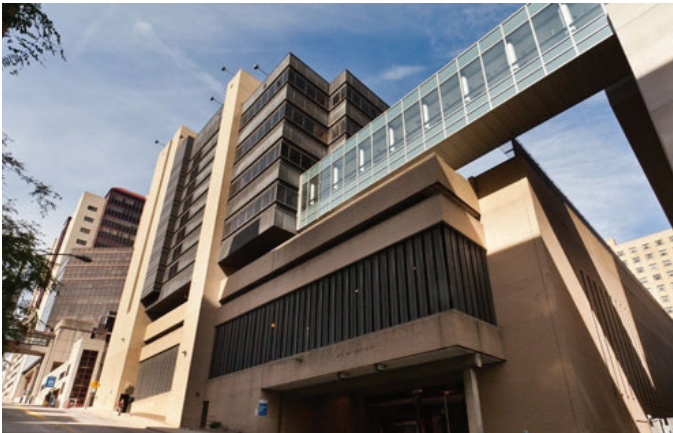


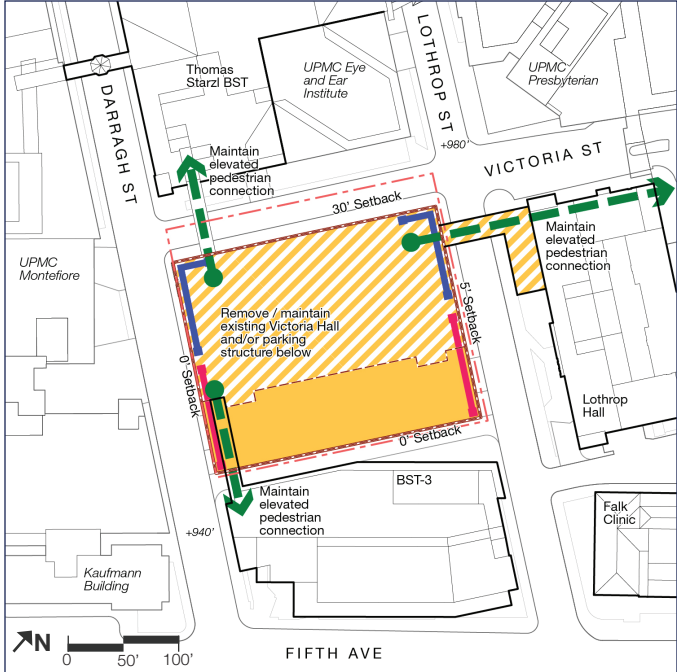
Site 8C | Victoria Hall Redevelopment

The School of Nursing, located predominately in Victoria Hall, has long planned for renovation and expansion. The master plan proposes the renovation of the building and a new front door and vertical connection along Lothrop Street. The redevelopment of Lothrop Hall should be coordinated with Victoria Hall renovation and redevelopment, especially the bridge connection across Lothrop Street as there is significant opportunity to better connect the health sciences.

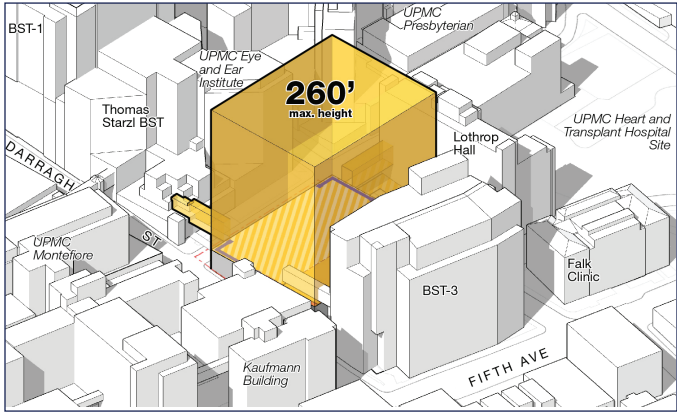


Victoria Hall - Present Day

| | |
|--------------------------|--|
| SITE LOCATION | Area bounded by Victoria Street, Darragh Street, and Lothrop Street, and adjoining Biomedical Science Tower 3. Site presently occupied by Victoria Hall. |
| ALLOWABLE USES | Education, Healthcare, Office, Residential, Technology/Service, Parking. |
| MAXIMUM GROSS FLOOR AREA | 700,000 GSF (does not include below grade basement or garage) |
| MAXIMUM PARKING | Convenience and ADA Parking. |
| SETBACKS | Victoria Street, 30 ft; Darragh Street, 0 ft; Lothrop Street, 5 ft; From BST-3, 0 ft. Build-to existing footprint of Victoria Hall. |
| 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 existing parking plinth may be an attractive option to provide an on-site open space.

Circulation and Access: Pedestrian access to the building should continue to be accommodated by elevated pedestrian connections. Ground floor access should be located on the corners of Darragh St and Victoria St, and Lothrop Street and Victoria St. A service area should be located along the southern edges of the site (in their existing locations), to minimize impact on pedestrian circulation and building entries.

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. In order to achieve maximum density, the development footprint will likely fill the site.

Architectural Elements: There are several options available for accommodating additional future program on the site, up to and including removal of the existing parking plinth. 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 at the corners of Darragh St and Victoria St, and Lothrop Street and Victoria St.