x	**No**	
9.7.2	Identify Bus Stop and Shelter Locations At or Near the Site	**Yes**	x	**No**	
9.7.3	Identify developer created amenities to attract greater transit use				

9.8 Bicycle Routes to or Near the Site

9.8.1	Identify trail locations and connections to the site	**Yes**	x	**No**	
9.8.2	Identify developer created amenities to attract greater bicyclist use	**Yes**		**No**	x
9.8.3	Identify planned new or extended trails	**Yes**	x	**No**	

9.8	**Special Circumstances (Please check)**	**Yes**		**No**	

Comment:

10.0 TRIP DISTRIBUTION

10.1 Methodology for Trip Assignment (Please check)

10.1.1	Existing Traffic Data	**Yes**	x	**No**	
10.1.2	Gravity Distribution Model	**Yes**		**No**	
10.1.3	SPC Model	**Yes**		**No**	
10.1.4	Market Study	**Yes**		**No**	
10.1.5	Other (Specify)	**Yes**		**No**	

Comment:

11.0 CAPACITY ANALYSIS (Check conditions that apply)

11.1	Existing Conditions	**Yes**	x	**No**	
11.2	Analysis Year Conditions Without New Project	**Yes**	x	**No**	
11.4	Analysis Year Conditions With New Project	**Yes**	x	**No**	
11.5	Analysis Year Conditions With New Project and Mitigation	**Yes**	x	**No**	

11.6.1	Phase 1 Year	**Yes**		**No**	x
11.6.2	Phase 2 Year	**Yes**		**No**	x
11.6.3	Phase 3 Year	**Yes**		**No**	x
11.6.4	Phase 4 Year	**Yes**		**No**	x
11.6.5	5-Year Horizon	**Yes**		**No**	x
11.6.6	10-Year Master Plan Year	**Yes**	x	**No**	
11.6.7	20-year (federally funded)	**Yes**		**No**	x
11.6.8	Other Time Frame	**Yes**		**No**	

Comment:

12.0	**QUEUING ANALYSIS**	**Yes**	x	**No**	

12.1 Locations

13.1.1	Each Movement of all Study Intersections

12.2 Queuing Method

12.2.1	Synchro	**Yes**	x	**No**	
12.2.2	HCS	**Yes**		**No**	
12.2.3	Other	**Yes**		**No**	

Comment:

13.0 SIGNAL WARRANT ANALYSIS — Yes: x — No:

13.1 Locations

13.1.1	All Unsignalized Intersections
13.1.2	
13.1.3	
13.1.4	
13.1.5	

13.2 Warrant Types

13.2.1	8-Hour	**Yes**		**No**	
13.2.2	4-Hour	**Yes**		**No**	
13.2.3	Peak-Hour	**Yes**	x	**No**	
13.2.4	Pedestrian Volume	**Yes**		**No**	
13.2.5	School Crossing	**Yes**		**No**	
13.2.6	Coordinated Signal System	**Yes**		**No**	
13.2.7	Crash Experience	**Yes**		**No**	
13.2.8	Roadway Network	**Yes**		**No**	

13.3 Left Turn Lane Warrant — Yes: — No: x

Recommended Length — Yes: — No:

Comment:

13.4 Right Turn Lane Warrant — Yes: — No: x

Recommended Length — Yes: — No:

Comment:

14.0 PEDESTRIAN ACCESS, CIRCULATION AND SAFETY (Please check)

14.1	On-site	**Yes**	x	**No**	
14.2	Off-site	**Yes**	x	**No**	
14.3	Crosswalk need and warrants	**Yes**	x	**No**	

Comment:

15.0 ACCIDENT ANALYSIS (Please check) — Yes: x — No:

15.1 Locations

15.1.1	Penn/44th Street
15.1.2	Penn/45th Street
15.1.3	45th Street/Garwood to Penn
15.1.4	44th Street/Garwood to Penn
15.1.5	
15.1.6	

15.2 Collision Diagram

15.2.1	3-Year Data	**Yes**	x	**No**	
15.2.2	5-Year Data	**Yes**		**No**	x

Comment:

15.3 Rate Comparisons — Yes: — No:

Comment:

16.0 SIGHT DISTANCE ANALYSIS — Yes: x — No:

16.1 Locations

16.1.1	All Unsignalized Intersections
16.1.2	
16.1.3	
16.1.4	
16.1.5	
16.1.6	
16.1.7	
16.1.8	
16.1.9	
16.1.10	

Note: Must include project exit points as well as study intersections that are not all-way stop controlled or signalized.

