



January 23, 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 the first Jewish Hospital in the United States, established in 1850 to treat poor Jews in Cincinnati. Today, after 160 years Jewish Hospital is still providing care to people of every race, ethnicity and religious belief. Mercy Health acquired The Jewish Hospital - Mercy Health from The Health Alliance in March 2010. Since that time, Mercy Health has been developing a strategy for The Jewish Hospital with the goal of improving it such that the Jewish Hospital can remain a prominent fixture in the community.

Mercy Health has been engaged in master planning efforts for The Jewish Hospital - Mercy Health over the past year. Early in the master planning process, we met with you and other representatives of Sycamore Township to gain an understanding of 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 that were discussed was The Jewish 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. At our direction, our design team has taken many of the recommendations and input 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 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 is proposing to construct a new surface parking lot south of the existing hospital.



The 150 space surface parking lot will be constructed on approximately 1.6 acres of land currently owned by Mercy Health. In the past, the properties had been multi-family homes. We understand that these homes had been largely rental properties prior to the Health Alliance's acquisition of the properties. At this time, the homes are vacant and have been for 2 years. The intent would be to demolish the existing homes and construct the surface parking lot in their place. To do this, we understand that approval of a major PUD modification must be obtained from Sycamore Township. At this time, Mercy Health is requesting PUD approval for the parking lot only. Mercy Health currently anticipates submitting for a PUD modification for the north building expansion this calendar year.

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 cursive script, appearing to read "Patti Meszaros".

Patti Meszaros
Director, Facility Planning

Cc: Steven Holman, President/CEO