



SYCAMORE TOWNSHIP
PLANNING & ZONING

NOV 19 2012

RECEIVED

November 19, 2012

Sycamore Township Planning & Zoning
Attn: Greg Bickford
8540 Kenwood Road
Cincinnati, OH 45236

Re: The Jewish Hospital – Mercy Health
PUD Modification
Sycamore Township, Ohio

Dear Greg,

The Jewish Hospital was established in 1850 as the first Jewish hospital in the United States. Its mission was to treat the underserved Jewish population in Cincinnati. Mercy Health acquired The Jewish Hospital from The Health Alliance in 2010 and, since that time, has developed a strategy to improve the hospital such that it can remain a prominent fixture in the community. Today, after 160 years, The Jewish Hospital-Mercy Health continues to provide care to people of every race, ethnicity, and religious belief.

Mercy Health has been engaged in master planning efforts for The Jewish Hospital over the past year and a half. Early in the master planning process, we met with you and other representatives of Sycamore Township to gain an understanding of what concerns the Township had regarding the expansion or modification of the hospital. A variety of issues were discussed ranging from the economic viability of the hospital to the impact that the hospital has on the surrounding community. One of the most important items discussed was the hospital's past relationship with the surrounding community and Mercy Health's desire to improve that relationship. In an effort to open communication lines with the surrounding community, Mercy Health has conducted three community forums to gain their feedback regarding expansion opportunities for the hospital. With your assistance, Mercy Health has scheduled a fourth community forum for November 29, 2012. At our direction, our design team has taken many of the recommendations and views of the community into consideration and has generated a master plan that we believe will position The Jewish Hospital – Mercy Health to remain a prominent fixture in Cincinnati medicine for years to come.

The master plan identified that The Jewish Hospital's immediate need is to expand the hospital to enhance our current services provided, most notably Intensive Care Services, Emergency Services, Oncology Services, and Orthopedic Care. Given that the existing hospital and parking garage occupies much of the land owned by the hospital, the only remaining land available for expansion of the hospital building is to the south and north of the facility. In recognition of the impact that an expansion of the building to the south would have on the adjacent property owners, the current plan is to construct a new 4 story building expansion on the north side of the existing facility. This expansion will eliminate much of the parking that our current patients utilize. To offset the loss of parking that this future expansion will cause, The Jewish Hospital – Mercy Health constructed a 150 space parking lot south of the hospital in the summer of this year. As we indicated in our prior presentations to the Zoning Commission & Township Trustees, we are now requesting a PUD Modification for the development of the proposed building expansion to the north.

Consistent with our previous presentations to the public, the proposed expansion will primarily consist of the construction of a new 4-story 145,600 SF building north of the existing hospital. This building has been architecturally designed to be consistent with Mercy's other building projects currently on-going in Anderson Township, Green Township, and Norwood. The building will be on average 75' tall. Included in the improvements will be the re-construction of an existing parking area at the northeast corner of the site as well as re-construction of the existing driveway along the east side of the existing facility.



A significant improvement to the site will be the relocation of the existing helipad to the top of the new building. The relocation of the helipad will contribute to streamlining the process of treating critical care patients while providing a more up-to-date landing area for today's more advanced helicopters. Flight paths will be designed such that helicopters approach & depart the helipad from the east & north. Direct fly-over of the existing residential properties to the west & south will not occur.

Per your recommendation to us, we are requesting that a re-zoning of the two former residential properties at the southwest corner of the property be processed concurrently with the PUD Modification. The property's re-zone will allow all of The Jewish Hospital – Mercy Health's property to be zoned as Zone OO as a PUD. Located on this property is proposed to be an energy plant.

As we have presented to the community in the past, this project will include the construction of a 12,100 square foot, one story energy plant, south of the existing parking garage on the west side of the site. Consistent with our desire to be sensitive to our impact on the community, we have directed our designers to minimize the building's visual impact and are proposing that the majority of the building will be buried under ground. The energy plant will house emergency power generators and electrical switchgear that will provide both primary and backup power to the hospital. We will place the hospital's primary cooling towers inside a recessed area, east of the energy plant. The cooling towers will be screened from view. It should be noted that these items are currently located south of the existing hospital and are not enclosed.

We appreciate the assistance you and Sycamore Township have given us and continue to give us. The Jewish Hospital - Mercy Health look forward to continuing to advance the mission within our community by providing "safe, effective, patient/resident-centered, timely and cost efficient care" to the people of Sycamore Township and Cincinnati.

Sincerely,

A handwritten signature in black ink that reads "Patti Meszaros". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Patti Meszaros, Director, Facility Planning
Mercy Health