17.0 PARKING DEMAND/SUPPLY CONDITIONS

17.1 Existing Conditions On-site and Off-site (Please check)

17.1.1	Existing Parking Management Plan	Yes: x	No:
17.1.2	Existing Residential Permit Parking Program (RPPP) Areas (Show on map)	Yes: x	No:

17.2 DATA COLLECTION (Please check)

17.2.1	Conduct On and Off Street Parking Inventory (Show on map) No on-street parking	Yes: x	No:
17.2.2	Conduct Parking Accumulation Counts (Map)	Yes: x	No:

Data Collection Interval

1	Every Hour	Yes: x	No:
2	Every 2 Hours	Yes:	No:
3	Other (Specify)	Yes:	No:

17.2.3 Count Period

Start	7AM	One Peak Activity Weekday
Finish	4PM	

17.2.4 Duration/Turnover Counts (Show on map): Yes: — No:

Data Collection Interval: TBD Based on garage records for visitor parkers

1	Every Hour	Yes:	No:
2	Every 2 Hours	Yes:	No:
3	Other (Specify)	Yes:	No:

17.3 Parking Conditions Supply and Demand Analysis

17.3.1	Existing Conditions	Yes: x	No:
17.3.2	Phase 1 Year	Yes:	No: x
17.3.3	Phase 2 Year	Yes:	No: x
17.3.4	Phase 3 Year	Yes:	No: x
17.3.5	Phase 4 Year	Yes:	No: x
17.3.6	5-Year Horizon	Yes:	No: x
17.3.7	10-Year Master Plan Year	Yes: x	No:
17.3.8	20-Year	Yes:	No: x
17.3.9	Other-Year Master Plan	Yes:	No: x

Comment:

17.5	**Projection of Future Parking Demand**					
17.5.1	Methodology					
A	ITE Parking Generation Manual		**Yes**		**No**	
B	City of Pittsburgh Zoning Code		**Yes**		**No**	
C	Site Specific Parking Study Demand Data		**Yes**	x	**No**	
D	Other Methodology (Please specify)		**Yes**		**No**	
17.6	**Parking Space Reduction based on Proximity to a Transit Facility**		**Yes**		**No**	x
	Comment:					
17.7	**Recommended Parking Mitigation**					
17.7.1	Future Parking Management Plan		**Yes**	x	**No**	
A	On-Site		**Yes**	x	**No**	
B	Off-Site		**Yes**	x	**No**	
17.8	**Bicycle Parking**					
17.8.1	Bicycle Parking Required		**Yes**	x	**No**	
17.8.2	Bicycle Parking for vehicular parking reduction		**Yes**	x	**No**	
	Comment:					
17.9	**ADA Parking Requirements**		**Yes**	x	**No**	
	Comment:					
17.1	**Evaluation of On-Site parking circulation (Provide turning templates)**		**Yes**	x	**No**	
	Comment:					
17.11	**Parking Management Plan (PMP)**		**Yes**	x	**No**	
	Comment:	**Update Only**				

18.0 TRUCK LOADING ANALYSIS (of Central Plant)

18.1	**Truck Trip Generation**					
18.1.1	Hourly		**Yes**		**No**	
18.1.2	Daily		**Yes**		**No**	
18.2	**Size of Truck or Service Delivery Vehicle**					
18.2.1	**Design Vehicle**		**Yes**	x	**No**	
18.2.2	**Turning Radius**		**Yes**	x	**No**	
18.3	**Number of Dock Spaces Per Zoning Code**		**Yes**		**No**	
18.4	**Number of Dock Spaces Per Peak Demand**		**Yes**		**No**	
18.5	**Proposed Number of Dock Spaces Per:**					
18.5.1	Phase 1 Master Plan		**Yes**		**No**	
18.5.2	Phase 2 Master Plan		**Yes**		**No**	
18.5.3	Phase 4 Master Plan		**Yes**		**No**	
18.5.4	5-Year Horizon					
18.5.5	10-Year Master Plan		**Yes**	x	**No**	
18.6	**Truck Maneuverability On/Off-site (Provide turning templates)**		**Yes**	x	**No**	
18.7	**Refuse Storage/Pick-up Analysis (Show on map)**		**Yes**		**No**	x
18.8	**Truck Loading Management Plan (TLMP) (Update Only)**		**Yes**	x	**No**	

19.0	**SITE PLAN REVIEW AND ANALYSIS**		**Yes**		**No**	x
19.1	**Estimated ADT's provided for roadways within the site**		**Yes**		**No**	x
19.2	**Cross sections are provided for new roadways within the site showing**		**Yes**		**No**	x
	required number of lanes to accommodate anticipated traffic		**Yes**		**No**	
19.3	**Pedestrian desire lines reviewed for proper accommodations**		**Yes**	x	**No**	
19.4	**Internal traffic control compliant with MUTCD and PennDOT**		**Yes**	x	**No**	
19.5	**Proposed public roadways are identified: Assumed None Are New**					
	19.5.1	Required Right of way widths are determined	**Yes**		**No**	
	19.5.2	Minimum Sidewalk widths are established	**Yes**		**No**	
	19.5.3	Minimum lane widths are established	**Yes**		**No**	
	19.5.4	Typical cross sections are recommended	**Yes**		**No**	
19.6	**Guidelines for Design are included**		**Yes**		**No**	
	19.6.1	Required sight distance is described for driveways and intersections (New)	**Yes**	x	**No**	
19.7	**Review of Driveway Design: None Assumed**					
	19.7.1	Distance to adjacent intersections	**Yes**		**No**	
	19.7.2	Capacity	**Yes**		**No**	
	19.7.3	Width	**Yes**		**No**	
	19.7.4	Driveway Queue (On-site and on-street)	**Yes**		**No**	
	19.7.5	Appropriate design to accommodate design vehicle	**Yes**		**No**	
	19.7.6	Driveway Traffic Control	**Yes**		**No**	

