



December 21, 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 that were 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 held a fourth community forum on 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, 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 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 limited modifications to the existing parking lot to the northeast. A significant portion of the existing parking lot pod to the northeast will remain unchanged with minimal amount of re-construction required to tie in the parking lot to the proposed improvements.



In the past, Mercy Health has discussed the desire to re-locate the existing helipad on-site. Mercy Health is in the process of investigating with the FAA and other entities potential locations for re-locating the helipad. Given the approvals that must occur before Mercy can re-locate the helipad, we are not proposing to re-locate the helipad as part of this submittal. When a specific location for the helipad has been chosen and the FAA has granted approval for this location, Mercy will submit a PUD Modification to Sycamore Township for the Helipad's re-location

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 a service building.

As we have presented to the community in the past, included in this project will be the construction of a 12,100 SF service building south of the existing parking garage on the west side of the site. The service building will have located inside of it generators and other items relating to the operation of a hospital. We will place the primary cooling towers for the hospital inside of a screen wall of which a significant portion will be buried. 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,

Patti Meszaros

Patti Meszaros, Director, Facility Planning
Mercy Health