



Canterbury Place Dialysis Clinic and Internal Renovations

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Introduction

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Canterbury Place/York Commons Overview



Background

- **Canterbury Place**

Provides a Wide Range of Services

- 100 Personal Care (PC) beds
- 80 Skilled Nursing beds (SNF) including a 32 bed dementia unit
- 14 bed inpatient Hospice unit operated by Family Hospice and Palliative Care

- **York Commons**

- 102 One bedroom apartments

History

- Changing demand for types of services
 - Personnel Care Bed demand is dropping with occupancy at approximately 66%
 - Skilled Nursing Beds demand is increasing with occupancy in the 98% range
- UPMC Senior Communities has requested an increased number of Skilled Nursing beds from the State
 - Process started about 3 years ago

History

- In February 2013 an agreement was reached between UPMC and the PA Department of Public Welfare/Office of Long Term Living for the expansion of the Skilled Nursing Beds by 35 medical assistance certified beds at Canterbury Place
- Requirements of the agreement are:
 1. Must be completed by February 16, 2016
 2. Dept. of Health must license additional beds
 3. Dept. of Health must certify Canterbury is in compliance with all requirements of the medical assistance program
 4. Must provide all necessary medical, renal, nursing and rehab services. Renal services include dialysis.

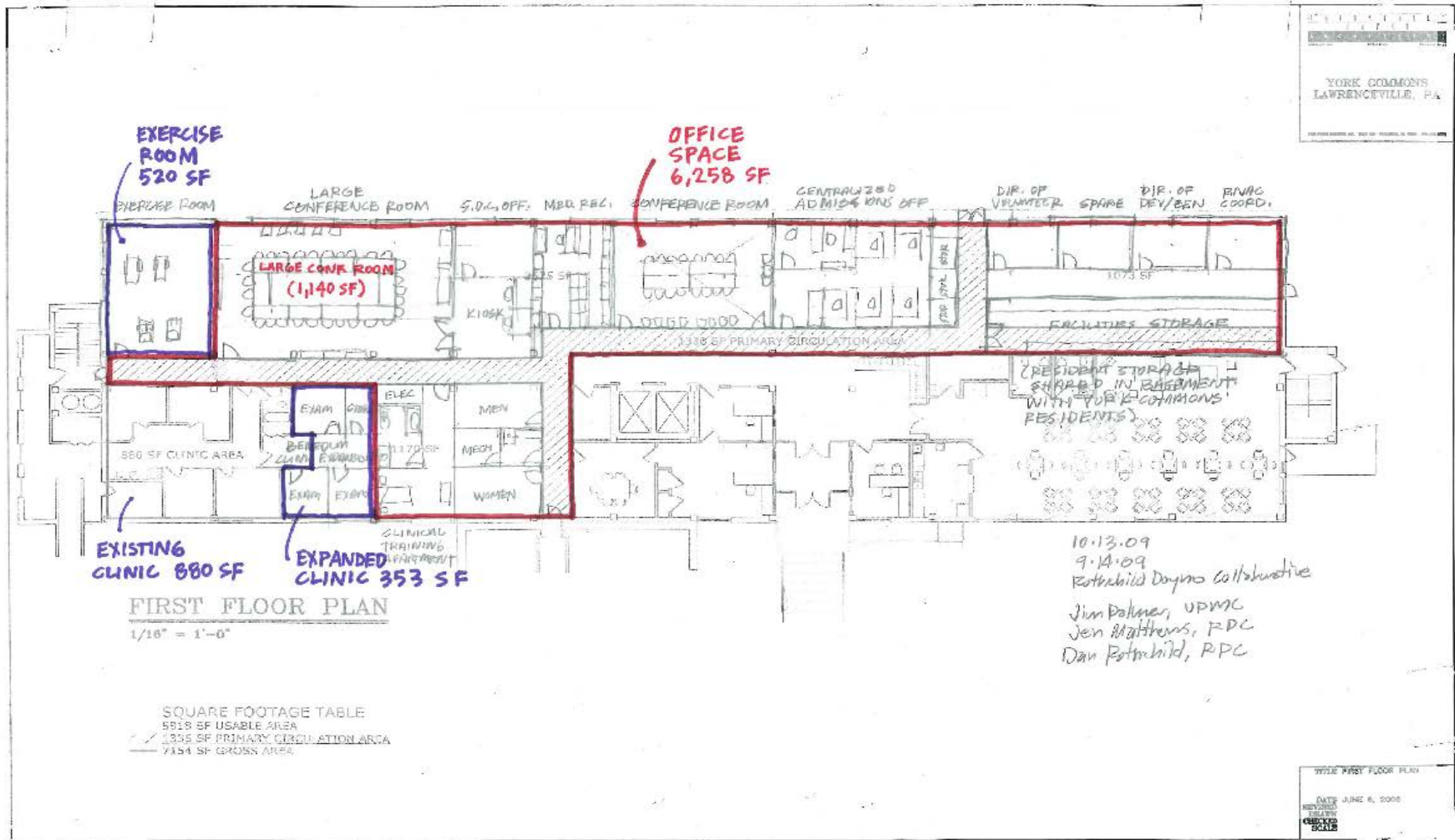
The Project

- **In order to meet the Requirements set forth by the State, UPMC Canterbury must:**
 1. Renovate 3 floors of the existing building to create the 35 new Skilled Nursing Beds.
 - New beds will add 24 new nursing jobs.
 2. Create a dialysis clinic on site to service the needs of the Skilled Nursing Beds and the community
 - New dialysis clinic will add 4 new nursing jobs.
 3. Create a parking lot on site to service the dialysis clinic.