Comment:

20.0	**OTHER TRANSPORTATION**					
20.1	**Shuttle Bus /Other Private Carrier Service Analysis**		**Yes**	x	**No**	
	20.1.1	Identify Peak and Non Peak Routes	**Yes**	x	**No**	
	20.1.2	Identify Bus Stop Locations At or Near the Site	**Yes**	x	**No**	
	20.1.3	Indicate bus queuing lengths	**Yes**	x	**No**	
	20.1.4	Identify volume of trips/ headway	**Yes**	x	**No**	
	20.1.5	Indicate number of passengers served	**Yes**	x	**No**	
	20.1.6	Time of Day Operations	**Yes**	x	**No**	
20.2	**School Buses**					
	20.2.1	Identify Peak and Non Peak Routes	**Yes**		**No**	
	20.2.2	Identify Bus Stop Locations At or Near the Site	**Yes**		**No**	
	20.2.3	Indicate bus queuing lengths and locations	**Yes**		**No**	
	20.2.4	Indicate number of students served	**Yes**		**No**	
	20.2.5	Time of Day operations	**Yes**		**No**	

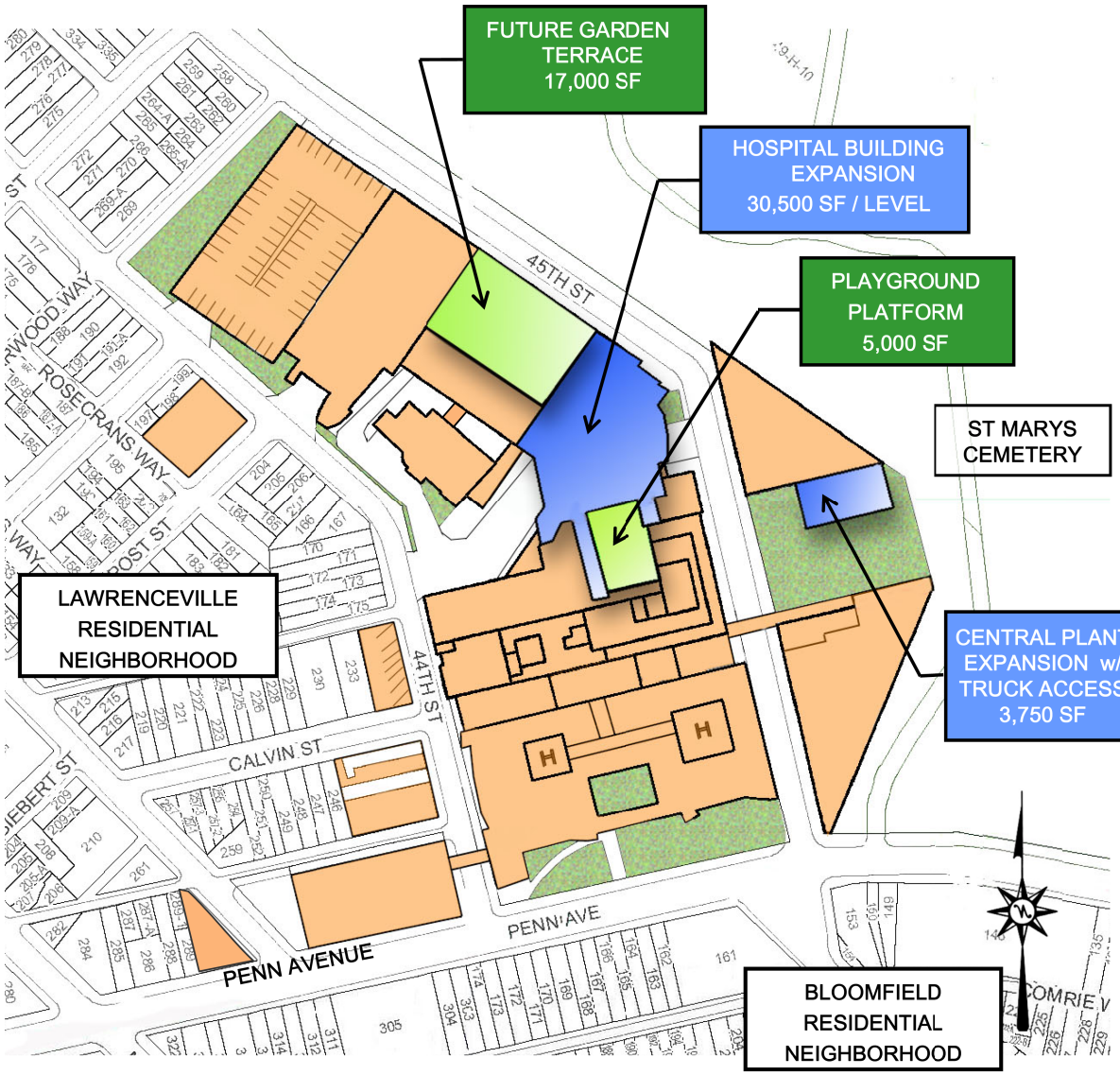
Comment:

