



Legislation Details (With Text)

**File #:** 2003-1579      **Version:** 2

**Type:** Resolution      **Status:** Passed Finally

**File created:** 3/18/2003      **In control:** Committee on Planning, Zoning & Land Use

**On agenda:**      **Final action:** 5/6/2003

**Enactment date:** 5/6/2003      **Enactment #:** 348

**Effective date:** 5/13/2003

**Title:** Resolution approving an Institutional Master Plan under Sections 905.03.D and 922.12 of the Pittsburgh Code, Title Nine, Articles II and VII, Chapters 905 and 922, to Children's Hospital of Pittsburgh of UPMC Health System for approval of the Institutional Master Plan entitled "The Replacement Facility for the Children's Hospital of Pittsburgh/Lawrenceville Site Master Plan" for the area roughly bounded by Penn Avenue, 44th Street, Garwood Way and St. Mary's Cemetery and zoned "EMI" Educational/ Medical Institution District, 9th Ward.

**Sponsors:**

**Indexes:** PGH. CODE ORDINANCES TITLE 09 - ZONING

**Code sections:**

**Attachments:** 1. 2003-1579.doc

Date	Ver.	Action By	Action	Result
5/13/2003	2	Mayor	Signed by the Mayor	
5/6/2003	2	City Council	Passed Finally	Pass
4/30/2003	2	Committee on Planning, Zoning & Land Use	Affirmatively Recommended as Amended	Pass
4/30/2003	1	Committee on Planning, Zoning & Land Use	AMENDED	Pass
4/29/2003	1	Committee on Hearings	Public Hearing Held	
3/26/2003	1	Committee on Planning, Zoning & Land Use	Held for Cablecast Public Hearing	Pass
3/18/2003	1	City Council	Read and referred	

Presented by Ms. Burns

**AS AMENDED**

Resolution approving an Institutional Master Plan under Sections 905.03.D and 922.12 of the Pittsburgh Code, Title Nine, Articles II and VII, Chapters 905 and 922, to Children's Hospital of Pittsburgh of UPMC Health System for approval of the Institutional Master Plan entitled "The Replacement Facility for the Children's Hospital of Pittsburgh/Lawrenceville Site Master Plan" for the area roughly bounded by Penn Avenue, 44<sup>th</sup> Street, Garwood Way and St. Mary's Cemetery and zoned "EMI" Educational/ Medical Institution District, 9<sup>th</sup> Ward.

Whereas, the Planning Commission of the City of Pittsburgh has made certain findings with regard to the Institutional Master Plan for Children's Hospital of Pittsburgh of UPMC Health System located on property

bounded by Penn Avenue, 44<sup>th</sup> Street, Garwood Way and St. Mary's Cemetery, with extensions across 44<sup>th</sup> Street;

Whereas, the Planning Commission of the City of Pittsburgh has recommended approval of this application for an Institutional Master Plan;

Whereas, City Council has reviewed the record of the Planning Commission and herewith adopts the findings and recommendation of the Planning Commission.

**Be it resolved by the 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 Children's Hospital of Pittsburgh of UPMC Health Systems located on property bounded by Penn Avenue, 44<sup>th</sup> Street, Garwood Way and St. Mary's Cemetery with 2 extensions across 44<sup>th</sup> Street has properly met the standards for submittal and approval as provided in the Pittsburgh Code Section 905.03.D.

Section 2. Under the provisions of Sections 905.03.D and 922.12 approval is hereby granted to Children's Hospital of Pittsburgh of UPMC Health System for the Institutional Master plan for the area bounded by Penn Avenue, 44<sup>th</sup> Street, Garwood Way and St. Mary's Cemetery, with 2 extensions across 44<sup>th</sup> Street and zoned "EMI" Educational/Medical Institution District, 9<sup>th</sup> Ward, City of Pittsburgh, in accordance with Institutional Master Plan File No. 4 and accompanying document entitled "The Replacement Facility for the Children's Hospital of Pittsburgh/Lawrenceville Site Master Plan, as approved by the City of Pittsburgh Planning Commission February 25, 2003", 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:

1. That all proposed developments and/or building projects called for in the Institutional Master Plan be reviewed and approved independently by either the City Planning Commission according to the Project Development Plan of Section 922.10 for projects requiring Administrator Exceptions and/or by City Council according to Section 922.06 for projects requiring Conditional Uses, prior to the issuance of a Building Permit for such project;
2. That Children's Hospital of Pittsburgh submit for review to either the City Planning Commission and/or City Council (as outlined in #1 above) a Final Development Package for each identified project, which is to include but not limited to the following items:

- Site and context plans and sections
- Roof and floor plans, including wall details
- Building elevations and sections
- Door, window and façade details
- Final material palette, including samples
- Transportation impact analysis
- Final landscape plans
- Construction management plan (including, but not limited to; construction staging, hours of operation, truck routing, worker parking and street restrictions)
- Final sign designs for the campus and for individual development projects

3. That throughout the construction of the projects identified in the Institutional Master Plan, Children's

Hospital of Pittsburgh continue to participate in an information-sharing process, which is to include proposed building, landscaping, transportation and parking developments, with the Lawrenceville, Bloomfield and Garfield communities and the City.

4. That prior to the issuance of any permits involving the reuse, demolition and/or alteration of the Plaza Apartment Building on the campus, Children's Hospital or their designee shall submit to the City Planning Commission and to City Council a relocation and operation plan for the existing residents.