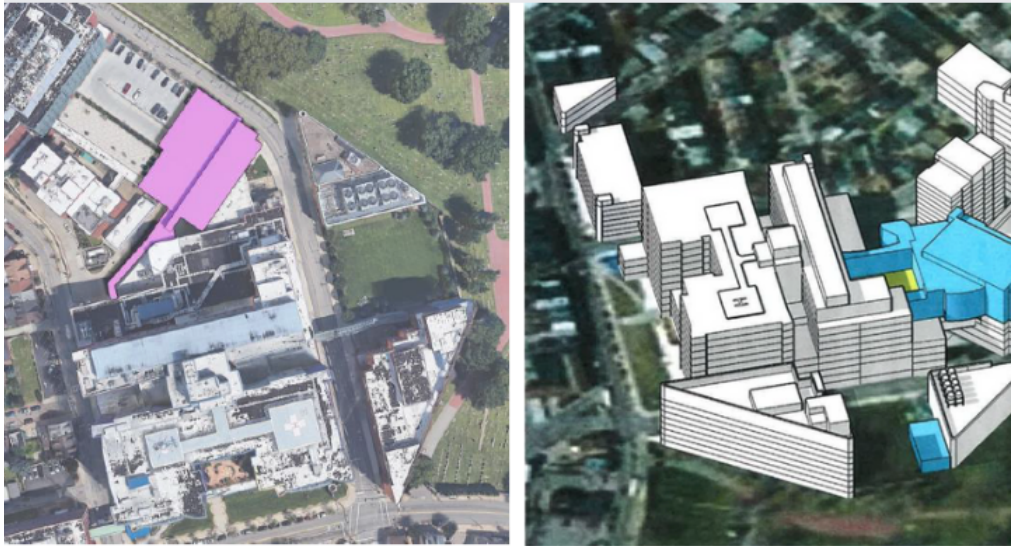


UPMC HEART INSTITUTE



Concept Design	
Adjacent EMI Boundaries	45th Street
Adjacent Zones	St. Mary's Cemetery
Maximum Floor Area (SqF)	50,550 GSF
Maximum Height (ft)	80' including mechanical
Setback at 4th Street	0' -Front Yard
Other	Built above Parking Garage, as air-rights building
New Heilipad	No
New Vehicular Access	No
Impervious Surface Coverage	Approx 90%

Context:

Developer	UPMC	
Architect	HGA	
Timeline	March 31, 2023	Introductory meeting with LC/LU
	April 14, 2023	Presentation of Initial Plans to LC/LU

Development Overview: New construction on top of UPMC Mid-Campus Garage

- 3 floors above mid-campus garage for heart institute
- Utilization of same Children's hospital color palette
- Closures for construction on 44th and 45th streets