21.0 SUBMISSION REQUIREMENTS

21.1	4 Copies	**Final Traffic Impact Study Report**	**Yes**	x	**No**	
21.2		**Executive Summary**	**Yes**	x	**No**	
21.3	4 Copies	**Appendix**	**Yes**	x	**No**	
21.4		**Form B (Include approved copy in Final Report)**	**Yes**	x	**No**	
21.5		**Correspondence (Include in Final Report)**	**Yes**	x	**No**	
21.6	2	**Digital copies of report, appendices, analysis and data**	**Yes**	x	**No**	

Patrick D. Roberts
Principal Transportation Planner
Department of City Planning
412-255-2224

PLOTTED: 7/31/2012



Children's Hospital of Pittsburgh of UPMC

UPMC LIFE CHANGING MEDICINE

PROPOSED SITE MASTERPLAN

10 YEAR SITE DEVELOPMENT PLAN

DRAFT

Stantec

N

SCALE: N.T.S.

Trans Associates

Transportation Solutions for Today and Tomorrow
Twin Towers Suite 400 /4955 Steubenville Pike
Pittsburgh, Pennsylvania 15205 /(412) 490-0630

PROJECT NO.	stant00 - 12095
PROJECT:	Children's Hospital of Pittsburgh of UPMC Master Plan
TITLE:	Ten Year Master Plan

FIGURE 1

D.B. cad
C.B. caj
REV. nbs

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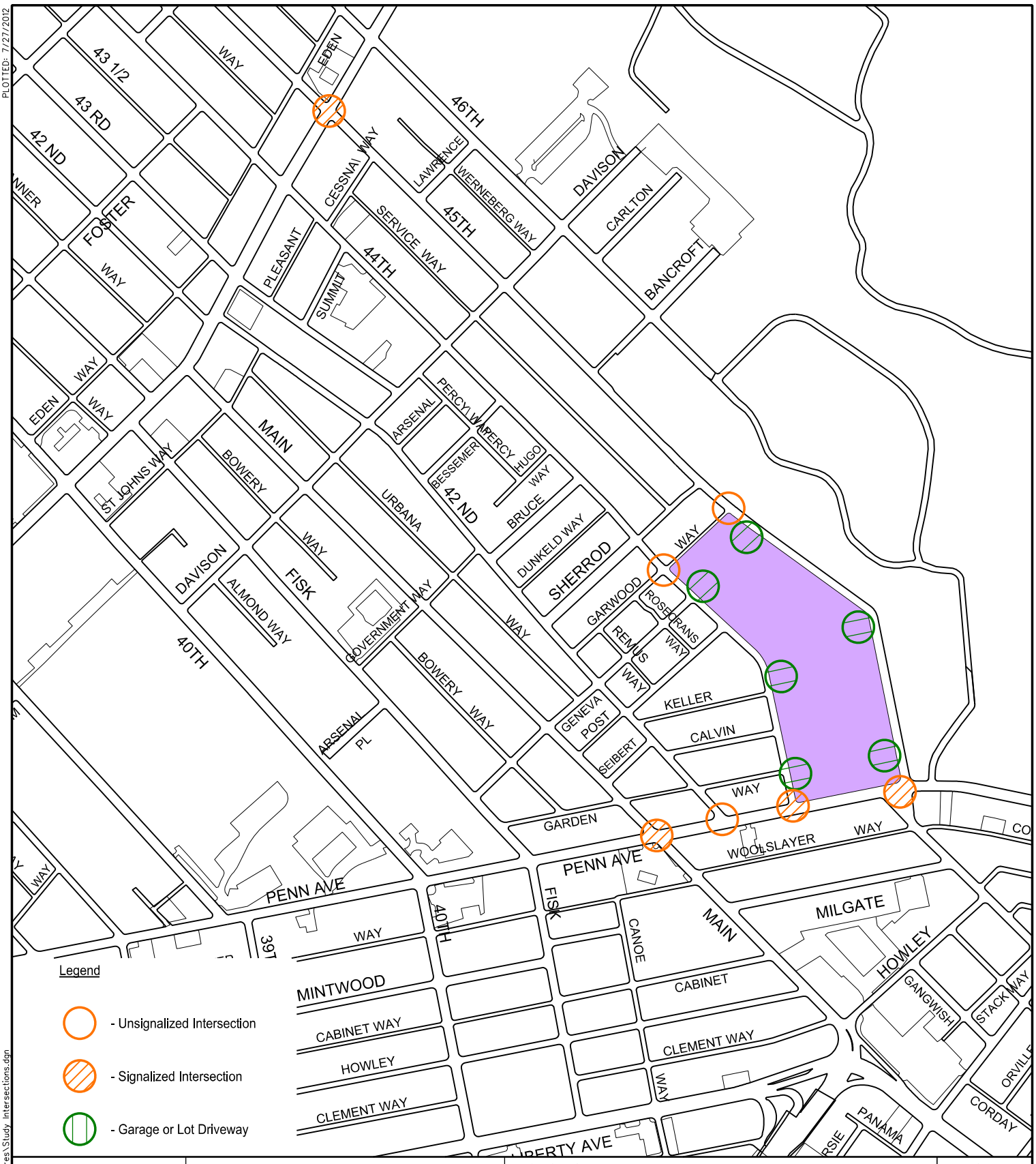