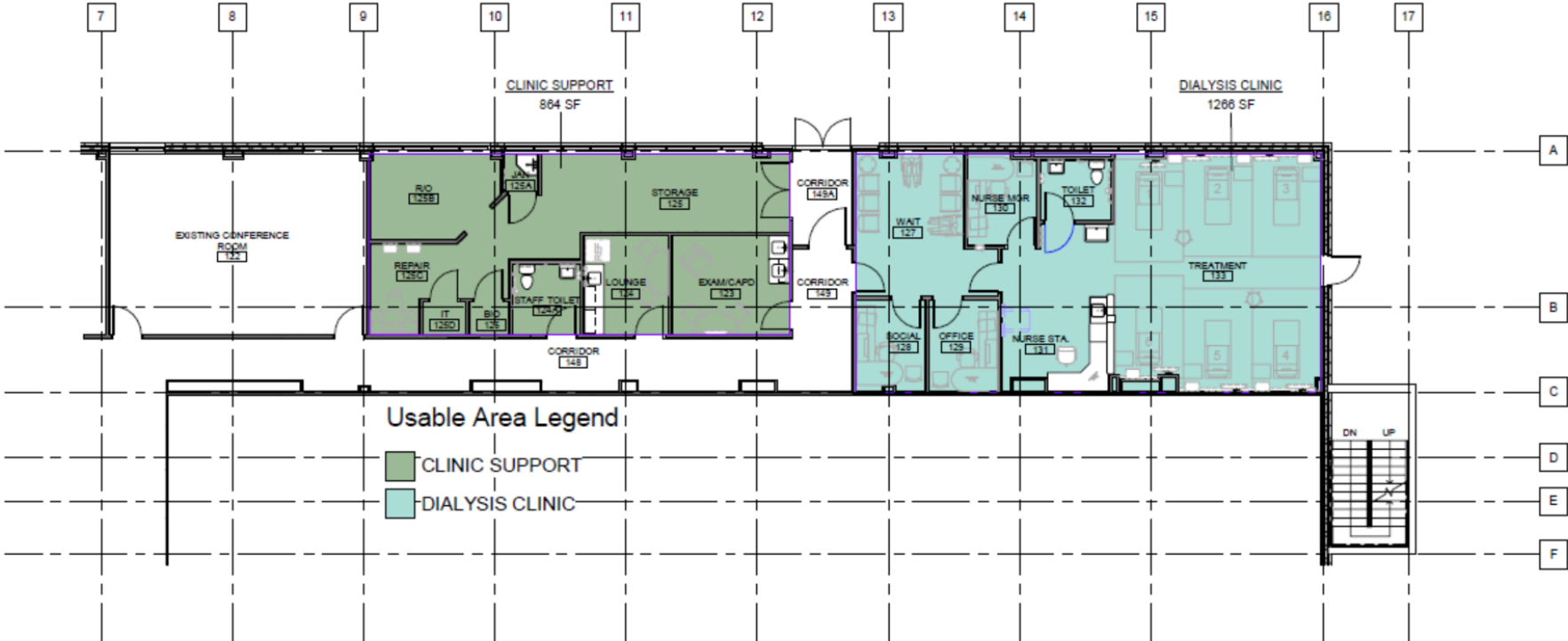
Dialysis Clinic

- Developing an agreement with Dialysis Clinic Incorporated to operate a 6 bed dialysis clinic during the daytime hours Monday through Saturday
- Clinic will be located in space UPMC currently leases from York Lambeth in the York Commons building
- Will serve the needs of both Canterbury Place and York Commons as well as the community at large on an outpatient basis
- Will require zoning approval for use exception to change office use to dialysis clinic

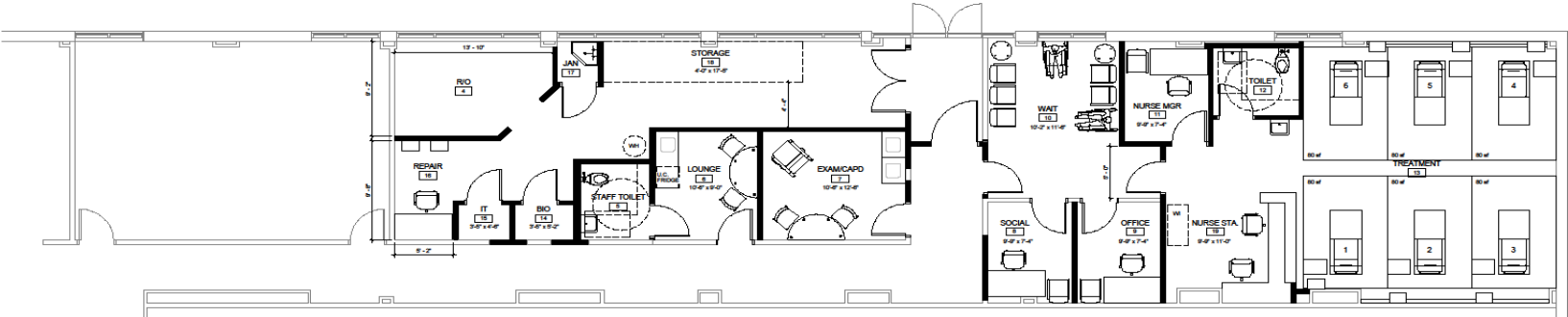
Existing York Commons Space



Revised York Commons Space



Preliminary Dialysis Clinic Layout



Dialysis Clinic

- Trans Associates reviewed traffic and parking needs of the dialysis clinic and the new Skilled Nursing beds.
- Reviewed parking needs for both the new clinic and the campus as a whole.
- A parking lot for dialysis patients is necessary and must be close to the clinic.
 - 5 Spaces required – 2 ADA, 3 standard
- Reviewed other locations but found the lot on the Fisk Street to be the only viable option.

