

February 1, 2013

Sycamore Township Planning & Zoning

Attn: Greg Bickford

8540 Kenwood Road
Cincinnati, OH 45236

Cincinnati, OH

Columbus, OH

Dayton, OH

**Re: The Jewish Hospital Patient Tower Addition
Summary of Revisions**

Dear Greg,

The Jewish Hospital Patient Tower Addition went before the Sycamore Township Zoning Commission on January 14, 2013. The case was tabled to allow the design team an opportunity to address some questions/concerns that the Zoning Commission had. The following is a brief list of some of the concerns expressed as well as the way that the design team for Jewish Hospital addressed the comments.

- 1) The energy building does not look residential in nature.
 - The designers have taken steps to reduce the buildings perceived size. A wood trellis has been added to provide shadows and depth at the public side of the building. Also, a base-course at the bottom and a cornice at the top of the perimeter walls, and recessed brick courses add shadow lines to the exterior walls. Vents and pipes that extend above the roof have their own enclosure, screening them from view. Additionally, a substantial amount of evergreen shrubs and trees will be added to augment the existing landscaping and help screen the building from view.
- 2) Can you bury the building?
 - Approximately ½ of the building is buried currently. Per the engineering and environmental studies burying the entire building would subject the neighborhood to more noise and plumes than the current design.
- 3) The Zoning Commission would like to see the final report regarding the noise & plumes coming off the building.
 - A copy of the final environmental report dated January 21, 2013 from RWDI has been included in the re-submittal package.
- 4) The energy building is much bigger than the residential buildings that were there before.
 - The equipment contained by this structure dictates the size of the building. It should be noted that the top of a typical house roof is 16-18' above grade. Along Frolic, which is the most public face of the building, the top of this building varies from 16' to 18'.
- 5) What is the view from Jean's back porch of the energy building going to be?
 - Please see drawing 22a (new).
- 6) The Fire Department requested that additional information relative to the location of the fire department connection & fire hydrants be supplied.
 - Page 6 of the plans have been modified to include two new fire hydrants & a FDC at the location discussed with the Fire Department. Additionally, labels were added to call out the existing fire hydrants's locations.

www.kleingers.com

6305 Centre Park Drive
West Chester, Ohio 45069

(513) 779-7851

FAX (513) 779-7852

Thank you for your assistance & please let me know if you require anything further from the design team to grant this continuance.

Sincerely,

KLEINGERS & ASSOCIATES, INC.
Engineers and Surveyors

A handwritten signature in blue ink, appearing to read "D.V. Wright".

David V. Wright, P.E.
Senior Project Manager