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SCALE: N.T.S.

Trans Associates

Transportation Solutions for Today and Tomorrow
Twin Towers Suite 400 /4955 Steubenville Pike
Pittsburgh, Pennsylvania 15205 /(412) 490–0630

PROJECT NO. stant00 - 12095

PROJECT: Children's Hospital of Pittsburgh of UPMC Master Plan

TITLE: Study Intersections

FIGURE 2

D.B. ctz
C.B. caj
REV. _____

PLOTTED: 7/27/2012

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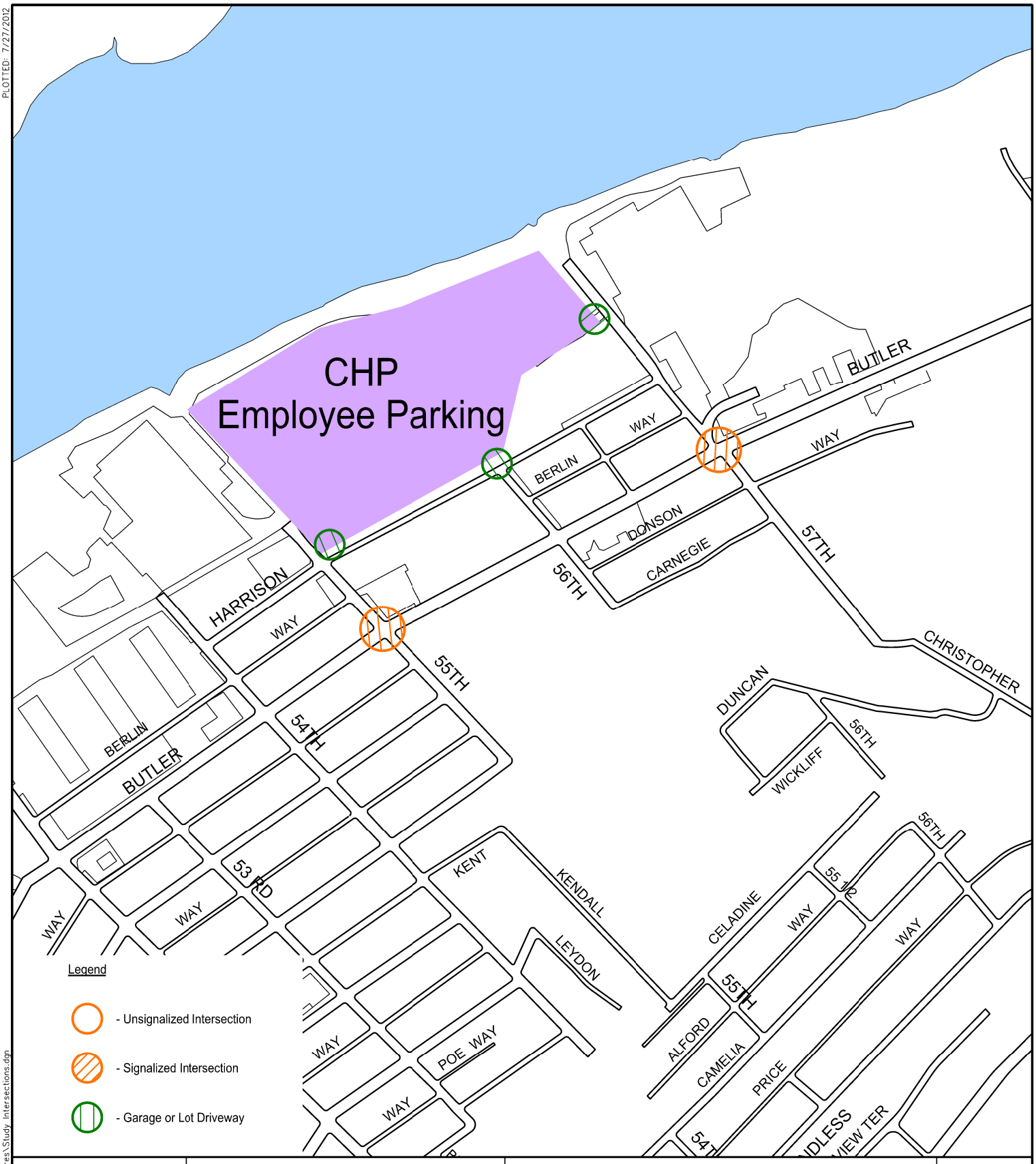

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SCALE: N.T.S.