Existing Area

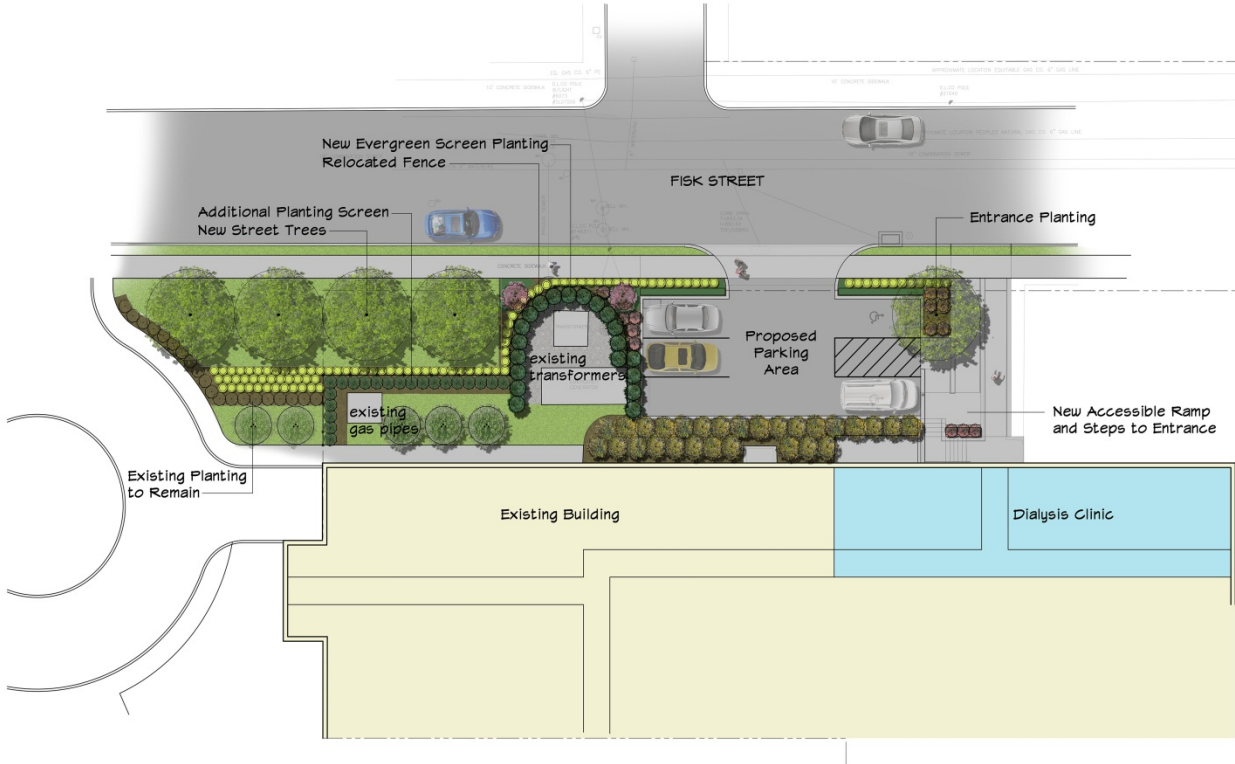


Existing Area



Parking Lot Proposed Design

- Handicap Accessibility
- Storm Water Control
- Landscaping
- Lighting



Campus Parking

- Overall parking for Canterbury Place and York Commons was reviewed by Trans Associates.
- Additional parking will be needed Monday-Friday, daylight hours.
- We propose to park 20 to 25 employee vehicles in the Children's Hospital lot on 55th Street
- Use the existing shuttle that runs from the lot past Canterbury Place to Children's Hospital during daytime hours, Monday through Friday.
- A new shuttle stop will be located near the Canterbury York campus.

Why Are We Here

Community's input and support of our request of the Zoning Board

- Zoning exception to change the use of the 1st floor York Commons from office to dialysis clinic.
- Zoning variance to permit the construction of a portion of parking lot in the setback area.

Questions