

Canterbury Place Presentation
2/25/2014

- 1 year long project (or so...)
- 5 space parking lot
 - Off Fisk Street to right of York Commons double doors
- No bleed from property onto street
- Shuttle 20-25 employees from 55th St. Lot
- Change of use: Office → Dialysis
- Set back: Parking Lot

- ❖ Why can't parking be made in garage without a street lot? Monday – Friday with potential Saturday. 3 hour treatments so not a lot of coming and going.
 - Spaces are required to be close to clinic by Pittsburgh City Code (York Commons resident concerned about noise and fumes by their windows.)

- ❖ Percentage In-House vs. Out-patient?
 - Have not quantified/marketed but a large amount on site.

- ❖ Why do outside people need to come from outside for dialysis?

- ❖ To get 35 beds, dialysis is required by the state
 - For dialysis billing, the residents have to go to outpatient.
 - Can't restrict outpatient to York/Canterbury residents only

- ❖ Traffic concerns at Fisk/Penn
 - Visitors have no impact
 - Employees would be, but they will be required to park at 55th St.

- ❖ What happens if a space is not... (should be resolved mostly with scheduling)

- ❖ Concerns about RPP and Employees working around it

- ❖ Can you guarantee employees will use shuttle service?
 - Children's versus Canterbury?

- ❖ What will be the buffer between parking lot?
 - Hedges and ground cover in front with a tight Juniper Evergreen 10-12 feet to block generators
 - 5 new street trees along the front

- ❖ Construction length – 18 months total
 - 3 months for parking lot total broken apart to accommodate seasons planting in the fall

- ❖ Current area is sloped so lot will be graded to be flatter.

- ❖ What is the Shuttle Route #
 - Route – Approved with Children’s
 - Lot → Butler → 40th (current)
 - Add Canterbury Stop
 - No additional shuttles

- ❖ How many street spots lost? (Loading zone change)
 - 2 spaces lost for parking, the city would like the loading to stay but residents would like it to go away to increase street parking net loss.

- ❖ Handicapped is required for 1, but given nature, 2 handicaps are being added
 - They will look into how many are required to free up another space

- ❖ A retaining wall will be along the parking lot.
 - Can a rendering be provided to the community to show a visual of what it will look like
 - No wall at sidewalk.
 - Landscape zone 4-5 feet from parking lot to street

- ❖ There will be a dumpster on site
 - Not sure where
 - Can they be off of the street?

Canterbury Place



Project Summary: Developer: UPMC Canterbury (Dan Grant)
Project Manager: Michael Chiappetta (UPMC Project Director)
Property Owner Rep/Attorney: Ray Baum (Pepper Hamilton)
Project Consultant: Cindy Jampole (Trans Associates)
Property Information

Address: 310 Fisk Street
Lot and Block: 49-K-168
Lot Size: 37,132 SF
Project Size: 7,000sqft.
Zoning: R1A-H

History: LC and LU staff met project team January 30th to review the project. The LC real estate committee received a courtesy review on February 7. Project team will appear before the relevant block watch in late February. Thereafter, the project will go to the ZBA. Based on funding, the project must be completed by February 2016.

Project overview: Concept includes the creation of a 7,000 sqft dialysis center on the first floor of the building, which will create 11 new FTE jobs. Project seeks to create five parking spaces (2 ADA), which will require a new curb-cut and the vacation of 3 on-street parking spaces. Proposed parking lot is currently small greenspace.

Lawrenceville Community Plans: n/a

Current Zoning Issues: Project is seeking to move from non-conforming to non-conforming use (office to clinic). The project requires a setback variance. The project will require off-site parking for employees, and so the applicants will be requesting to utilize the Children's Hospital shuttle to move employees. In addition to being off-site, the lot is also more than 1000 feet away.