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Pittsburgh, Pennsylvania 15205 /(412) 490-0630

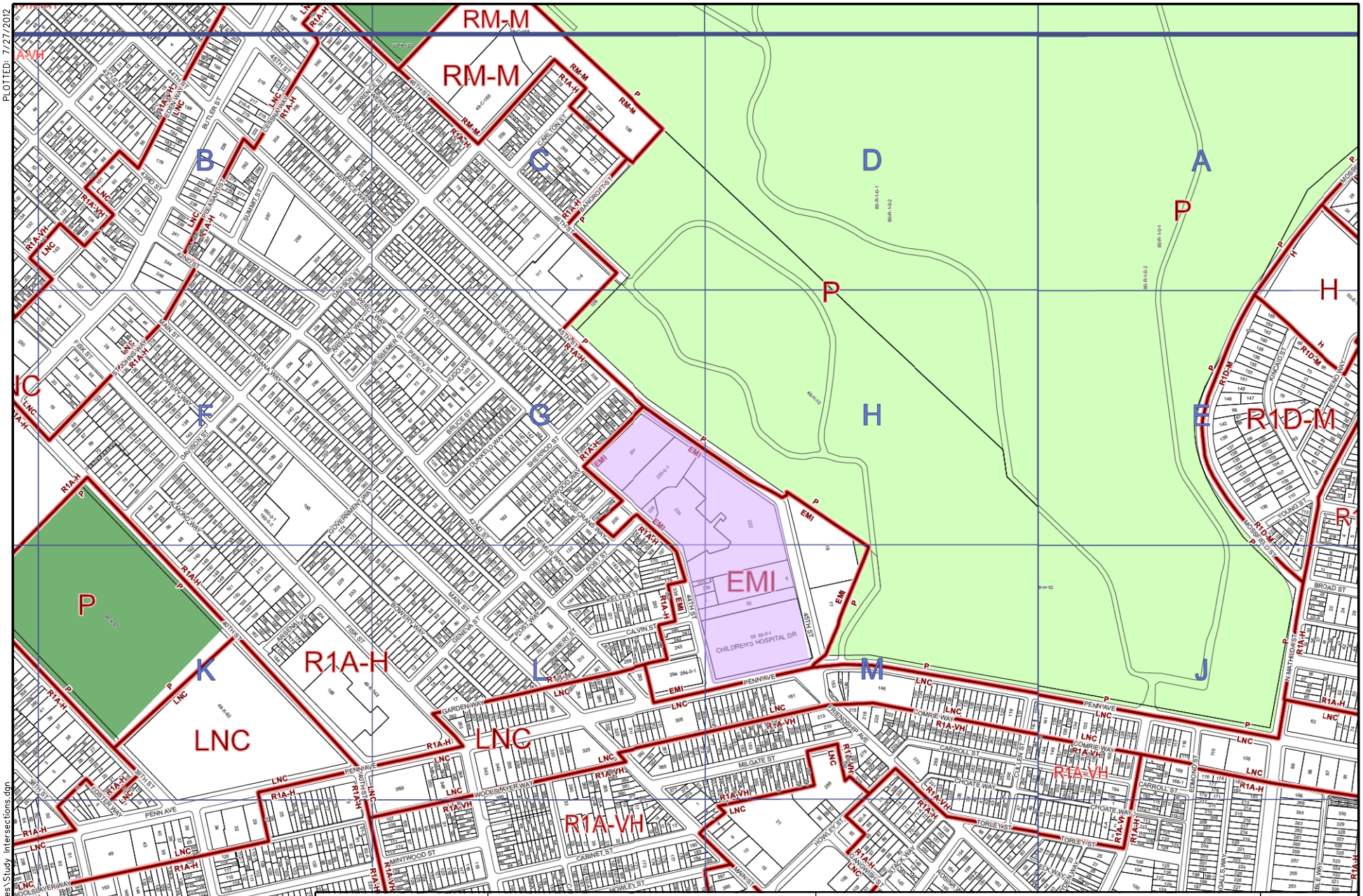
PROJECT NO. stant00-12095

PROJECT: Children's Hospital of Pittsburgh of UPMC Master Plan

TITLE: Study Intersections

FIGURE 3

D.B. ctz
C.B. caj
REV. _____



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SCALE: N.T.S.

