

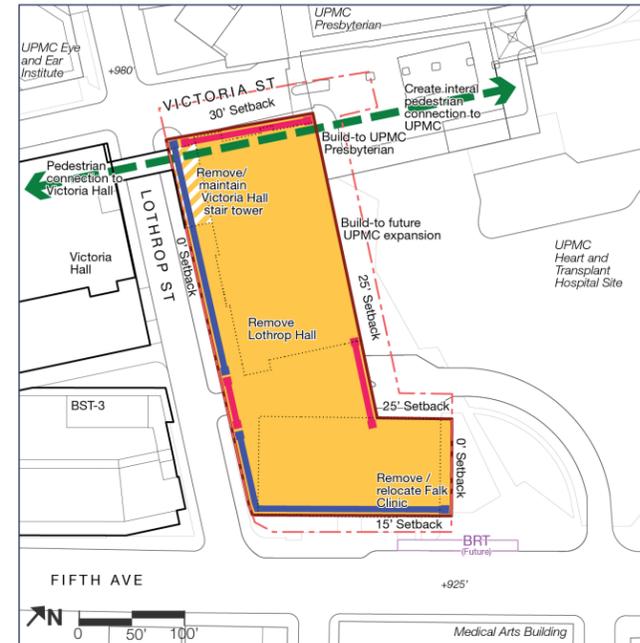
Site 8B | Integrated Health Sciences Complex

One of the largest sites for health sciences redevelopment is Lothrop Hall, combined with Falk Clinic. The site has the potential to be developed in phases or as one larger development, depending on program need, relocation opportunities for the existing Falk Clinic, and renaming status. This site is prime real estate along Fifth Avenue and has the potential for increased density in response to the scale of the UPMC Heart and Transplant Hospital. Furthermore, the Integrated Health Sciences Complex can help facilitate an enclosed east-west connection between Victoria Hall, UPMC Presbyterian, Crabtree Hall, and Benedum Hall.

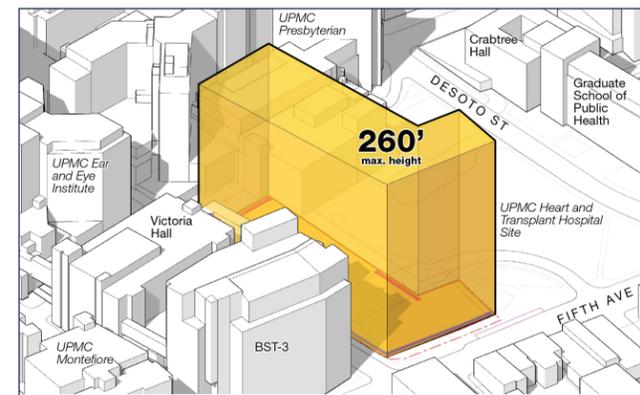


Falk Clinic and Lothrop Hall - Present Day

SITE LOCATION	Area bounded by Fifth Avenue, Lothrop Street, and Victoria Street, and adjoining properties zoned EMI. Site presently occupied by Lothrop Hall and Falk Clinic.
ALLOWABLE USES	Healthcare, Education, Technology/Service, Office, Residential, Retail, Food Sales and Service, Parking.
MAXIMUM GROSS FLOOR AREA	900,000 GSF (does not include below grade basement or garage).
MAXIMUM PARKING	250 spaces
SETBACKS	Fifth Avenue, 15 ft (contextual to existing conditions and to provide spacing for BRT station); Lothrop St, 0 ft, Victoria St, 30 ft (to accommodate existing driveway and emergency vehicle access); From UPMC Presbyterian and future UPMC Heart and Transplant Hospital, 25 ft (to build-to existing hospital and future expansion).
MAXIMUM HEIGHT	260 ft, or contextual with height of BST-1 and future UPMC development.
STEP BACKS	None



Site Plan



Building Envelope

- Allowable Building Envelope
- Suggested Active Frontage
- Suggested Service/Parking Access
- Provision for Open Space
- Suggested Pedestrian Connection

Open Space: A rooftop open space on top of the lower volume may provide enjoyment for the building's users. Additionally, a future open space may be accommodated to the east as part of UPMC's future development.

Circulation and Access: Ground floor access should be located along Fifth Avenue and Lothrop Street. A service area should be accommodated at the center of the site, utilizing the existing driveway to minimize impact on pedestrian circulation and building entries. In addition, a major east-west pedestrian connection should be provided to connect the building to Victoria Hall and the future UPMC Heart and Transplant Hospital.

Height and Massing: The maximum height on this site is 260 ft, contextual with the height of BST-1 and the future UPMC Heart and Transplant Hospital. The building should step down to 90 ft along the southern edge of the site to provide solar access to Fifth Avenue, and to scale down to existing development.

Architectural Elements: This building should be iconic due to its high visibility and importance on the Pitt campus, and should complement the proposed UPMC Heart and Transplant Hospital. There are several options available for accommodating future program on the site, including phasing in development on Lothrop Hall and Falk Clinic when the sites become available. The scale and massing of the new development should be compatible with the existing context. Exterior building materials and colors should be consistent with Scaife Hall and other large existing buildings such as BST-3 in order to reinforce the identity of the University within the urban environment.

Ground Floor Use: Active uses should be oriented around the Lothrop Street and Fifth Avenue.