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Pittsburgh, Pennsylvania 15205 /(412) 490-0630

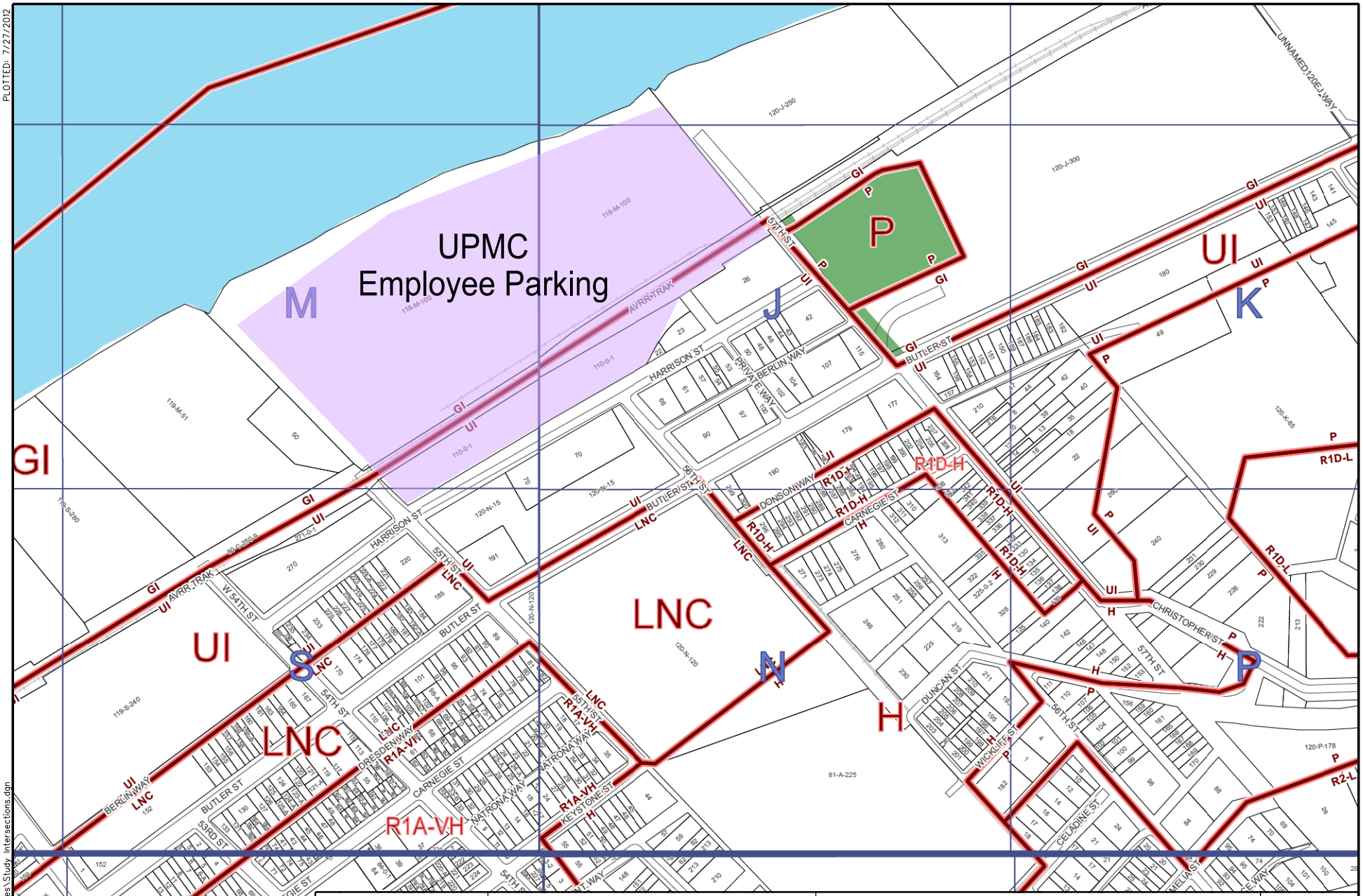
PROJECT NO. stant00 - 12095

PROJECT: Children's Hospital of Pittsburgh of UPMC Master Plan

TITLE: City of Pittsburgh Zoning Map (Campus)

FIGURE 4

D.B. cad
C.B. caj
REV. nbs



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SCALE: N.T.S.

Trans Associates

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Twin Towers Suite 400 /4955 Steubenville Pike
Pittsburgh, Pennsylvania 15205 /(412) 490-0630

PROJECT NO. stant00 - 12095

PROJECT: Children's Hospital of Pittsburgh of UPMC Master Plan

TITLE: City of Pittsburgh Zoning Map (Shuttle Lot)

FIGURE 5

D.B. cad
C.B. caj
REV. nbs

PLOTTED: 7/27/2012

FILE NAME: P:\stant00\12095\Figures\Study Intersections.dgn

Appendix C - Request for Traffic Signal Data

Twin Towers, Suite 400, 4955 Steubenville Pike, Pittsburgh, PA 15205 T (412) 490-0630 F (412) 490-0631

August 27, 2012

Mr. Gary Klubert
Staff Engineer – Traffic Division
City of Pittsburgh
Department of Public Works
Bureau of Transportation and Engineering
301 City-County Building
414 Grant Street
Pittsburgh, PA 15219

Subject: Request for Traffic Signal Data
Children's Hospital of Pittsburgh of UPMC Master Plan

Dear Mr. Klubert:

Trans Associates (TA) is conducting a transportation study for the Children's Hospital of Pittsburgh of UPMC Master Plan in the Lawrenceville neighborhood of the City of Pittsburgh. The purpose of this correspondence is to request copies of the approved traffic signal permit drawings and existing signal timings/interconnect plans for the signalized study intersections.

We are requesting copies of the approved traffic signal permit drawings and existing signal timings for the following study intersections:

- Penn Avenue and Main Street;
- Penn Avenue and 44th Street;
- Penn Avenue and 45th Street/Friendship Avenue;
- Butler Street and 45th Street;
- Butler Street and 55th Street; and
- Butler Street and 57th Street.

We request that you telephone us for pick-up of these materials when they are ready or, if available digitally, e-mail us the traffic signal permit drawings and signal timings.

Thank you in advance for your prompt attention to this matter. If you have any questions or required anything additional, please do not hesitate to call.

Sincerely,

Melissa D. Southern, E.I.T.
Associate Analyst

MDS:pah

cc: T. Schmida – Stantec
C. Jampole – TA
File – stant00/12095/Request for Traffic Signal Data

Appendix D - Community Meeting #1

Meeting Notes #1

From: Scott Hazlett/dam

CHP – CHP Master Plan / FILE 218010429

Community Meeting #1

Date/Time: 10/09/12 6:00PM

Place: Stephen Foster Community Center, Lawrenceville, PA

Attendees:

CHP
Elizabeth Munsch
Eric Hess
Jim Majsak

Bloomfield-Garfield Corp
Aggie Brose

9th Ward Democrats
Ron Deutsch

Resident/Stakeholders
Rachel Rue
Christina Papp
Kevin Sampson
Owen Lampe

Stantec
Scott Hazlett

Lawrenceville United
Lauren Byrne
Barb Kelly

Lawrenceville Corp
James East

BGC/The Bulletin
Paula Martinac
Rick Flanagen

Trans Associates
Cindy Jampole

Distribution: All Attendees

Stantec
Tim Schmida
Jeff Cairns

Comments:

1. Eric Hess introduced the Master Plan process to the Community. He stated that the Master Plan process was first undertaken ten years ago and this is the ten year City of Pittsburgh required update to that Master Plan.

2. Success of the initial Master Plan was discussed, including successful collaborations with the neighborhood on many issues pre and post opening of the new campus. Ongoing Issues were also discussed in detail, including Research Building fan noise, staff parking in the community, and helicopter flight paths over the Lawrenceville houses. Children's agreed to keep working on these concerns with the community and reporting back progress through normal channels.

3. Children's Outreach strategy for outpatient growth was discussed for Wheeling, Johnstown, Chippewa, East, North, Pine Center, Erie and South Fayette.

4. Inpatient growth will be addressed in the future with bed expansion in Lawrenceville. An expansion should not affect helicopter visits as it is not expected to relate to critical care.

5. Scott Hazlett introduce the existing plans and highlighted the Ten and Twenty-Five-year Master Plans:

Ten-Year Plan included a roof top playground, roof top terrace, a new inpatient tower and a central plant expansion to serve the addition. The 44th St. Bridge construction was also discussed briefly.

Twenty-Five Year Plan discussion included a new Research Building where the Plaza Building resides and a new Outpatient Office-Building in the existing green space adjacent to the Boiler Plant.

Also a discussion continued about the noise due to the Research Building roof top fans. Elizabeth Munsch will investigate why the Research Building fan noise changes during off hours and weekends. Children's stated that the additions contemplated by the Ten-Year Plan should have no impact to noise. Children's also stated that the changes contemplated by the Twenty-Five Year Plan could impact noise due to location and type of building. Children's agreed to again consider noise in its master planning with the goal of minimizing as much as possible with any development.

6. Cindy Jampole of Trans Associates, discussed the transportation study and the evaluation of the ten-year study. The twenty five-year plan is not evaluated as it is too far out. They collect data; meet with the city; analyze the data and provide a summary to the City. Data collected includes: Traffic counts for an entire day which looks at roadways and traffic conditions, CHP parking management plans, and also review comments received from the Community before final presentations to the City.

7. Cindy Jampole presented the upper campus and off site parking areas, intersections and evaluation areas. Trans Associates is now in the analysis and impacts phase relating to traffic, pedestrians, bike racks, intersection operations and assignment/usage of parking. Adjustments will be made to the plans and suggested improvements implemented after the city approves.

8. Some discussion was undertaken regarding the Penn Avenue reconstruction project. Jim Majsak to follow up on impact to families of Children's Hospital patients.

9. Next meeting to be scheduled the week of October 13th or 20th, preferable a Tuesday or Wednesday. **Post Meeting Note: Tuesday, November 20th was selected for the next community meeting – at 6:30 at St. Mary's Lyceum on 45th Street in Lawrenceville.**

10. Meeting was adjourned at 7:15pm.

The preceding Meeting Notes are considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

STANTEC ARCHITECTURE INC.
Scott Hazlett, AIA, ACHA, NCARB, EDAC
Senior Associate
Scott.Hazlett@stantec.com